



# School Facilities Report

Report on Wake County Public Schools Building Program

September 2007



[www.wakegov.com/cfac](http://www.wakegov.com/cfac)

Presentation to the  
Wake County Board of Commissioners  
and  
Wake County Board of Education

September 19, 2007



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# Presentation Outline

- ✦ CFAC Process
- ✦ CFAC Subcommittees
- ✦ CFAC Recommendations
  - Planning & Site Selection
  - Program & Design
  - Project Delivery: Contracting & Construction Administration
- ✦ Questions



# Citizens Facilities Advisory Committee

- ✦ Charged with evaluating Wake County capital improvement program and evaluating school design criteria, construction management and delivery methods.
- ✦ Follow-Up to Blue Ribbon Committee Recommendation
- ✦ Initially, the committee will review WCPSS' facility program. However, the work of the committee is long-term and also includes reviewing Wake County capital projects.
- ✦ Composed of 13 business and community leaders with expertise in corporate leadership, architecture and engineering, financial management, and public administration.



# CFAC Process: Fact Finding (July 06 – Dec. 06)

July 26, 2006	First Meeting Introductions, Overview of Wake County and WCPSS Capital Plans
August 23, 2006	Committee Work Plan Development School District Comparisons: Project Scope and Cost Comparison Template Overview of WCPSS Building Program Tour – Barwell Road Elementary
September 25, 2006	WCPSS Capital Program Planning Assumptions Tour – Panther Creek High School
October 24, 2006	School Design Process School District Comparisons: Status Report Tour – Lacy Elementary
November 28, 2006	School Construction Process Tour – Salem Middle School
December 18, 2006	Public Private Partnerships Municipal Partnerships Real Estate Acquisition



# CFAC Process: Review of School Construction in Other Districts (Jan. 07 – Mar. 07)

January 31, 2007	School District Comparison Report Presentation
February 13, 2007	School District Comparison Report Discussion
February 27, 2007	Community Input Session
March 27, 2007	School District Comparison Report Follow-Up



# CFAC Process: Review of School Construction in Other Districts (Jan. 07 – Mar. 07)

- ✦ DeJong Report Commissioned August 06
- ✦ Initial Findings Presented January 07
- ✦ Final Report Presented April 07
- ✦ Areas of Study
  - Program/Planning Assumptions
  - Construction Cost Analysis (Divided into CSI Division)
  - Capacity
- ✦ Generated Wealth of Information
  - Used to compare programming choices
  - Used to understand costs
  - Generated debate within committee regarding inclusiveness and categorization of information submitted by various districts



# CFAC Process: Subcommittee Work (Apr. 07 – July 07)

April 23, 2007	Subcommittee Work
May 23, 2007	Subcommittee Work
June 26, 2007	Subcommittees Report Preliminary Recommendations
July 24, 007	Discussion of Subcommittee Preliminary Recommendations



# CFAC Process: Committee Recommendations (Aug. 07 – Sept. 07)

August 28, 2007	Final Review of Recommendations by Entire Committee
September 10, 2007	Finalize Recommendations and Report
September 19, 2007	Present Findings and Recommendations to Wake County Board of Commissioners and Wake County Board of Education



# CFAC Subcommittees

- ✦ Planning & Site Selection
  - Subcommittee Chair: Sepi Asefnia
- ✦ Program & Design
  - Subcommittee Chair: Jim Smith
- ✦ Project Delivery: Contracting & Construction Administration
  - Subcommittee Chair: Glenn Blackley



# Planning & Site Selection Recommendations

- ✦ Review Planning Process; Continue Or/Ed Laboratory Work
- ✦ Increase Land Banking
- ✦ Plan Urban Designs
- ✦ Investigate Use of Bus Transit Centers
- ✦ Review Land Acquisition; Form Committee Composed of CFAC Members, County Commissioners, and Board of Education



## Planning & Site Selection Recommendations

- ✦ Maximize the Number of Seats at Existing and New Sites
- ✦ Establish a Peer Review Committee for Site Plans
- ✦ Establish a Comprehensive Site Cost Value Engineering Process
- ✦ Reduce the Number of Parking Spaces

## Planning & Site Selection Recommendations

- ✦ Pay Close Attention to Insure Designs are Sustainable and Energy Efficient (Separate Report Forthcoming)
- ✦ Municipalities Should Adopt Standard Development Ordinances for Construction and Renovation of Schools
- ✦ Reduce or Modify Requirements for On-Site Queuing; Involve Municipality and NCDOT Sooner in Process

# Program and Design Recommendations

- ✦ Review and Reconsider Athletic Activities
- ✦ Evaluate Cost/Benefit of Life Cycle and Code Requirement Improvements vs. Opportunities to Increase Capacity
- ✦ Design Media Centers No Greater than NC DPI Standards
- ✦ Use Cafeteriums in Middle Schools



# Program and Design Recommendations

- ✦ Look at Increasing Core Areas to Reduce Over Utilization and Time Constraints; Continue to Use Mobile/Modular Units
- ✦ Enhance Wireless Technology



# Construction Administration Recommendations

- ✦ Develop Cost Allocation Plan for Program Management/Project Management
- ✦ Monitor Personnel Levels; Reduce Facility Planner Involvement Once Contracts are Awarded
- ✦ Challenge Structural Elements; Include Value-Engineering Requirements in Professional Services Contracts
- ✦ Support Initial Public/Private Partnership Contractual Document



# Construction Administration Recommendations

- ✦ Stagger Bid Days to Allow General Contractors and Subcontractors to Bid More Projects; Include Surrounding Counties, State Government, and Area Universities
- ✦ Continue to Use Construction Manager At Risk Delivery Method for Projects \$15 Million or Greater or For Smaller Complex Projects
- ✦ Eliminate Some Steps in Change Orders That Are Duplications of Effort



# Construction Administration Recommendations

- ✦ Develop an Efficient Streamline Common Review and Permitting Process; Wake County Government Should be the Single Inspection Authority
- ✦ Address the Remaining Conditions in the FMI Operations Assessment Report



# Next Steps

- ✦ Further Discussion
- ✦ Influence the Next Set of Assumptions and Parameters for Future Building Programs



# Conclusion

- ✦ Myriad of Policy Considerations Affect Cost of Schools
- ✦ CFAC Recommendations Could Save Costs or Affect Operations
- ✦ Public Debate Necessary for Reconsideration of Existing Policies and Practices



# Questions



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