

EE-16 FACILITIES

REPORT TO THE BOARD * SEPTEMBER 27, 2011

“Executive Expectation 16”, a copy of which is attached, addresses Facilities. The Expectation states that “the Director shall not fail to assure that Metro School buildings are safe, well constructed, clean, attractive and properly maintained”. Of course, the spaces contained in the facility must be appropriate for the educational programs offered. The specific expectations generally refer more to Capital Budget planning, a Facility Master Plan, project planning, and design expectation. These items fall under the responsibility of the Planning and Construction Department. This report is intended to offer insight into building projects currently under way, as well as the planning, design, and capital budgeting process.

Although EE-16, and this report, focus on the Planning and Construction Department and Capital Projects, the Facilities & Grounds Maintenance Department has an equally important role in maintaining facilities. MNPS has a Facilities & Grounds Maintenance Department of 198 total employees who maintain buildings and their components, perform grounds maintenance duties that are not contracted, and manage outsourced custodial and lawn care services.

The responsibility for the design, and construction, of the facilities within the District is primarily achieved under the direction of the Planning and Construction Department. The majority of the work falls under the following categories:

- Address the need to add classroom space, because of growth in some areas of the school district.
- Replace components and major equipment, to improve the condition of buildings.
- Add space to improve the suitability of all instructional spaces.
- Renovations work required to be in compliance with the Americans with Disabilities Act (ADA).
- Provide improvements to school grounds, athletic fields, and parking.

The Planning and Construction Department provides a comprehensive set of planning documents. These documents, which include educational specifications, are updated as needed to provide for current educational practices and reflect research-based best practices for design and construction. Another key purpose of the planning document is to provide equity in facilities. A long-range Facilities Master Plan, first completed in February 2003 by MGT of America, was commissioned to provide an objective comparison of facilities. Each building was assessed as to educational suitability, condition, and capacity. The assessment of these factors resulted in a score which is used to prioritize construction needs. The condition of facilities, listed in the Master Plan, are updated annually to reflect any improvements made prior to the preparation of each capital budget. The Master Plan serves as an objective, rational system for providing equitable allocation of capital funding for the construction, renovation and maintenance of the District’s buildings. The Master Plan serves as a “blueprint” for developing the capital budget.

In addition to the planning documents, planning teams are established for each major project. Formal planning begins with meetings including the school principal, the architect, and the project manager from the Planning and Construction Department, with direction from the Director of Planning and Construction. The principal serves as the team chair and identifies teachers, support staff members, parents, or community members to be included on the team. If a principal has not been selected, Board members and the community provide input for the composition of the planning/design team. Curriculum, Instruction and Administrative Services representatives are also included, as needed, for program evaluations and recommendations. Members of the planning/design team meet at strategic periods during the process of design. It should be noted that the Director and project managers from the Department of Planning and Construction play a key role in the planning meetings to insure equity in facilities across the district and compliance with standards set forth in the Project Educational Specifications, Design Manual and Guideline Building Component Specifications. These documents

serve as a foundation for consistent and equitable building design and construction. The Planning Team is charged with ensuring that the actual design of the building meets the instructional needs of the programs that are anticipated for that building. Although the education specifications are updated regularly, the design team is charged with making any additional modifications to the design to accommodate specific school instructional needs.

Facility improvements are primarily financed through capital funding. Annually, each department within Metro Government, including MNPS, is required to prepare a six-year capital needs budget. These departmental budgets are compiled into a comprehensive capital improvements budget (CIB) which is approved by the Metro Planning Commission and the Metro Council each year. The Mayor then proposes a capital spending plan from projects in the first year of the various departmental budgets.

In addition to the Metro capital funding, MNPS received funding through the American Recovery and Reinvestment Act (stimulus funds) in 2009 and 2010. The following are active projects managed by the Planning and Construction Department:

2010 ARRA Funded Projects

Chadwell Elementary Renovation
Gateway Elementary Renovation & Addition
Litton Middle Renovation & Addition
Hermitage Elementary Renovation
Apollo Middle Roof Replacement
Haywood Elementary Roof Replacement
Antioch High Roof Replacement
McGavock High Roof Replacement
Pennington Elementary Roof Replacement
McMurray Middle Roof Replacement
Murrell School Roof Replacement
Cockrill Elementary Roof Replacement
Lakeview Elementary Roof Replacement
Stratford High Roof Replacement
East Literature Magnet HS Gym AC
Hillwood High Gym AC
ML King High Gym AC
McGavock High Gym AC
Overton High Gym AC
Hume Fogg High Roof Replacement
Goodlettsville Middle Roof Replacement
Wright Middle Roof Replacement
Old Brick Church Middle Roof Replacement
JT Moore Middle Rooftop HVAC Replacement
Dupont-Hadley Middle Rooftop HVAC Replacement
Percy Priest Elementary Rooftop HVAC Replacement
Cole Elementary Roof Replacement

2010 Metro Capital Budget Funded Projects

Cane Ridge Elementary School

Projects in First Year (2011-2012) of Six Year Capital Budget – Board Approved January 25, 2011

A Capital Spending Plan for 2011-2012 has yet to be presented by the Mayor’s office to the Metro Council. However, it is anticipated one will be proposed in the October-November time frame. In the current economic environment, and from recent experience, the entire list of projects may not be funded.

2011-2012 CAPITAL PROGRAM - BOARD APPROVED JANUARY 25, 2011	
Norman Binkley Elementary - 10 Classroom Addition & Renovation	\$5,399,000
Haywood Elementary - Renovation	4,827,000
Hume-Fogg Magnet - Gym Addition and Land	7,671,000
Joelton Middle - Renovation	6,125,000
Johnson - Renovation	3,833,000
J. T. Moore Middle - 8 Classroom Addition	1,996,000
Robertson Academy - Renovation	1,809,000
Rose Park Middle - Renovation	7,436,000
SUB TOTAL	\$39,096,000
DISTRICT-WIDE PROJECTS	
ADA Compliance	\$2,500,000
Air Condition High School Gyms	2,000,000
Boiler, Cooling Tower, & Chiller Replacements @ Various Schools	2,000,000
Bus Replacement Mandatory	3,580,000
Entry Vestibules	330,000
Football Stadium Lighting	550,000
Middle School Athletic Fields	300,000
Pre-K Playgrounds	275,000
Roof Repair/Replacement	4,000,000
Maintenance Emergencies, Safety, Security & Environmental Issues, Furniture & Equipment Replacement, Small Learning/CTE Space Modifications	4,000,000
Technology	22,500,000
Vehicles-Replace Worn Out Rolling Stock	750,000
Video for Buses	360,000
SUB TOTAL	\$43,145,000
TOTAL	\$82,241,000

The following is a preliminary draft of the 2012-2018 Capital Budget. This is a working document created by updating estimated costs and condition factors as necessary and consulting with the Student Assignment Office to assure that needed classroom additions or new schools are included and placed in

the appropriate year to correspond to enrollment projections. The 2012-2018 Proposed Capital Plan will follow the standard process of presentation to the Board's Capital Needs Committee for discussion, revisions made as recommended by the Committee, and then recommended by the Committee to the full Board of Education in January 2012. The Board-Approved Six-Year Capital Budget is then submitted to the Metro Planning Commission, as required.