
EXCESS SQUARE FOOTAGE IN RENOVATED FACILITIES AND LOCALLY FUNDED INITIATIVES POLICY

Subject: Limitations on Renovation Funding
Approval: Executive Staff
Code Section/Reference:
Owner: Planning

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APPLIES TO

CFAP, ENP, VFAP, ELPP, VFAP-ELPP, and Accelerated Urban Initiative Programs

I. Definitions:

Oversize Design Manual Space: Certain core area or common spaces (gymnasium, media center, kitchen, dining area, Ag. Ed., vocational, and corridors) are considered oversized if the existing square footage of the space exceeds that recommended in the design manual. The amount by which the area exceeds the design manual recommended square footage is the oversize space. Oversize Design Manual Space is not used in calculating the student capacity of the building.

Oversize Non-Design Manual Space: Spaces used for school use but not included in the design manual (auditoriums, natatoriums, indoor tracks) and space used for non-school use (adult education, board offices, or county programs or other agencies). This space is not used in calculating the student capacity of the building.

Oversize Unusable Space: Space, which, by its physical configuration or nature, is not suitable for use as classrooms or other program areas (all or part of a basement or a clock tower). This space is not used in calculating the student capacity of the building.

Excess Area: Area of an existing building which exceeds the amount required to serve the student population assigned to the building. Excess space is calculated building wide and equals the area of the building minus the area required to serve the number of students placed, minus all Oversize Design Manual Space, minus all Oversize Non-Design Manual Space, minus all Oversize Unusable Space.

II. Oversize Design Manual Space

The Commission will fully co-fund Oversize Design Manual Space up to specific limits. The scope and budget of the renovation of Oversize Design Manual Space will be the same as that presented in the final assessment report. The district may not elect to forgo or reduce the scope of renovations in the Oversize Design Manual Space.

III. Oversized Non-Design Manual Space, or Oversized Unusable Space

The Commission co-funds the cost of providing fire protection, fire alarm, and emergency egress lighting in Oversized Non-Design Manual space and in Oversized Unusable Space. The cost of any other renovation work is the responsibility of the district as a locally funded initiative (“LFI”).

The scope of the renovations must include items, which are necessary to protect the integrity of the building (such as roofing replacement, structural repairs, etc.). The district may elect to include other items indicated in the assessment report (such as finishes and basic building services) or may elect to provide other scope not in the assessment report (premium finishes and furnishings or non-design manual compliant mechanical systems). These choices would be considered an LFI (see below for more information on LFI area).

Existing buildings which are planned to be renovated must be used to their full capacity to eliminate Excess Area.

Excess Area will be permitted only after all the projected enrollment has been placed into the existing OSDM area. Additional or new area will not be co-funded until all the buildings within a district Master Plan are fully utilized to their student capacity.

Exception: ELPP transition to CFAP may allow Excess Area within individual buildings if the ELPP credit is reduced accordingly.

IV. LFI Area for Renovation of Design Manual Space

Excess Area that is permitted will be a required LFI, and the Commission will co-fund the fire protection, fire alarm, and emergency egress lighting scope presented in the final assessment report. The balance of the renovation scope in Excess Area is the responsibility of the district as a required locally funded initiative (LFI). The scope for the renovation of Excess Area will be the same as that presented in the final assessment report. The district may not elect to forgo or reduce the scope of renovations in the Excess Area.

The LFI budget for renovation of Excess Area will be the average of the square footage renovation cost of the entire building multiplied by the Excess Area, minus the renovation budget for fire protection, fire alarm, and emergency egress lighting. The LFI budget will be part of the project agreement.

V. LFI Area for Renovation of Non-Design Manual Space

Renovation of Non-Design Manual Space will be a required LFI.

The Commission will co-fund the fire protection, fire alarm, and emergency egress lighting scope presented in the final assessment report. The balance of the renovation scope is an LFI and will be determined by the district and the Commission using the 23-line item budgets of the assessment report for costing. The cost of scope which is not included in the assessment cost guidelines will be estimated by the construction manager or regional program consultant, as applicable. The LFI budget will be part of the project agreement.

VI. Final Value of LFI Work

The final value attributed to LFI work will be calculated based on the methodology used to establish the LFI budget using the actual bid and construction costs incurred for the project.