

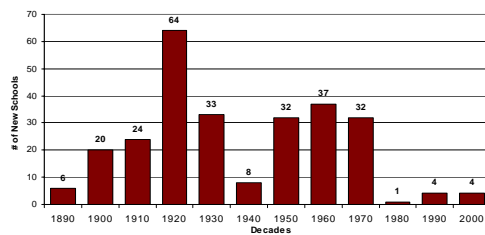
# Capital Improvement Program



School District of Philadelphia

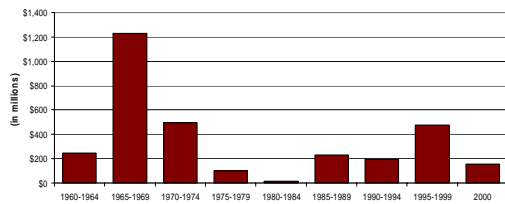
Philadelphia School Improvement Team

## Schools Built and Capital Funding by Decade



New Construction Schools by Decade

SDP Capital Obligations/Expenditures 1960 to 2000 (in Year 2000 Dollars)



Source: Perks-Reutter Associates 2000

## School District of Philadelphia Portfolio

Type*	Schools	Square Footage	Annexes /LSH	Field/Field House	Pools
Elementary School	176	13,038,889	25	0	1
Middle School	39	5,325,481	4	0	3
High School	46	10,070,510	7	15	5
Remedial Discipline	4	356,458	2	0	1
Special Center	1	84,135	0	0	1
<b>Total:</b>	<b>266</b>	<b>28,875,473</b>	<b>38</b>	<b>15</b>	<b>11</b>

\* Information for Open and Owned schools only. Does not include Administrative or Leased buildings.

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## Projected Facility Needs

- Facility Condition Assessment documented \$2.7 billion in repair/renovation needs in existing facilities
- Educational program/space needs YET to be identified
- Projected unfunded new construction/new school needs exceeds \$350 million

**Total SDP Capital Needs = at least \$3 Billion**

**Unfunded Capital Needs Projected to Achieve Facility Equity – over \$1.5 Billion**

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## How the CIP Will Address These Documented Needs

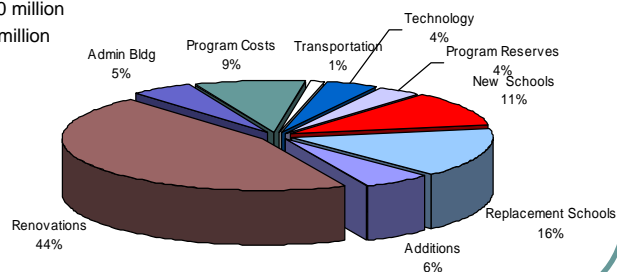
### Capital Improvement Program Objectives

1. **State of Good Repair** – stabilize the portfolio through phased rehabilitation including the exterior envelope, electrical/mechanical system replacements and interior finishes; extend the life of the buildings; provide educational enhancements and promote educational adequacy  
*\* supports Declaration of Education Equity Goal #1\**
2. **Alleviate Elementary School Overcrowding** – construct new elementary schools, additions and annexes to relieve overcrowded schools  
*\* supports Declaration of Education Equity Goal #1\**
3. **Phase Out Middle Schools** – convert middle schools to small high schools and elementary schools: maximize the number of elementary schools with K-8 grade configurations
4. **Improve High School Options** - increase the availability of smaller schools serving 800-1000 students through new construction and major renovations of existing buildings  
*\*supports Declaration of Education Equity Goal #4 to provide school choice\**

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## Summary of \$1.6 Billion CIP Projected Spending


- Renovations = 736.6 million
- Replacement Schools = 253.8 million
- New Schools = 176.3 million
- Program Costs = 146.8 million
- Additions = 89.6 million
- Admin Bldg = 80 million
- Technology = 65 million
- Program Reserves = 60 million
- Transportation = 19.6 million



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## Continuing Efforts to Define and Redefine Capital Needs

**Step 1** – Develop **Program of Requirements** to define “what a school should look like” for various elementary and high school enrollment and academic models

 completed Fall 2003

**Step 2** – Complete **Facility Condition Assessment** to ascertain repair/renovation needs

 completed Fall 2004

**Step 3** – Complete draft **Master Plan (CRE)** to recommend school locations based on all data and databases maintained by the SDP

Projected Completion – Spring 2005

**Step 4** - Compare current school facilities against Program of Requirements to determine **Educational Adequacy Gap**

Projected Completion – Spring 2005

**Step 5** – Develop **20 Year Needs Assessment** incorporating data from steps 1-4 in order to determine “Perfect-World-Unrestrained-Funding CIP”

Projected Completion – Winter 2005

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## CIP Projects Completed

- Sixty-Five (65) projects have been completed or substantially completed since program commenced
  - Total budgets for these projects are \$85,041,787.
  - Total construction dollars are \$84,960,550 to date.
    - New Schools = \$30,973,452.
    - Renovations = \$53,987,098.
  - Total design fees are \$788,958.

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## CIP Projects Construction

- There are twenty-two (22) projects in the construction phase.
- Total budgets for these projects are \$99,324,777\*
  - Total Construction Budgets are \$76,403,675.
    - New Schools = \$63,122,594.
    - Renovations = \$13,281,081.
  - Total Design Fees are \$5,983,652.
    - New Schools = \$4,016,513.
    - Renovations = \$1,967,139.

\* Includes all soft costs

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## CIP Projects Design

- There are seventy-eight projects (78) in the design phase
- Total budgets for these projects are \$578,693,994.\*
  - Total Construction Budgets are \$445,149,226.
    - New Schools = \$19,368,846.
    - Replacement Schools = \$65,799,008.
    - Additions = \$72,854,222.
    - Renovations = \$287,127,149.
  - Total Design Fees are \$28,934,700.
    - New Schools = \$1,258,975.
    - Replacement Schools = \$4,276,936.
    - Additions = \$4,735,524.
    - Renovations = \$18,663,265.

\* Includes all soft costs

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## CIP Planning Projects

- Eighty-one (81) projects in the planning phase
- Total budgets for these projects are \$379,553,948.\*
  - Total Construction Budgets are \$291,964,575.
    - New Schools = \$96,923,077.
    - Replacement Schools = \$85,811,523.
    - Additions = \$22,931,801.
    - Renovations = \$86,298,175.
  - Total Design Fees are expected to be approx. \$18,977,697.
    - New Schools = \$6,300,000.
    - Replacement Schools = \$5,577,749.
    - Additions = \$1,490,567.
    - Renovations = \$5,609,381.

\* Includes all soft costs

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## CIP Accomplishments

- PSIT is currently managing 246 projects
  - 65 completed, 22 in construction, 78 in design and 81 in planning
- Total allocated dollars of \$1,142,614,506.\*
  - New Schools - \$264,212,324.\*
  - Replacement Schools = \$197,093,691.\*
  - Additions = \$124,521,830.\*
  - Renovations = \$556,786,661.\*
- 396 Firms pre-qualified to provide professional and/or construction services to the Philadelphia School District



\* Includes all soft costs

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## Program Accomplishments Professional Services and Prequalification

- **PROFESSIONAL FACILITIES ASSESSMENTS -  completed**
  - Seven contracts awarded 10/15/03 & 11/19/03, valued @ \$4,395,446: All work completed.
- **PROFESSIONAL DESIGN PREQUALIFICATION -  completed & on-going**
  - Four Qualification Rounds Completed providing 236 pre-qualified Design Firms, 44 MBE & 24 WBE Firms.
- **PROFESSIONAL DESIGN RATIFICATIONS -  completed & on-going**
  - 61 Ratifications and 7 Amendments to existing Design contracts through April 20, 2005 valued @ \$30,590,787.25.
- **PROFESSIONAL CONSTRUCTION MANAGEMENT SERVICES**
  - Eight contracts negotiated valued in excess of \$12,000,000, one contract in negotiation.
- **MBE/WBE PARTICIPATION FOR ALL PROFESSIONAL SERVICES = 51.28%**
  - MBE Participation = 28.02%
  - WBE Participation = 23.26%

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## Program Accomplishments Professional Services and Prequalification (continued)

- **PRIME CONTRACTORS PREQUALIFICATION -  completed & on-going**
  - Round One: One hundred forty-three firms applied for prequalification for three categories of work.
    - Category 1 - New Construction & Major Renovation Projects in excess of \$5,000,000.
      - Sixty-seven firms qualified.
    - Category 2 - work valued between \$100,000 and \$5,000,000.
      - Forty-seven firms qualified.
      - All firms pre-qualified in Category 1 are pre-qualified for this Category
    - Category 3 - work valued less than \$100,000.
      - Fourteen firms qualified
      - All firms pre-qualified in Category 1 and 2 are pre-qualified for this Category
  - Round Two: Scheduled for SRC review and approval April 20, 2005.
    - Category 1 – An additional nine firms qualified
    - Category 2 – An additional twelve firms qualified
    - Category 3 – An additional two firms qualified
  - Round Three: Scheduled for Advertisement and Outreach April 22, 2005.

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## Community Outreach

- Conducted 63 community meetings & 240 school planning team meetings.
- 6 seminars/workshops held to offer technical outreach and partnering opportunities to M/WBE firms.
- Contacted 717 construction firms for opportunity awareness.
- Conducted four pre-qualification seminars.
- Conducted a Small Business Surety Seminar.

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