

STATE OF ARIZONA SCHOOL FACILITIES BOARD

Meeting Date: November 2, 2006

Agenda Item VI b.

Subject: VI. Director's Report (action of the Board may be requested)

b. Applying Minimum Guidelines in a New School

Explanation

A.R.S. 15-2011 tasks the School Facilities Board with establishing quality guidelines for Arizona's traditional schools. The Board accomplished that task in September of 1999. However, those guidelines were developed to judge the adequacy of existing space. Due to that purpose, the guidelines do not provide sufficient specifics to be applied in a new school setting.

With the recent loss in formula buying power, the Board is faced with determining how to apply the minimum guidelines to a new school. The following establishes a framework of discussion that will allow the Board to give the necessary guidance on that subject.

Ideas in this document are presented as suggestions, not recommendations. Staff anticipates significant Board and stakeholder feedback before final recommendations can be developed.

The Students' FIRST statute tasks the Board with providing quality standards that are necessary and appropriate for implementing the state academic guidelines. Due to this requirement; the Board cannot limit standards due to cost. While, costs are provided in this document, they are not a limiting factor. They are shown as a reference point for the standard of quality that ultimately will be provided.

Transition

Over the last two years, the SFB has awarded additional inflation funds for 22 schools. The methodology used to apply the minimum guidelines in those schools is different than what is suggested going forward.

For schools still in construction, SFB staff recommends that any remaining contingency funds left after project completion may be used to fund any additional design standards that are adopted through this process.

Item #1 Flooring

The Minimum Guideline: R7-6-271

Interior finishes must be safe and capable of being maintained.

Recent application – Provide funding for carpet in K-3 classrooms and ceramic floor and cove base tile in toilet rooms.

Suggested Application

Flooring (carpet/VCT) for all K-6 classrooms and media centers, ceramic floor and cove base tile for all toilet rooms.

In the average school, about 45% of the school is classroom space. Therefore in applying the above guideline, the following table would be used to establish the percent of the total school's square footage that would receive a flooring allowance.

K-6 – 55% (45% classrooms 10% media center)

K-8 – 44% (34% classrooms 10% media center)

7-12 – 10% (media center)

Cost

Staff estimates basic flooring can be installed at \$2.25 per square foot. Therefore in an 80,000 sq. foot building, K-8 flooring would cost approximately \$79,200 (80,000*44%*\$2.25).

The estimate for ceramic flooring is \$7.00 per square foot. An average 80,000 square foot K-8 has 4,000 sq. feet in toilet room space for a total cost of \$28,000 (4,000 x \$7.00).

Item #2 Gym Floors

The Minimum Guideline: R7-6-249

A school facility shall have an area and space...for physical education activity and space for a comprehensive health program established in compliance with the academic standards prescribed by the State Board of Education.

Interior finishes must be safe and capable of being maintained. R7-6-271

Recent application – no flooring allowance

Suggested Application

For 7-12 schools provide funding for one gym floor that up to a 50X84 (standard basketball) plus a 10-foot wide perimeter or 7,280 (70x 104) square feet.

Cost

Staff estimates a standard gym floor costs approximately \$11 per square foot, or \$80,000.

Item #3 Millwork

The Minimum Guideline: R7-6-211

Each general and specialty classroom shall have storage for classroom materials or access to conveniently located storage.

Recent application – Three feet of millwork per classroom, six feet in a K-3 classroom

Suggested Application

10 feet of millwork per classroom. Please note that a standard 900 sq. foot classroom has 120 lineal feet of wall space.

Cost

Staff estimates millwork to cost approximately \$200 per lineal foot. An 80,000 sq. foot school will have approximately 40 classrooms for a total cost of \$80,000 (\$200X10 square feet X40 classrooms) or \$1.00 per square foot.

Item #4 Exterior Lighting

The Minimum Guideline

Not addressed

Recent application – No funding allowance for exterior lighting other than code required lighting at each emergency exit.

Suggested Application

Exterior wall fixtures every 50 feet and lighting for required parking spaces. For example, in an 80,000 sq. foot school the SFB guidelines will allow an exterior perimeter of approximately 2,700 feet. The SFB would provide funding for 54 exterior lights.

Additionally, that same building would have approximately 80 required parking spaces (one per full-time staff member and one for each 100 students). An average parking lot requires 300 sq. feet per parking spot for a total parking lot of 24,000. A parking lot light

can illuminate approximately 8,000 sq. feet. To adjust for different configurations, staff suggests the Board assume that each light can cover 5,000 square feet. Therefore, the SFB would provide funding for five lights.

Costs:

Staff estimates that exterior wall fixtures cost approximately \$300 per fixtures. Additionally, staff estimates the cost of parking lot lights (including installation) at \$4,000 per light. For an 80,000 square foot schools, total costs would be \$36,200.

Item #5 Canopies

Minimum Guideline

Not addressed

Recent application – No funding allowance for canopies.

Suggested application

One percent of the total interior square footage will be allowed for canopies.

Cost

Staff estimates canopy costs at \$20 per square foot. Therefore for an 80,000 square foot school, the SFB would provide funding for 800 square feet of canopy space or \$16,000.

Item #6 Playground Structures and Canopies

Minimum Guideline

Not addressed

Recent application – No funding allowance

Suggested Application

Two playground structures including shade structures (one for primary grades and one for upper grades) for each campus that has K-6 grades.

Costs to be provided later.

Item #7 – Landscaping

Minimum Guideline

Not Addressed

Recent application – No funding allowance

Suggested Application

Allow a landscaping budget of 1 percent of the current cost per square foot multiplied by the awarded square footage. For example, for a 80,000 sq. foot K-8 the current cost per square foot is \$132.85 or \$10,628,000. One percent of that amount is \$106,280. Within that budget a school could install approximately 100,000 sq feet (2.5 acres) of turf in addition to some landscaping at the front of the school. The SFB would encourage the use of xeriscape as much as possible.

Summary

The following is based on a 80,000 sq. foot K-8

Item	Suggested Application	Total Cost	Cost per sq. Foot
Flooring	K-6 Classrooms and Media Centers ceramic tile in bathrooms.	\$107,200	\$1.34
Gym Floors	One 7,280 sq. foot floor	\$80,000	\$1.00
Millwork	10 lineal feet per classroom	\$80,000	\$1.00
Exterior Lighting	Exterior lights every 50 ft and parking lot lights	\$36,200	\$.45
Canopies	1 percent of interior square feet for canopy space	\$16,000	\$.20
Playground Structures	Two playground structures for each K-6 campus		
Landscaping	1 percent of total budget allowed for landscaping	\$106,280	\$1.33
Total			

Board Action Requested: information action / described below

Attachments: Yes No