

The Petitioner's Guide to the SCSC's Facility Expectations

Petitioner Boot Camp
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Presentation Overview

The petition application and reviewers will ask:

- When?
 - Facility timeline
- Where?
 - The location of the facility
- How?
 - Financing
 - Renovation or construction
- Why?
 - The logic behind the petitioner's plan
- Who?
 - Leadership
 - Guidance

WHEN?

- Every petitioning group should have a facility timeline approved by the board.
 - The timeline should include major events and compliance deadlines.
 - Where can you find state compliance deadlines, rules, and laws?
 - SCSC website: https://scsc.georgia.gov/sites/scsc.georgia.gov/files/related_files/site_page/SCSC%20Pre-Opening%20Checklist%202018.pdf
 - GADOE website: <http://www.gadoe.org/Finance-and-Business-Operations/Facilities-Services/Pages/Facilities-Services-Resources.aspx>

WHERE?

- The location of the main and alternative facility site should be included in the petition application.
 - Does the proposed site match the school's mission?
 - Can the proposed site accommodate your projected enrollment?
 - Can any of your potential sites be excluded from consideration due to being potentially non-compliant with state or local laws?
 - GADOE Website: <http://www.gadoe.org/Finance-and-Business-Operations/Facilities-Services/Pages/Facilities-Services-Resources.aspx>

WHERE?

■ Building Types

- Actual school buildings (unicorns)
- Commercial space
- Office space
- Residential space
- Warehouse space
- Modulars
- Churches
- New Construction

Hazards

- Electrical Transmission Lines
- Oil or petroleum transmission lines and storage facilities
- Natural gas transmission and distribution lines larger than 10" with a PSI of 200 or greater
- Hazardous chemical pipelines
- Propane storage facilities
- Railroads
- Major highways

Hazards

- Airports, approach and departure paths
- Industrial or manufacturing facilities
- Lakes, rivers, dams, reservoirs, or other bodies of water
- Potential flooding because the property is located within the 100 year flood plain or dam breach zone.
- Nuclear waste storage facilities
- Munitions or explosive storage or manufacturing

Hazards

- Water towers adjacent to the site
- Active or abandoned mines or quarries
- Remedial hazardous waste sites
- Landfills and dumps
- Sewage treatment plants
- Power plants
- Military installations

HOW?

- How will the school acquire the facility?
 - Lease?
 - Purchase?
 - Rule of 72
 - The Rule of 72 is a quick, useful formula that is popularly used to estimate the number of years required to double the invested money at a given annual rate of return
 - Example: If interest on facility financing is 8% it will take approximately $(72 / 8) = 9$ years to double the original loan amount
 - Donation?
- Will the facility require construction or renovation?
 - Are these cost included in the budget?
- Will the school use a lender to finance the facility?
 - Always have a backup!
 - This will impact the school's CPE score.
- Be aware of local regulations
 - Building codes
 - ADA
 - Zoning
 - Certificate of Occupancy

Leasing

What to consider?

- Estimated maintenance costs?
- HVAC?
- Utilities?
- ADA requirements
- Modularity allowed?
- Playground allowed?
- Signage allowed?
- Roof
- Is it up to code?
- What happens if there's a flood/disaster?
- Security?
- Options to renew lease?
- Are TIs allowed?
- Who's helping you with the lease negotiation?

Leasing

Advantages:

- Requires less up front cash
- Wider variety of space
- Flexibility/Timely

Disadvantages:

- No equity built up
- No control over property management
- Lease renewal restrictions
- Limited collateral value

Buying

What to consider?

- Finances
- Your team
- Time
- If the property is new:
 - Water
 - Electricity
 - Gas
 - Sewage
 - Easy access to site
 - Zoning
 - Soil conditions
 - Environmental/previous use

Buying

Advantages:

- Builds equity
- Control over space
- Permanence in community

Disadvantages:

- Cost
- Debt
- Time
- Extra Responsibilities

WHY?

- The petitioner should be able to clearly explain the facility plan.
- Why is the current plan superior to alternative strategies?
- Cost-benefit analysis?

Needs Assessment

- How many students am I planning for?
- How many classrooms do I need?
- How many staff members will I have?
- How many offices do I need?
- Parking lot needs
- Playground
- Gym
- Cafeteria
- Library
- Lab
- Intervention rooms
- Storage rooms

Needs Assessment

- Parking and traffic flow
- Space for enough bathrooms
- Meeting/conference rooms
- Room to grow on the site?
- Room for before/after school programs?
- Likes/dislikes for future sites?
- Square footage estimates
- Room for additional features such as: gardens, additional play areas, additional parking

WHO?

- Each petitioning group should have a committee or board member to lead the facility efforts.
 - Having a board member with real estate experience is a best practice.
- The Facility Service Unit(FSU) at GADOE is there to answer your questions (after you have viewed their website).
 - FSU Website: <http://www.gadoe.org/Finance-and-Business-Operations/Facilities-Services/Pages/default.aspx>

Questions

