

LEE COUNTY SCHOOL DISTRICT'S CAPITAL PLANNING PROCESS

A Capital Projects Management Team has been established consisting of the Superintendent, the Chief Administrative Officer, the Chief Academic Officer, the Chief Business Officer, the Executive Director for School Support, the Director of Planning, Growth and School Capacity, the Director of Construction Services and the Director of Budget. Other staff is invited as needed and appropriate.

The budget staff is responsible for the preparation of the capital budget and executing all changes to the capital program. All major changes to the capital program are approved by the Capital Projects Management Team during a regularly scheduled meeting. Meetings are scheduled at least monthly and more frequently as needed to develop and manage the capital program.

The District's Long Range Capital Projects Plan is a five year comprehensive list of all capital projects that will require funding. This is required by a District Administrative Regulation. The Capital Plan is reconciled to the budget monthly using monthly budget reports. The Five Year Tentative Facilities Work Plan submitted to the Florida Department of Education is created from the District's Capital Plan. The Capital Plan is considered the controlling document and no changes to the budget are made unless approved by the Capital Committee. Throughout the year, changes are recorded on this document and then the annual budget is amended. The Five Year Tentative Facilities Work Plan is also revised annually and amended as needed. The Work Plan is presented to the School Board for approval as required by state statutes.

New School Facilities and Additions

In the fall after determining the new school year enrollment, the Director of Planning, Growth and School Capacities prepares a new long range growth projection by attendance zone. The existing school capacities by zone are compared to the long range enrollment projection for each year and when projected enrollment exceeds school capacity consideration should be given to increasing capacity at an existing school or building a new school to meet the need. Although the district is determining need for school capacity by attendance zone, the state Department of Education will determine school capacity needs by the total district. This is important in planning for new capacity to avoid over building in one zone and then not being able to secure a survey recommendation from the state to build needed capacity in another attendance zone. Most funding sources require that the project be included in the state approved educational plant survey before funding can be expended.

The comparison of projected enrollment and school capacity determines when new school capacity should be opened and available. The cost of an addition or new school is placed in the capital plan prior to that time based upon the planning and construction timeline. The district's current methodology is usually two years for an elementary or middle school and three years for a high school. All planning and preconstruction funding must be made available in the first year with construction dollars available when the Guaranteed Maximum Price (GMP) is to be approved by the

Board and construction is to begin. A contract must be fully funded when it is approved even though the contract will last more than one year. Funding for furniture, fixtures, equipment and technology is made available the year before the facility is to be opened.

All budget estimates used in the capital plan are supported by a project cost estimate prepared by the Construction Services Department. The project cost estimate should include a description of the project with costs broken into categories of planning, construction and owner's (either school or ancillary facility) expense. Owner's expense includes the funding for furniture, fixtures, equipment (FFE) and technology. These items should be based upon a tested cost per student station rather than the traditional percent of GMP.

When budgeting for a capital project the budget staff must determine that the project meets all eligibility requirements before funding is released and the project is started. Requirements for each type of funding can be found in the Florida Department of Education's Capital Project Manual.

Ancillary Facilities

The need for an ancillary plant or ancillary facilities is generally determined by the administrative structure and delivery of support services. Growth in the number of students and the growth in the number of schools will also be a factor in determining need. Basically, the Capital Projects Management Team will determine when, where and what type of ancillary facilities are needed. Like school projects, these projects require an Educational Plant Survey recommendation in order to be funded.

Major Renovations and Maintenance of District Facilities

A regular review of existing facilities should be done to determine needed renovations and repairs. Each year, schools submit a list of renovation and maintenance requests for funding consideration. The maintenance and construction services staff prioritizes and estimate the cost of these requests, and they are presented to the capital projects management team to be incorporated in the budget as funding allows. Where appropriate, the Executive Director for School Support will recommend full replacement of schools when renovation is not cost effective. All items will be considered by the Capital Projects Management Team for placement and funding within the capital plan.

Other Projects

Cost associated with the continued use of school facilities such as correction of deficiencies in safety, sanitation and health standards identified in the annual inspection of all facilities are a vital part of the capital plan. Small improvements to facilities such as roof replacement and replacement of components of the heating ventilation and air conditioning systems are identified and funded in the capital plan. These projects also provide for the scheduled upgrades and restoration of other building components such as carpet, lighting and ceilings. These projects must be

listed on project list provided by the Executive Director of School Support and the Director of the Maintenance Department.

Other Costs

Funding for technology, school buses, debt service, maintenance and furniture, fixtures and equipment for schools are included in the capital plan.

A technology plan reflecting the standard of the district for computers and related items and a replacement schedule of these items must be established and used to support this cost.

School bus needs are based upon the growth in student enrollment and the planned replacement schedule of school buses. The current school bus replacement schedule is twelve years but it can be extended to fifteen years.

An allocation formula for furniture, fixtures and equipment for schools is in place and considers the age of the school or when it was last renovated. These allocations allow the school to plan for the regular replacement of furniture, fixtures and equipment.

A transfer to the general fund to support the annual maintenance of schools is included in the capital plan. This cost cannot exceed the estimated cost of the Maintenance Department personnel and operating budget in the general fund for maintaining schools and cannot include cost associated with maintaining support facilities such as the administrative, maintenance and transportation buildings. The cost of the construction services and other personnel created by acquiring and maintaining district assets are capitalized and included as a cost of the asset.

Debt service for district indebtedness including Certificates of Participation and bonds used to build new schools and additions are budgeted in the capital plan. This cost is transferred to the debt service fund for the payment of the principal and interest on the outstanding certificates or bonds.

LEE COUNTY DISTRICT CAPITAL PLANNING TIMELINE

JULY-The first public hearing is held for Board approval of the tentative budget including the capital plan for the next fiscal year.

AUGUST-Any revisions to the capital plan are approved and completed. The Budget department begins gathering data to complete the Five Year Tentative Facility Work Plan.

SEPTEMBER- The School Board approves the new capital plan and the Five Year Tentative Facility Work Plan is submitted to the Florida Department of Education by the appropriate due date; generally on or before October 1.

OCTOBER- The Director of Planning, Growth and School Capacity prepares a long range enrollment projection (twenty years) and compares it to current school capacities found in the Florida Inventory of School Houses(FISH) and determines when new capacity is needed. The Director of Construction prepares project cost estimates for all identified new schools and additions.

NOVEMBER-The Director of Budget requests that school administrators submit any facility modification requests to the Maintenance department for review by the capital projects management team.

DECEMBER-Maintenance department reviews and prioritizes requests, and creates cost estimates for requested items. Costs and schedules of regularly scheduled maintenance and renovation work are also updated.

JANUARY-Budget staff begin reviewing maintenance schedules and cost estimates provided to begin the early planning stages for the next fiscal year's capital plan.

FEBRUARY- Requests are reviewed by the capital projects management team and either approved or deferred to upcoming years.

MARCH-The Director of Budget prepares revenue estimates. The Budget Staff utilizes the revenue forecasts to prepare, amend and balance the Capital Plan. Capital Projects Management Team reviews the capital plan to move forward with the budgeting processes.

APRIL-The Superintendent briefs the School Board on the new capital plan. Any changes in the adopted capital plan from the prior year are taken to the School Board for approval of the revised plan.

MAY-The Budget Staff prepare the budgets and reviews available funding sources for each project. The projects are funded based on eligibility criteria set forth from State Statutes. The capital budgets are entered into the budget preparation system and balanced.

POTENTIAL CAPITAL OUTLAY FUNDING ALTERNATIVES AND REVENUE SOURCES

STATE FUNDING SOURCES USED BY THE SCHOOL DISTRICT OF LEE COUNTY

Capital Outlay & Debt Service Funds

One of the most restrictive sources of fixed capital outlay funds available to school districts and community college districts is the Motor Vehicle License Tax Revenue (MVL) known by several names including MVL, capital outlay and debt service funds, CO&DS, and tag money. CO&DS funds may be used in acquiring, building, constructing, altering, remodeling, improving, enlarging, furnishing, equipping, maintaining, renovating, or repairing capital outlay projects in school districts. These funds should be spent in order of priority of need (A, B, or C Priority) as shown on the district's approved Project Priority List. This list is developed from projects recommended in the educational plant survey, determined by Section 2.1(4), State Requirements for Educational Facilities (SREF) 2006, and approved by the State Board of Education. The School District of Lee County anticipates receiving \$587,001 for Capital Outlay and Debt Service in 2008.

A district may spend up to 20 percent of its total entitlement for the purchase or replacement of equipment at existing satisfactory educational facilities. The legal authority for Capital Outlay and Debt Service Funds also falls under Article XII, Section 9 (d), of the State of Florida Constitution.

PECO New Construction and PECO Maintenance Funds

Funding sources are derived from the state's Gross Receipts Tax on utilities. Each year the funds are reallocated by State Legislature in the form of Public Education Capital Outlay Funds (PECO). These funds are distributed from a lump sum to the 67 school districts based on a formula pursuant to Florida Statutes 235.435(3). Project eligible for PECO new construction funding are required to have an educational plant survey. PECO Maintenance funds are used for prolonging the useful life of educational plants cannot be used to supplant funds in the current fiscal year approved operating budget and a detailed fund accounting must be maintained. PECO funds can be used for remodeling (change of use) projects but must be based on the recommendations of an Educational Plant Survey. In fiscal year 2007, the School District of Lee County budget included \$19.6 million dollars from PECO funding.

At least one-tenth of a board's annual allocation provided under this section will be spent to correct unsafe, unhealthy, or unsanitary conditions in its educational facilities, as required by Section 1013.12, F.S., or a lesser amount may be spent if it is sufficient to correct all deficiencies cited in its Annual Comprehensive Safety Inspection Reports.

Public Schools Class Size Reduction Construction Funds (Classrooms For Kids Program)

These are funds provided in specific appropriations language and distributed to school districts for construction required by the constitutional amendment IX for class size reduction. Funds are distributed in accordance with the Classrooms for Kids formula included in F.S. section 1013.735. The 2007 allocation for Classrooms for Kids totaled \$73.7 million.

Charter School Capital Outlay Allocation

In each year that funds are appropriated for charter school capital outlay purposes, the Commissioner of Education is required to allocate funds among eligible charter schools in accordance with F.S. section 1013.62(1).

LOCAL FUNDING SOURCES

2 Mill Funds

School districts are authorized by Florida Statutes (F.S.) and the State Constitution to levy capital outlay millage or to issue bonds that are to be repaid by a local millage levy. There are two types of capital outlay millage authorized for pay-as-you-go financing of capital outlay expenditures: voted and non-voted. There is also voted millage for local bond issues.

The first pay-as-you-go method authorizes school districts to levy taxes approved by a millage election provided under Article VII, Section 9 of the State Constitution. Section 1011.73, F.S., outlines the procedures to follow for this type of levy. This millage may be levied for only a two-year period unless extended by an interim election. The School District of Lee County does not currently utilize this method to levy taxes.

The second pay-as-you-go method authorizes districts to levy up to 2.0 mills without an election under Section 1011.72 (2), F.S. Funds derived from this levy may be used for the following purposes:

- New construction and remodeling projects set forth in Sections 1013.64 (3) (a) and (6) (a), F.S. These projects must be included in the district's Educational Plant Survey pursuant to Section 1013.31, F.S.
- Maintenance, renovation, and repair of existing school plants or of leased facilities
- The purchase or lease of school vehicles. Approved vehicles consist of buses, drivers' education vehicles, motor vehicles used for the maintenance or operation of plants and equipment, security vehicles, or vehicles used in storing or distributing materials and equipment.
- The purchase or lease of new and replacement equipment.
- Payments for educational facilities and sites due under a lease-purchase agreement entered into by the Board pursuant to Section 1001.42 (9) (b)5., F.S. or Section 1013.15, F.S.
- Payment of loans approved defined in Sections 1011.14 and 1011.15, F.S.
- Payment of costs directly related to complying with state and federal environmental statutes and regulations governing school facilities.

- Payment of costs of leasing relocatable educational facilities, of renting or leasing educational facilities and sites pursuant to Section 1013.15 (2), F.S. or costs of renting or leasing buildings or space within existing buildings pursuant to Section 1013.15 (3), F.S. The School District of Lee County anticipates collecting \$170 million dollars during the 2006-2007 fiscal year.

IMPACT FEES

The School District of Lee County impact fee assessment, established by the school impact fee ordinance, was adopted by the County Commissioners in November, 2001 and became effective December 1, 2001. These funds are assessed to recover the costs of new governmental facilities, including school facilities, required by growth and development. The assessment was established by attendance zones (East, South, and West), and collections and expenditures must be tracked by zone. The fees are collected from developers at the time of platting, permitting or issuance of certificate of occupancy. Impact fees can only be used in the zone where they were collected. The current portion of the impact fee designated for the school district for a single family home in Lee County is \$4,309.00. No inflationary factor is included in our impact fee. The county government collects and distributes the funds to the school district quarterly. Interest earned on the fees collected up to an amount of \$400,000 can be applied to workforce/affordable housing. Revenue collected can only be spent to purchase land and construct new buildings and/or additions. Funds may also be used or pledged in the course of bonding or other lawful financing techniques. These expenditures do not require a school plant survey recommendation. Impact fee collections through the first two quarters of the 2007 fiscal year totaled \$19 million, with anticipated collection of another \$15 million through year end.

DEBT SERVICE

There are four major sources of capital debt financing available to the School District:

GENERAL OBLIGATION BONDS

Florida school districts can issue general obligation bonds supported by a local property tax millage subject to a local referendum. Currently, the School District of Lee County does not carry general obligation debt.

STATE BOARD OF EDUCATION CAPITAL OUTLAY BONDS

The State Constitution provides that a portion of motor vehicle license tax revenues be dedicated to local school districts. These revenues may be used by the state to issue bonds on behalf of a school district. Annually, the Department of Education notifies each district of the amount of potential bonding capacity available. At the request of the district, the state will issue and administer bonds on behalf of the district, withholding sufficient motor vehicle tax revenues to cover debt service and administrative expenses. The District participated in this bond program in FY04.

SPECIAL ACT BONDS

By special act of the legislature, a portion of racetrack revenues is made available to school districts, which can issue revenue bonds supported by this revenue source. The district currently receives \$223,250 per year from this revenue source.

CERTIFICATES OF PARTICIPATION

Certificates of Participation (COPs) are long-term lease-purchase agreements. While it is similar to bonds, technically it is not long-term debt because repayment is subject to annual appropriations by the issuing body. The interest paid is slightly higher than for bonds to compensate for this increased risk to the lender. COPs are secured by leases on the property covered. In the event of default, the lender takes possession of the property for the balance of the lease term.

The School District of Lee County has entered into a series of COPs issues that are covered under one "master lease". A default on one COPs issue is deemed a default on all. Since a substantial number of District facilities are covered under the master lease, default is not a realistic option. In 1998, the state legislature increased the legal annual debt service amount from 50% to 75% of the District's annual capital outlay millage revenue. In FY07, the School District will be at 40% of its total legal COPs debt service capacity.

POTENTIAL FUNDING SOURCES/FINANCING ALTERNATIVES

LOCAL BOND REFERENDUM PROCEEDS (General Obligation Bond)

Districts are authorized to sell bonds to be repaid from local property taxes. The dollars derived from the sale of bonds are to be used only for Capital Projects. This is normally a long term debt (20 years or more) and must be voter approved.

Bond proceeds from a voted bond referendum for a project that was specified in the bond resolution and/or the bond resolution contained language giving the board authority to amend the resolution to include the project. General obligation bonds can be used for:

- Construction and remodeling projects
- Renovations of facilities
- Motor Vehicle Purchases
- Equipment purchases – new and replacement
- Repayment of Certificates of Participation
- Payment of costs of compliance with environmental statutes and regulations
- Payment of loans approved pursuant to 237.161 and 237.162 – (Lease/Purchase Agreement)
- Any other exclusive use of the public schools

ONE-HALF CENT SALES SURTAX REVENUE

The Legislature has approved districts to levy a Local Option Sales Tax of ½ cent upon voter approval. This sales tax could be used only for Capital Projects. The District would have the option of bonding a portion of, or all of anticipated revenues in order to receive a lump sum or simply use the revenue in a pay-as-you-go manner.

ONE CENT INTERGOVERNMENTAL SALES SURTAX REVENUE (Local County Option Sales Tax)

The governing authority in each county may levy a discretionary sales surtax of 0.5 percent or 1 percent. The levy of the surtax shall be pursuant to ordinance enacted by a majority of the members of the county governing authority and approved by a majority of the electors of the county voting in a referendum on the surtax. Local county option sales tax can be used for:

- Construction and remodeling projects that are survey recommended
- Renovations of facilities
- Retrofit for Technology
- Technology Implementation – including hardware and software
- Service bond indebtedness used to finance authorized projects

LEGAL REFERENCES

1. REVENUE SOURCE- CAPITAL OUTLAY MILLAGE AND LOANS

LEGAL AUTHORITY: Article VII, Section 9, of the State Constitution, authorizes school districts to levy taxes approved by a millage election. Section 1011.73, F.S., refers to the procedures to be followed for this type of voted millage levy. Such millage may be levied for only a two-year period unless extended by an interim election. The second pay-as-you-go method provided under Section 1011.71(2), F.S., authorizes districts to levy up to 2.0 mills without an election.

FUND SOURCE: Local Property Taxes

2. REVENUE SOURCE – CAPITAL OUTLAY AND DEBT SERVICE FUND (CO&DS)

LEGAL AUTHORITY: Article XII, Section 9(d), of the Constitution of the State of Florida
Public Schools started receiving these funds in 1953-54

FUND SOURCE: Motor Vehicle License Tax Revenue

3. REVENUE SOURCE- STATE CAPITAL OUTLAY BOND ISSUE FUNDS (COBI)

LEGAL AUTHORITY: Article XII, Section 9(d), of the Constitution of the State of Florida

FUND SOURCE: Motor Vehicle License Tax Revenue

4. REVENUE SOURCE- PECO NEW CONSTRUCTION

For Survey Recommended Projects-(New Construction) (Allocated by the Office of Educational Facilities Budgeting using the Statutory Formula)

LEGAL AUTHORITY: Section 1013.64(3), F.S.

Public Schools started receiving PECO funds for this purpose in 1975-76

FUND SOURCE: Gross Receipts Taxes. Article XII, Section 9(a)(2), of the Constitution of the State of Florida

5. REVENUE SOURCE- PECO MAINTENANCE

Remodeling. Renovation. Maintenance. Repairs and Site Improvement

LEGAL AUTHORITY: Section 1013.64(1), F.S.

Public Schools started receiving PECO funds for this purpose in 1980-81

FUND SOURCE: Gross Receipts Taxes. Article XII, Section 9(a)(2), of the Constitution of the State of Florida

6. REVENUE SOURCE- CHARTER SCHOOL CAPITAL OUTLAY

LEGAL AUTHORITY: Section 1013.62, F.S.

FUND SOURCE: PECO NON-BONDED REVENUE

7. REVENUE SOURCE- CLASSROOMS FOR KIDS

LEGAL AUTHORITY: Section 1013.735, F.S.

FUND SOURCE: Bonded Lottery Funds

8. REVENUE SOURCE- ONE-HALF CENT SALES TAX/ONE CENT SALES TAX

LEGAL AUTHORITY: Section 212.055(6), F.S., Section 212.055(2), F.S.

FUND SOURCE: LOCAL SALES SURTAX

9. REVENUE SOURCE- IMPACT FEES

LEGAL AUTHORITY-Lee County Ordinance 01-21, Chapter 2, Article VI, Division 6
FUND SOURCE: FEES PAID ON BUILDING PERMITS FOR NEW
CONSTRUCTION

10. REVENUE SOURCE- RACING COMMISSION FUNDS

LEGAL AUTHORITY- Section 550.13 F.S.
FUND SOURCE: STATE SALES TAX

PROHIBITED CAPITAL OUTLAY EXPENDITURES AND CAVEATS

CAPITAL OUTLAY MILLAGE AND LOANS

Violations of any of the above expenditure provisions will result in an equal dollar reduction in the Florida Education Finance Program (FEFP) funds for the violating district in the fiscal year following the audit citation. Districts are required to advertise in the newspaper their intent to levy these taxes as well as to identify the projects to be funded from this levy. The size and content of the ad are prescribed in Section 200.065(9), F.S., as well as a format to be used to amend the notice whenever a district decides to use the funds for different projects than those described in the original ad. These ads are required in addition to the other budget notices required by Section 200.065, F.S. Revenues and expenditures from each year's levy should be accounted for separately in order to identify projects funded from each levy as well as from interest earnings on each levy.

COBI FUNDS

EXPENDITURE RESTRICTIONS: COBI funds must be expended on the capital outlay projects listed in the local bond resolution. Unless an exception in the order of priority has been made, these projects are funded in order of priority of need - the same as CO&DS funds [Section 2.1(4), State Requirements for Educational Facilities 2006]. Any time after the sale of the bonds, a district may submit Form OEF 216 to the Office of Educational Facilities (OEF) and amend the project list in the bond resolution to include currently needed and eligible projects.

PECO (NEW CONSTRUCTION) FUNDS

EXPENDITURE RESTRICTIONS: Funds accruing to a district school board from the provisions of this section will be expended on needed projects as shown by survey or surveys under the rules of the State Board of Education.

A district school board may lease relocatable educational facilities for up to three years using non-bonded PECO funds and for any time period using local capital outlay millage. PECO funds will not be used for the construction of football fields, bleachers,

site lighting for athletic facilities, tennis courts, stadiums, racquetball courts, or any other competition type facilities not required for a physical education curriculum.

PECO (MAINTENANCE) FUNDS

EXPENDITURE RESTRICTIONS: Districts involved with PECO maintenance funds should be familiar with all subsections of Section 1013.64(1), F.S., highlighted as follows:

- 1 These funds for prolonging the useful life of educational plants cannot be used to supplant funds in the current fiscal year approved operating budget and a detailed fund accounting must be maintained.
- 2 Remodeling (change of use) projects will be based on the recommendations of an Educational Plant Survey.
- 3 At least one-tenth of a board's annual allocation provided under this section will be spent to correct unsafe, unhealthy, or unsanitary conditions in its educational facilities, as required by Section 1013.12, F.S., or a lesser amount may be spent if it is sufficient to correct all deficiencies cited in its Annual Comprehensive Safety Inspection Reports. This paragraph will not be construed to limit the amount a board may expend to correct such deficiencies.

CHARTER SCHOOLS CAPITAL OUTLAY FUNDS

EXPENDITURE RESTRICTIONS: A charter school's governing body may use charter school capital outlay funds for any capital outlay purpose that is directly related to the functioning of the charter school, including:

- 1 Purchase of real property.
- 2 Construction, renovation, repair, and maintenance of school facilities.
- 3 Purchase, lease-purchase, or lease of permanent or relocatable school facilities.
- 4 Purchase of vehicles to transport students to and from the charter school.

When a charter school is not renewed or terminated, any unencumbered funds and all equipment and property purchased with public funds will revert to the ownership of the district school board, as provided for in Sections 1013.62(3), and 1002.33(8)(e) and (f), F.S.

CLASSROOMS FOR KIDS FUNDS

EXPENDITURE RESTRICTIONS: A district school board will expend the funds received pursuant to this section only to:

- 1 Construct, renovate, remodel, repair, or maintain educational facilities; or
- 2 Pay debt service on bonds issued pursuant to this section, the proceeds of which must be expended for new construction, remodeling, renovation, and major repairs. Bond proceeds will be expended first for providing permanent classroom facilities. Bond proceeds will not be expended for any other facilities until all unmet needs for permanent classrooms and auxiliary facilities as defined in Section 1013.01, F.S., have been satisfied.

CERTIFICATES OF PARTICIPATION (COPS)

EXPENDITURE RESTRICTIONS: A district school board can only use Certificates of Participation for:

- 1 New Construction of school plant survey recommended projects.
- 2 Major Equipment purchases
- 3 Land Acquisition
- 4 Can be used to bond/finance allowable expenses.

IMPACT FEES

EXPENDITURE RESTRICTIONS: Impact Fee revenue can only be spent to:

- 1 Purchase Land
- 2 Construct new buildings/additions
- 3 Can be used to bond/finance allowable expenses
- 4 A school plant survey is not required.

GLOSSARY OF TERMS

This glossary contains definitions of selected terms used in this document necessary for common understandings concerning Capital Outlay procedures for the School District of Lee County. The glossary is arranged alphabetically with appropriate cross-referencing where necessary.

ANCILLARY PLANT

Comprises the building site and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings essential to providing support services to an educational program.

AUXILIARY FACILITY

The spaces located at educational plants that are not designed for student occupancy.

BOARD

Unless otherwise specified, refers to the district School Board.

CAPITAL PROJECT

For the purpose of Article XII Section 9(a) of the State Constitution, as amended, refers to money appropriated from the Public Education Capital Outlay and Debt Service Trust Fund to the state system of public education and other educational agencies as authorized by the Legislature.

CORE FACILITIES

The media center, administration, cafeteria, toilet facilities, and circulation space of an educational plant.

EDUCATIONAL FACILITIES

The buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and recreational purposes as authorized by the Florida Statutes and approved by boards.

EDUCATIONAL PLANT

Comprises the educational facilities, site and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each plant.

EDUCATIONAL PLANT SURVEY

A systematic study of educational and ancillary plants often used to determine future needs for appropriate educational program and services for each student.

FEASIBILITY STUDY

The examination and analysis of information related to projected educational facilities to determine whether they are reasonable and possible.

LONG-RANGE PLANNING

Devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency for a period of 5 years.

LOW-ENERGY USAGE FEATURES

The engineering features or devices that supplant or minimize the consumption of fossil fuels by heating equipment and cooling equipment. Such features may include, but are not limited to, high efficiency chillers and boilers, thermal storage tanks, solar energy systems, waste heat recovery systems, and facility load management systems.

MAINTENANCE AND REPAIR

The upkeep of educational and ancillary plants including, but not limited to, roof or roofing replacement short of complete replacement of membrane or structure; repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass; repair of hardware, furniture, equipment, electrical fixtures, and plumbing fixtures; and repair or resurfacing of parking lots, roads, and walkways. The terms "maintenance and repair" do not include custodial or grounds keeping functions or renovation except for the replacement of equipment with equal systems meeting current code requirements, provided that the replacement item places neither increased demand on utility services nor structural supports and adversely affects the function of safety-to-life systems.

NEED DETERMINATION

The identification of types and amounts of educational facilities necessary to accommodate the educational programs, student population, faculty, administrators, staff, and auxiliary and ancillary services of an educational agency.

NEW CONSTRUCTION

Any construction of a building or unit of a building whether the entire building is new or whether an entirely new addition is being connected to an existing building.

OPERATING CAPITAL OUTLAY

Includes tangible personal property of a non-expendable nature, with a normal life expectancy of one year or more. Equipment, library books for a new school, science lab equipment, and fixtures are examples of operating capital outlay items.

PASSIVE DESIGN ELEMENTS

The architectural features that minimize heat gain, heat loss, and the use of heating and cooling equipment when ambient conditions are extreme and that permit use of the facility without heating or air-conditioning when ambient conditions are moderate. Such features may include, but are not limited to, building orientation, landscaping, earth bermings, insulation, thermal windows and doors, overhangs, skylights, thermal chimneys, and other design arrangements.