



OCPS Facilities Program

ABC Builders' Breakfast

June 13, 2024

 Orange County
Public Schools

Orange County Public Schools Existing Facilities for 2023-24

\$8.909B Capital Need (FY25-FY34)

40 schools added 2003-2015 (6.2M GSF)

26 schools added 2016-2023 (3.9M GSF)

17 years average weighted age

34.0M GSF

32.7 GSF permanent 1.3 GSF portable

203 K-12 Schools (ES, K8, MS, HS)

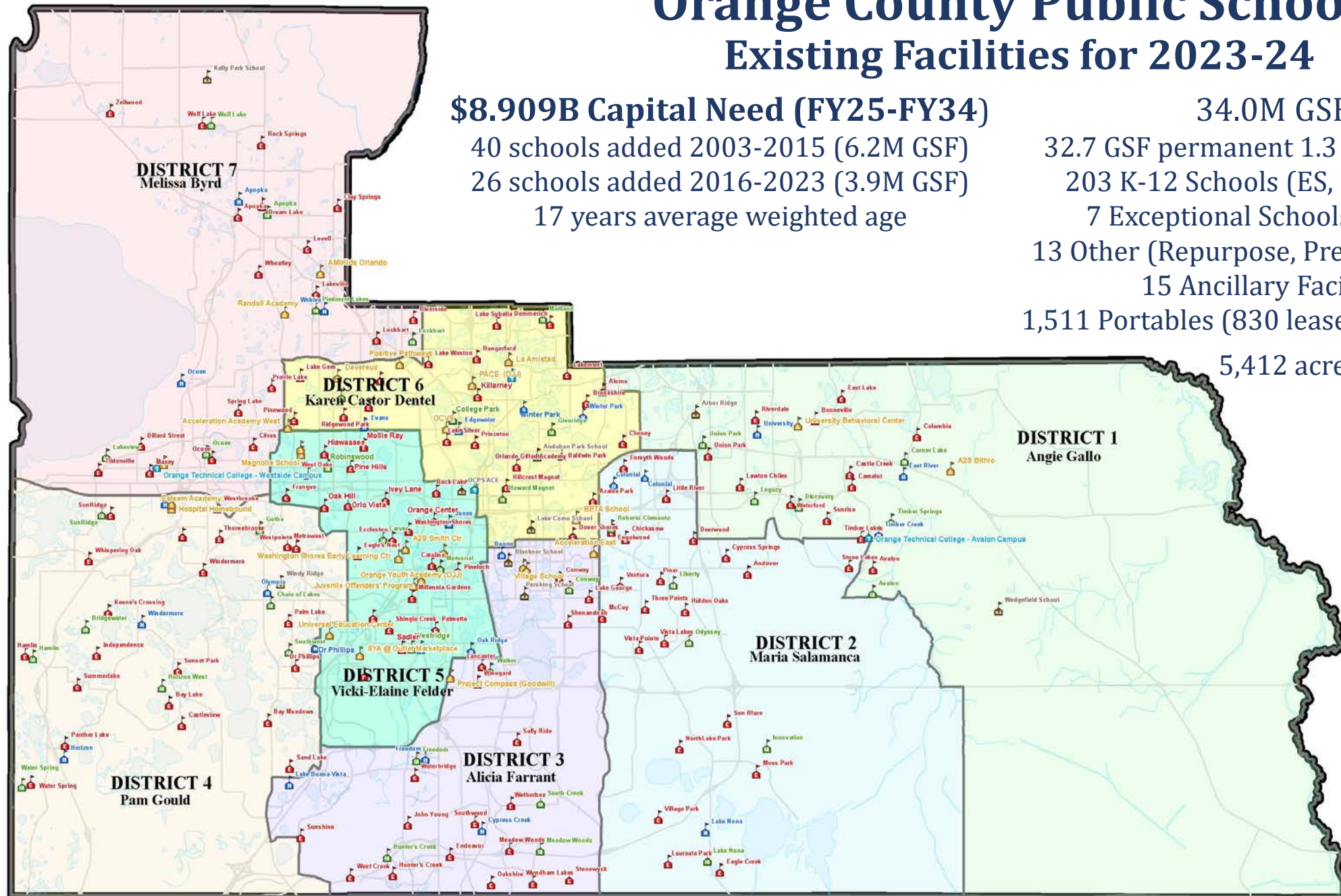
7 Exceptional Schools (AE, EE)

13 Other (Repurpose, Pre-K, 9GC, Tech)

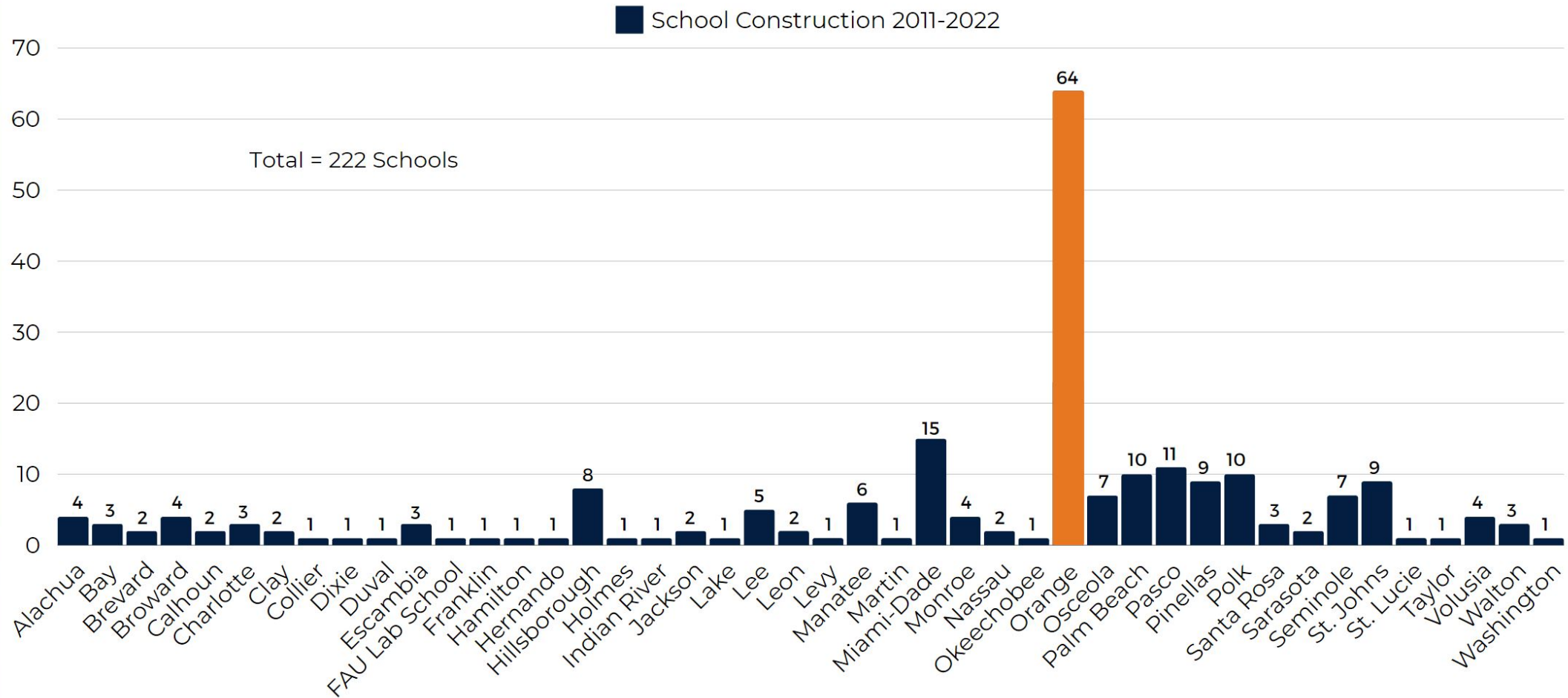
15 Ancillary Facilities

1,511 Portables (830 leased, 681 owned)

5,412 acres



Florida New Schools 2011-2022



Portable Inventory History

2,826

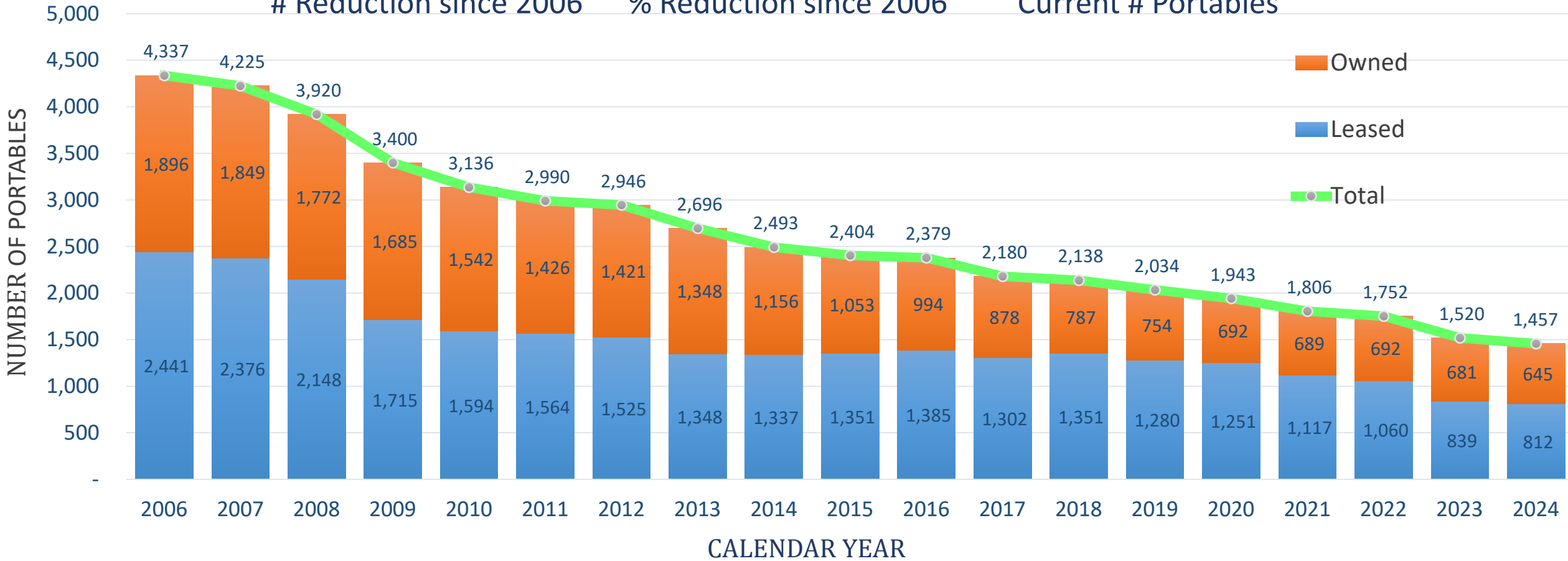
Reduction since 2006

65%

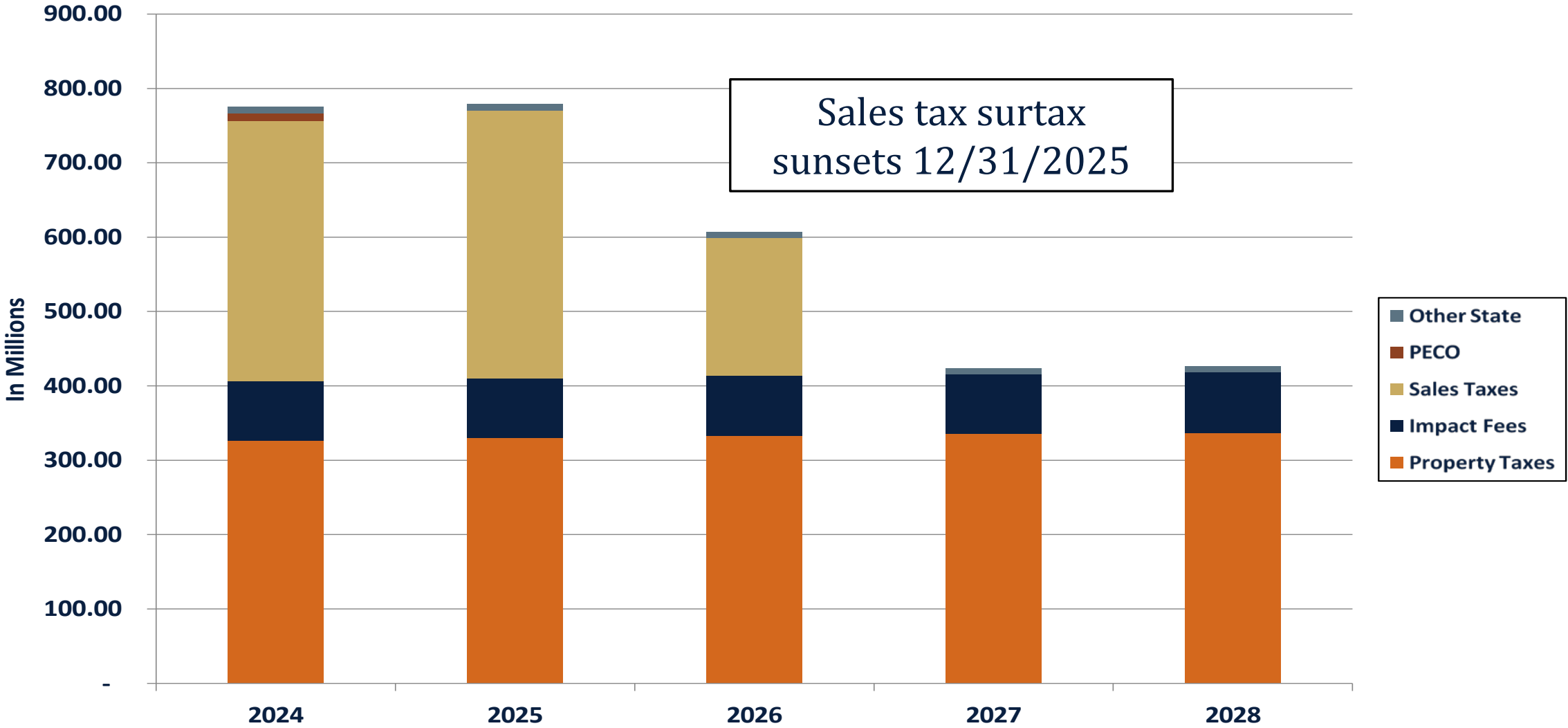
% Reduction since 2006

1,511

Current # Portables

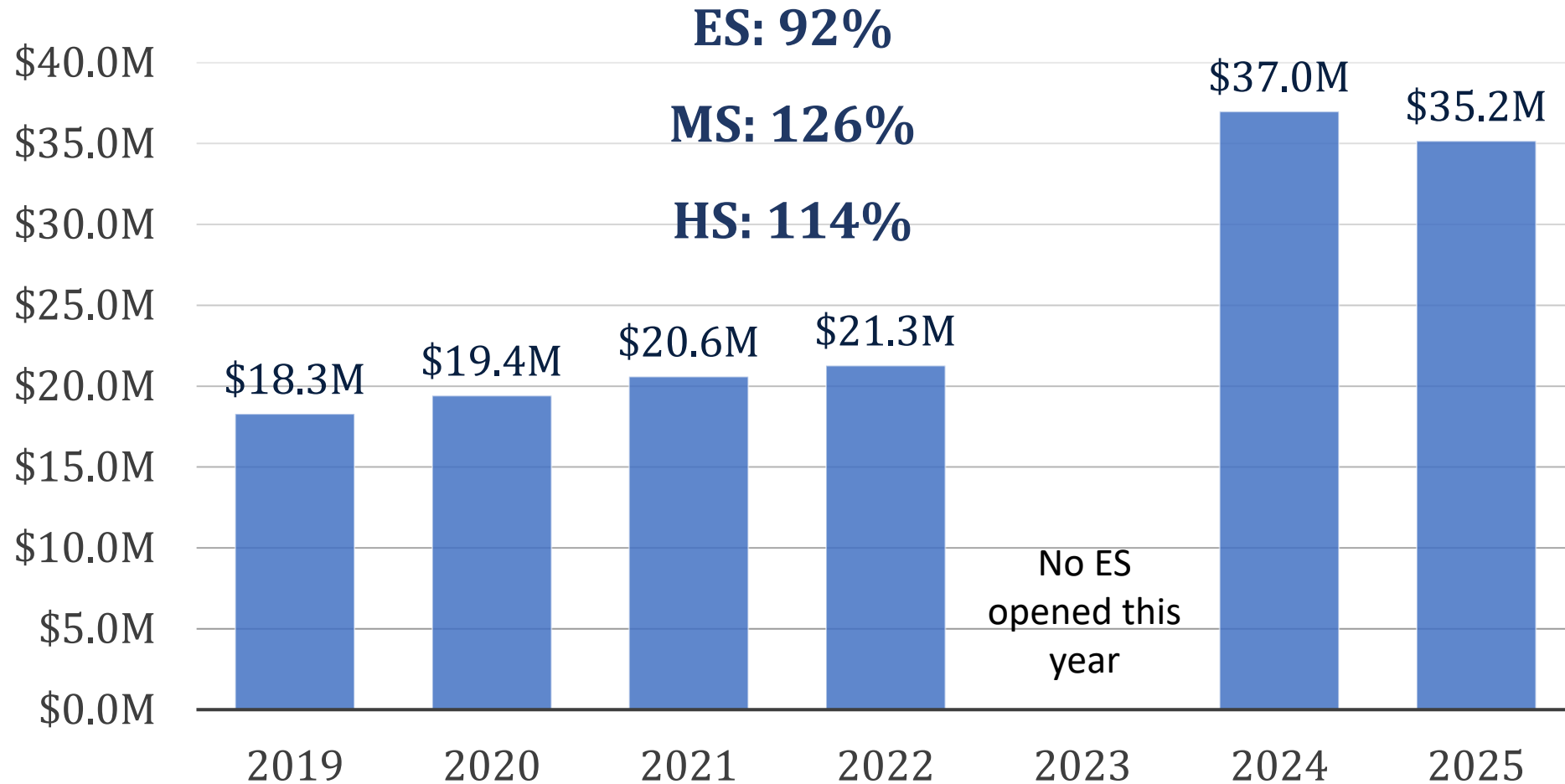


Budgeted Capital Revenues by Source

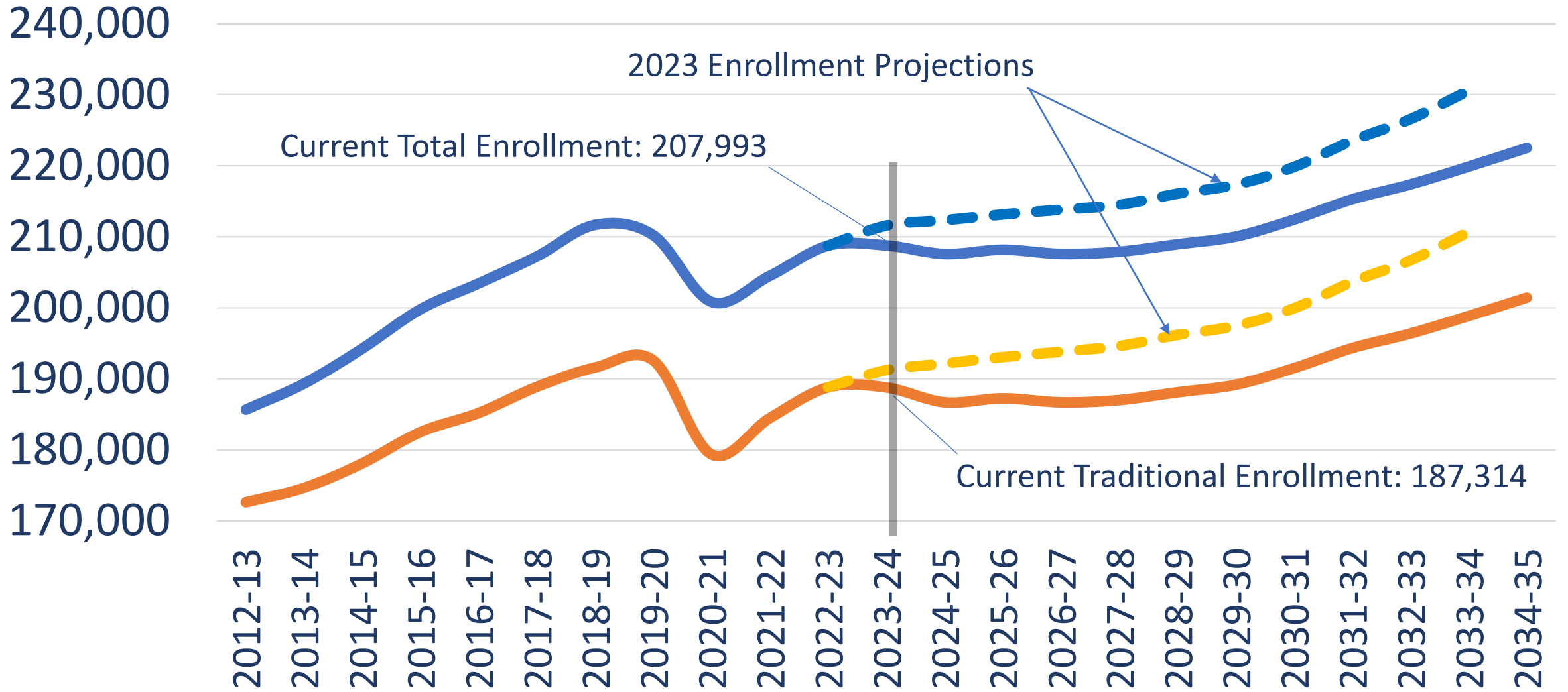


Average Construction Costs (elementary)

Construction cost increase since 2019:



Enrollment Projections



North Orange

- The Ridge
- Kelly Park Crossings
- Foothills of Mt. Dora
- Floridian Town Center
- Emerson Park
- Avian Pointe

RESIDENTIAL PROJECTS

- UNDERWAY
- PLATTING
- PLANNED

East Orange

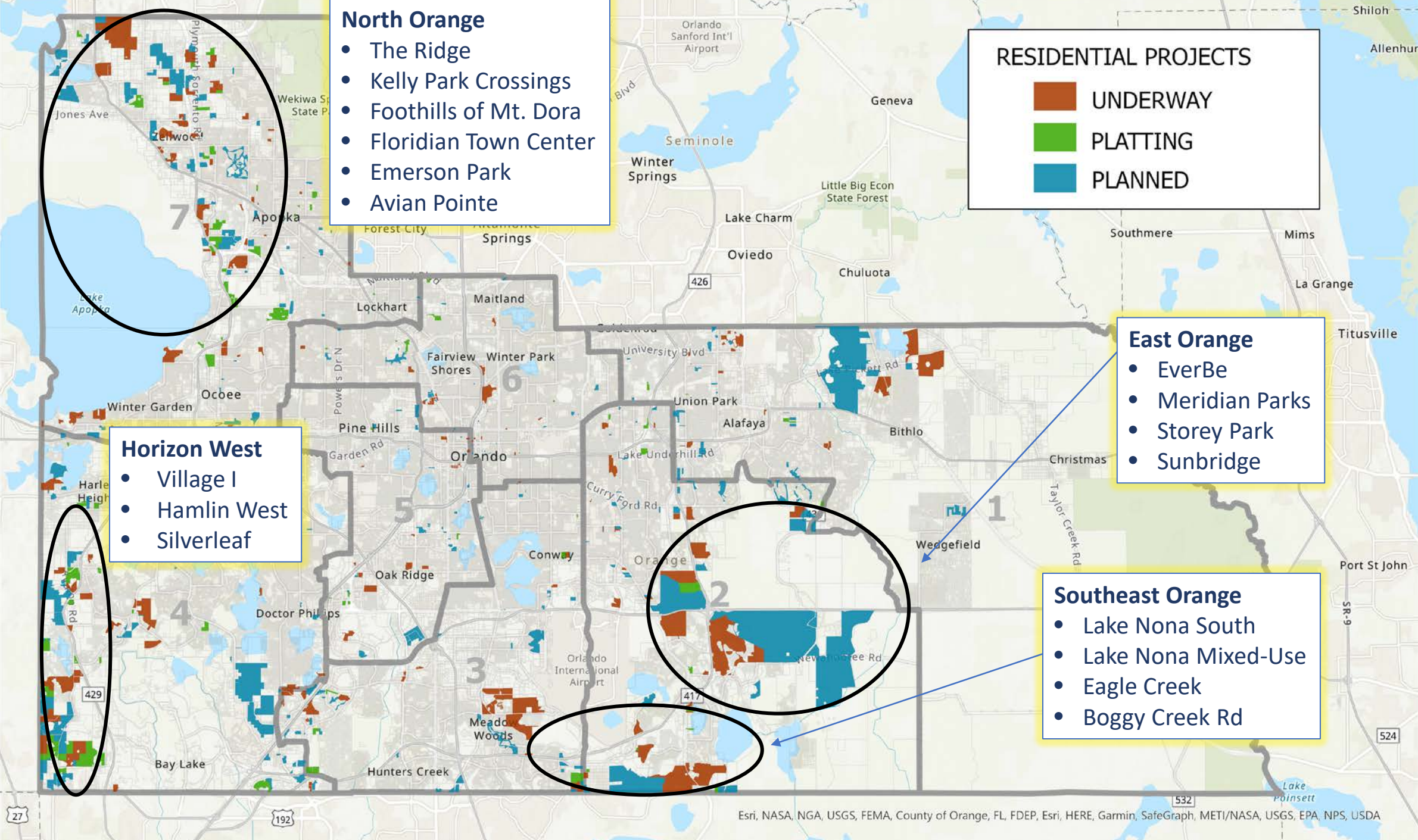
- EverBe
- Meridian Parks
- Storey Park
- Sunbridge

Horizon West

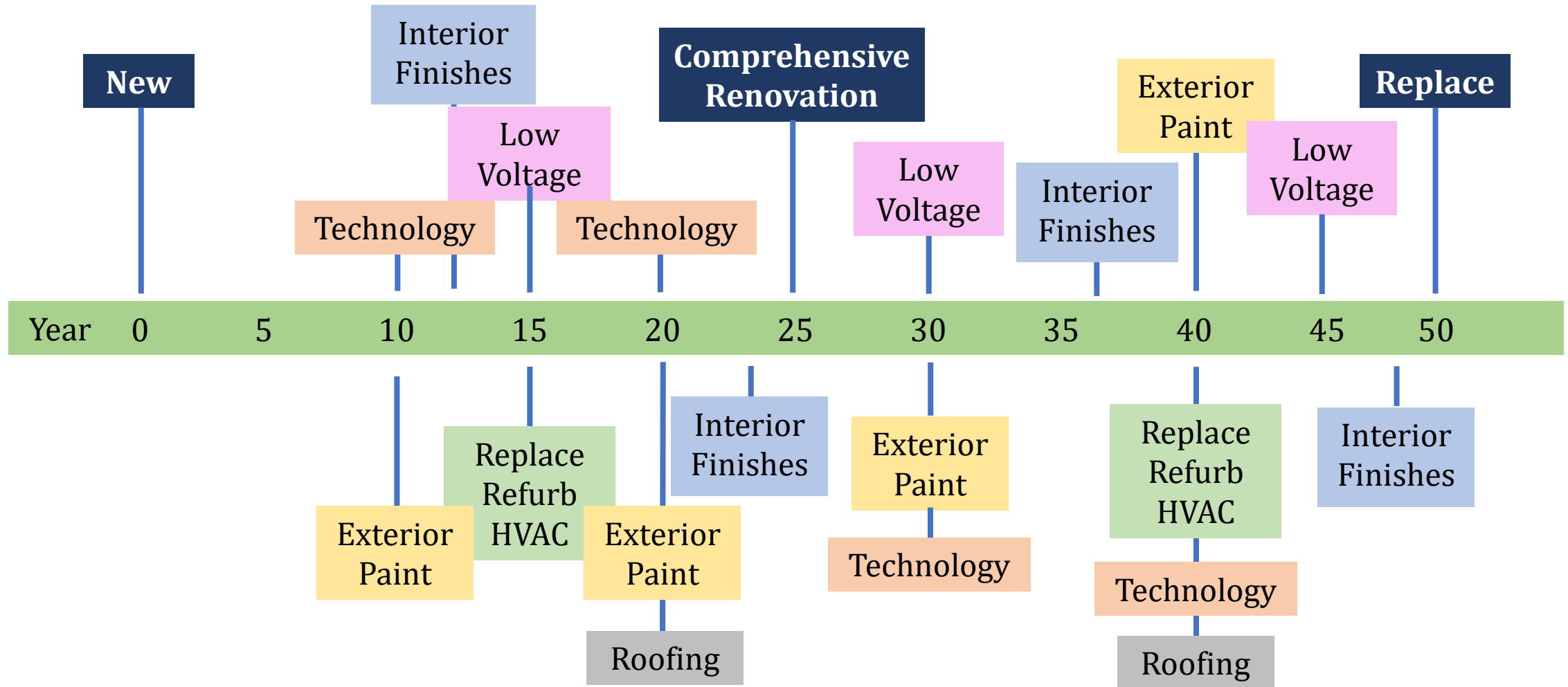
- Village I
- Hamlin West
- Silverleaf

Southeast Orange

- Lake Nona South
- Lake Nona Mixed-Use
- Eagle Creek
- Boggy Creek Rd



Typical Building Life Cycle



Capital Program Elements

- Additional permanent capacity
 - New relief schools
 - Capacity enhancement
- Comprehensive needs
 - Balance of 136 list
 - Twenty pre-sales tax list schools
 - Repurposed facilities
 - 136 list schools with limited renovations
 - 2002-2011 new or renovated schools
- Capital renewal
- Ancillary facilities
- Technology
 - Student device refresh
 - Infrastructure and equipment upgrades

New Schools 2015 versus 2025

2015 - 2024

4 high schools

6 middle schools

3 K8 schools

16 elementary schools

29 new K-12 schools

2025 - 2034

2 high schools

3 middle schools

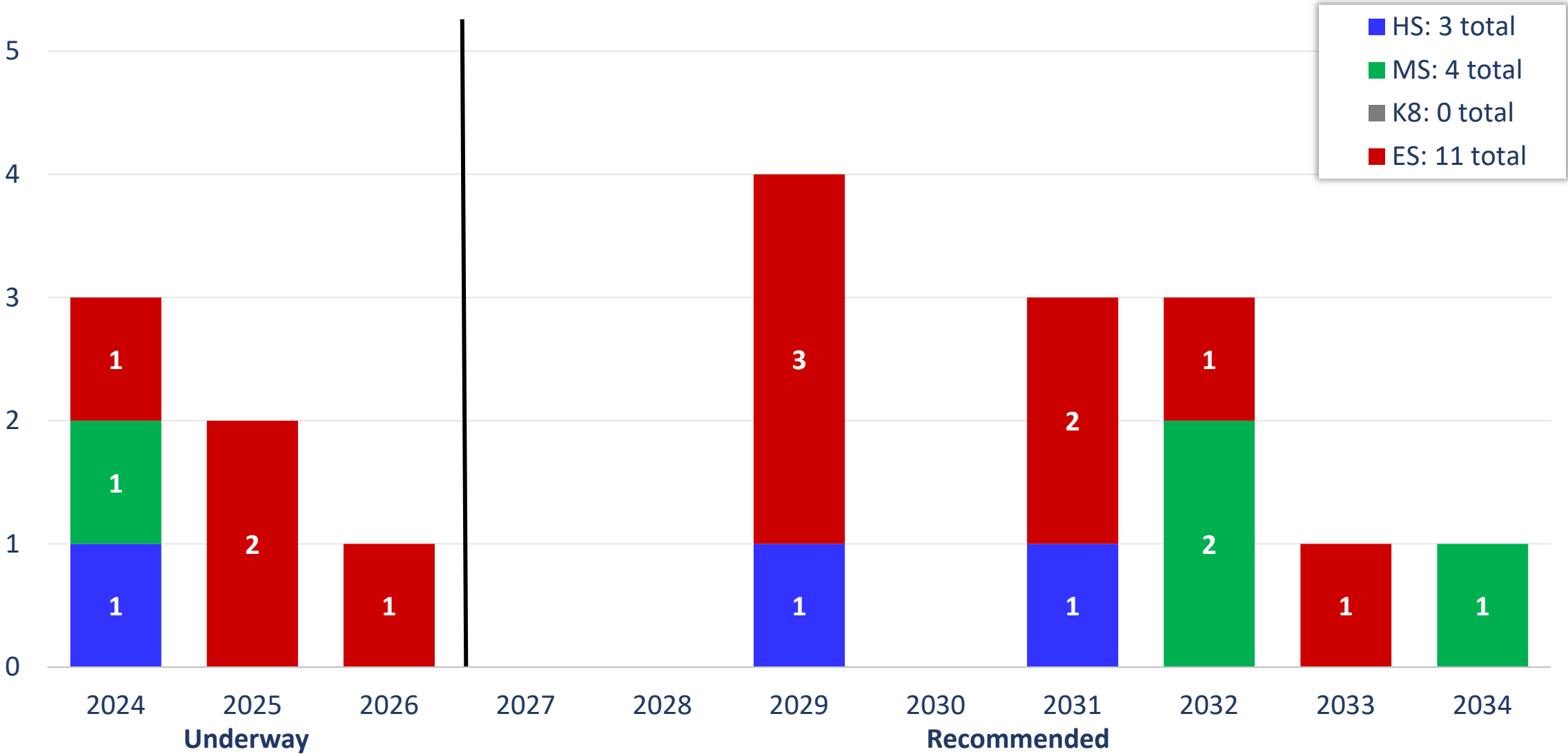
0 K8 school

10 elementary schools

15 new K-12 schools



Proposed New Schools



Proposed Schools for High Growth Areas

Horizon West Area

1 High School
(135-H-4)

1 Middle School
(48-M-4)

3 Elementary Schools
(Site 126-E-4)
(102-E-4)
(Site 124-E-4)

5 Relief Schools

North Area

1 High School
(Site 82-H-7)

1 Middle School
(Site 42-M-7)

2 Elementary Schools
(Site 134-E-7)
(Site 92-E-7)

4 Relief Schools

East/Southeast Areas

1 Middle School
(Site 56-M-2)

3 Elementary Schools
(Site 130-E-2)
(Site 97-E-2)
(Site 58-E-2)

4 Relief Schools

New Relief Schools – 2024 Openings



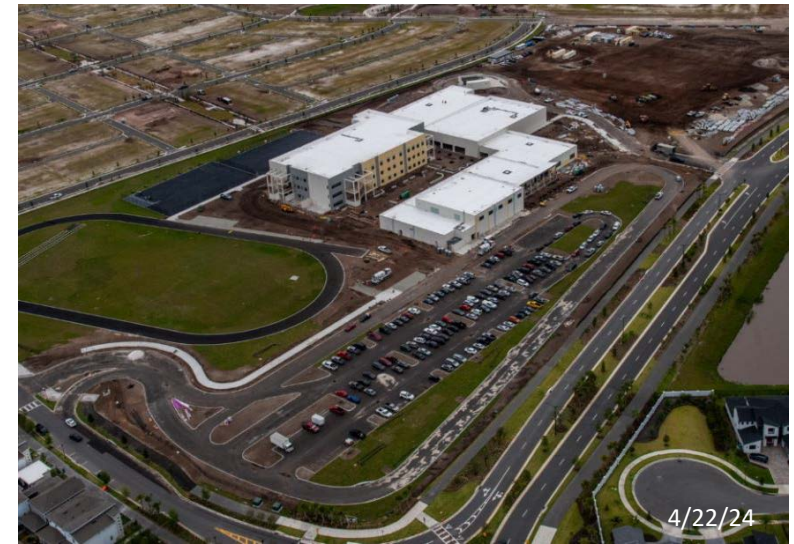
Atwater Bay ES
(47-E-4)

Relieves Hamlin ES, Panther Lake ES
and Water Spring ES



Innovation HS
(50-H-2)

Relieves Lake Nona HS



Luminary MS
(129-M-2)

Relieves Lake Nona MS and
South Creek MS

Capacity Enhancement

Photo(s) from Lake Gem

- 10-year enrollment is greater than school capacity
- There is no planned relief
- Includes remodeling of existing spaces to meet program needs
- May result in capacity greater than existing prototype

Lake Gem ES

Proposed Capacity Enhancement Projects

Priority #	School	Recommended Final Capacity	Recommended Completion Year
1	Cypress Creek HS [3]	3,240	2027
2	Dr. Phillips HS [5]	3,000	2027
3	Bridgewater MS [4]	1,215	2027
4	Tildenville ES [7]	TBD	2027
5	University HS [1]	2,776	2028
6	Dommerich ES [6]	650	2029
7	Andover ES [2]	837	2030
8	Prairie Lake ES [7]	1,035	2031
9	Lake Nona HS [2]	3,240	2031

Comprehensive Needs



Dream Lake ES

- Upgrade of aging facilities (including repurposed schools)
- Select replacement when approved via Castaldi evaluation
- Program modifications to prototype standards
- Capacity increases when warranted
- Furniture and equipment refresh

Orange Technical College Comprehensive Projects

Campus	Project Type	Status	Construction Start	Construction Complete
OTC South ^[5]	Replacement	Design/Pre-construction	April 2026	September 2028
OTC West ^[7]	Replacement	Construction	September 2022	July 2024
OTC East ^[1]	Replacement	Construction	June 2023	March 2025
OTC Main Campus ^[5]	Comprehensive	Complete	March 2022	March 2024

Pre-2003 Sales Tax List

Comprehensive Projects (1 of 2)

Campus	Project Type	Status	Construction Start	Construction Complete
Three Points ES ^[2]	Renovation	GMP Negotiations	July 2024	July 2026
Howard MS ^[6]	Renovation	Construction	June 2023	December 2025
Avalon ES ^[1]	Renovation	Design/Pre-construction	February 2025	October 2026
Camelot ES ^[1]	Renovation	Design/Pre-construction	February 2025	October 2026
Citrus ES ^[7]	Renovation	Design/Pre-construction	February 2025	October 2026
Endeavor ES ^[3]	Renovation	Design/Pre-construction	February 2025	October 2026
Winter Park HS ^[6]	Renovation	Construction	May 2024	October 2026
Lakeview MS ^[7]	Renovation	Construction	November 2023	August 2026
Lawton Chiles ES ^[1]	Renovation	Design/Pre-construction	June 2025	December 2026
Northlake Park ES ^[2]	Renovation	Design/Pre-construction	August 2025	June 2027

Pre-2003 Sales Tax List

Comprehensive Projects (2 of 2)

Campus	Project Type	Status	Construction Start	Construction Complete
Palmetto ES ^[5]	Renovation	Negotiating CM Agreement	October 2025	February 2027
Ocoee MS ^[7]	Renovation	Design/Pre-construction	August 2025	June 2027
Timber Creek HS ^[1]	Renovation/Addition	Negotiating CM Agreement	December 2025	July 2027
Chain of Lakes MS ^[4]	Renovation/Addition	Negotiating CM Agreement	November 2025	July 2027
Colonial HS ^[2]	Renovation	Design/Pre-construction	January 2025	July 2027
Jones HS ^[5]	Renovation/Addition	Preparing CM Solicitation	February 2026	October 2027
Oakshire ES ^[3]	Renovation	Negotiating CM Agreement	October 2025	July 2027
Boone HS ^[3]	Renovation	Preparing CM Solicitation	May 2026	January 2028
Odyssey MS ^[2]	Renovation	Preparing CM Solicitation	April 2026	November 2027
Olympia HS ^[4]	Renovation	Preparing CM Solicitation	May 2026	February 2028

Repurposed School Projects

Campus	New Use	Status	Construction Start	Construction Complete
Cherokee School ^[6]	School of Arts and Entertainment	Preparing CM Solicitation	June 2026	April 2028
Old Maxey ^[7]	Esteem Academy/ESE Transition /Hospital Homebound	Negotiating CM Agreement	November 2025	July 2027

Next Round of Comprehensive Projects

	<u>Renovated</u>	<u>New/ Replaced</u>
• Early sales tax list (limited renovations)		
• Elementary	3	-
• Middle	5	-
• New, fully replaced, or renovated schools (2002-2011)		
• Elementary	16	34
• Middle/K8	10	10
• 9th grade center	3	-
• High	1	8
• Alternative education/technical college	2	1
• Repurposed	3	-

Capital Renewal



- Preserves the efficient operation of school facilities
- Needs based on Facilities Condition Assessment
- Project sizes ranging from less than \$100k to over \$10M
- Typically completed without displacement of students or staff

Capital Renewal Projects



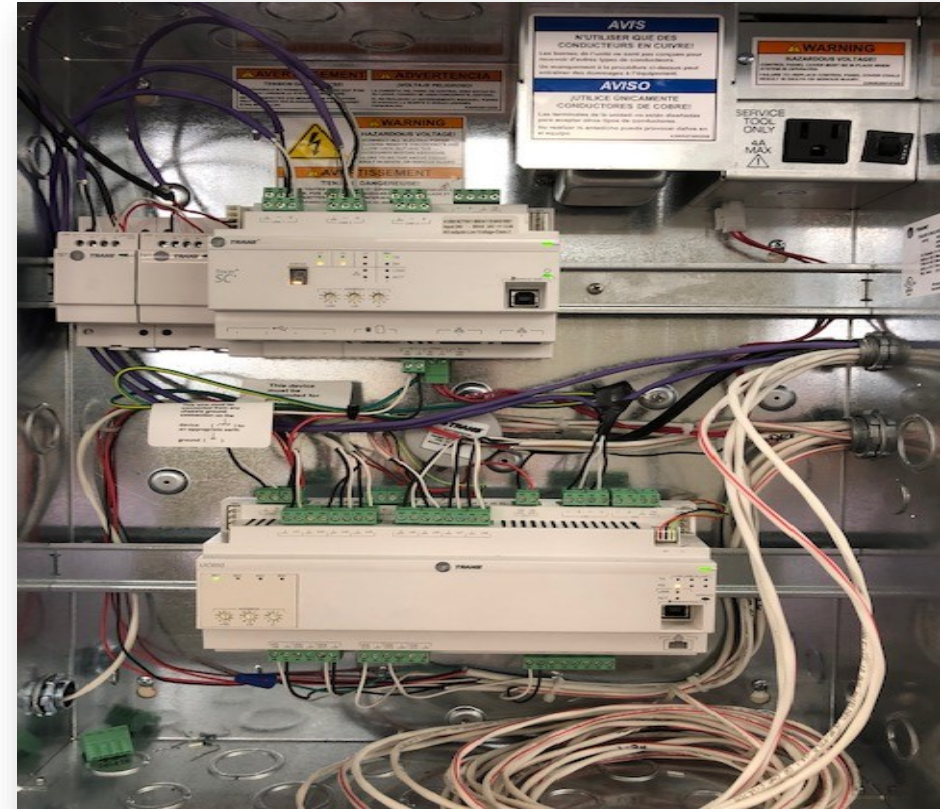
Multi-system gymnasium renovation

Capital Renewal Projects

Low Voltage Systems



Fire Alarm System Replacement



Controls Replacement

Capital Renewal Projects

Heating, Ventilating and Air Conditioning (HVAC) systems



Chiller Refurbishment



Chiller Replacement

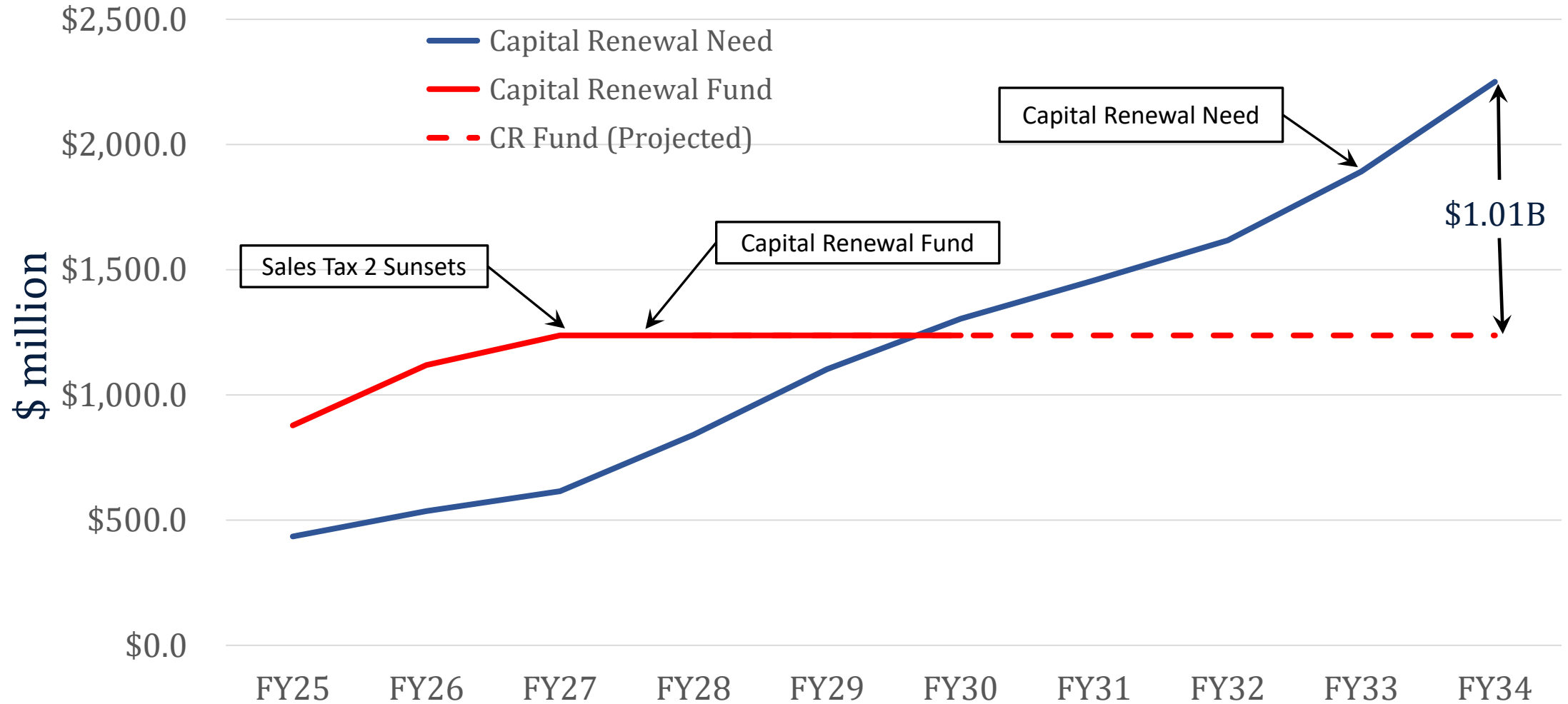
Capital Renewal Program

<u>Fiscal Year</u>	<u>Status</u>	<u>Budget</u>
<u>FY14 through FY23</u>	Actual	\$291 million
	Complete	\$291 million
FY24 ¹	Funded	\$392 million
<u>FY25 through FY27</u>	Funded	\$556 million
	Total	\$1.239 billion



¹ 67 active projects for work at 131 sites

Capital Renewal Need vs Funding



Ancillary Facilities and Technology (current projects)

- West Bus Compound (negotiating CM agreement): \$20.8M
- Northeast Maintenance New Facility (preparing CM solicitation): \$ 9.5M
- FY25 – FY26 technology infrastructure and device refresh: \$80.0M

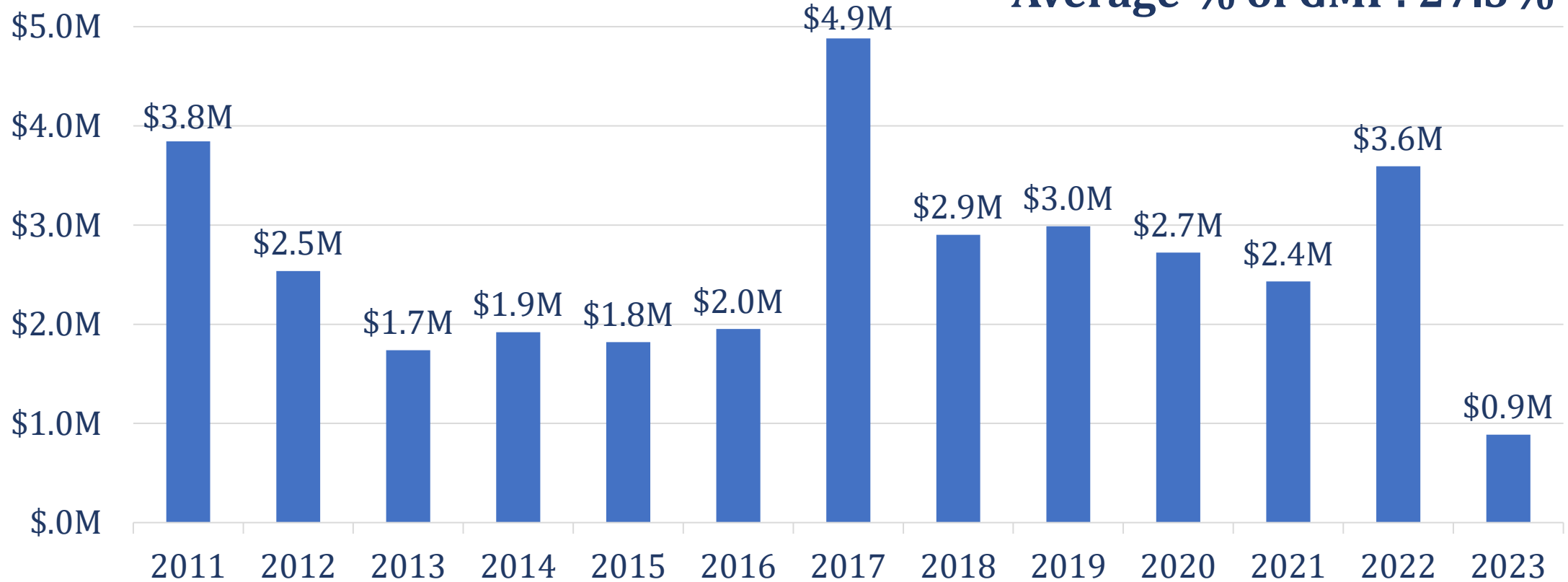
Capital Program Projected Need FY2025 – FY2034

	<u>Need</u>
• New relief schools	\$ 1.286 B
• Capacity enhancement	\$ 179 M
• Comprehensive needs	\$ 4.483 B
• Capital renewal	\$ 2.250 B
• Ancillary facilities	\$ 184 M
• <u>Technology</u>	<u>\$ 527 M</u>
Total	\$ 8.909 Billion

Owner Direct Purchase Program (ODP)

Total savings, 2011 – 2023: \$34.2M

Average % of GMP: 27.3%



Sustainable Design

Year Open	Total Number of Projects	Average Percentage
2015	8	48%
2016	8	48%
2017	14	53%
2018	12	51%
2019	10	56%
2020	8	51%
2021	6	57%
2022	5	45%
2023	1	45%

GREEN GLOBES RATINGS:
 Once an assessment is verified by a third party, properties achieving a score of 35% or more receive a Green Globes rating based on the percentage of total points (up to 1,000) achieved.

- 85-100% FOUR GREEN GLOBES**



Demonstrates national leadership and excellence in the practice of water, energy and environmental efficiency to reduce environmental impacts.
- 70-84% THREE GREEN GLOBES**



Demonstrates leadership in applying the best practices regarding energy, water, and environmental efficiency.
- 55-69% TWO GREEN GLOBES**



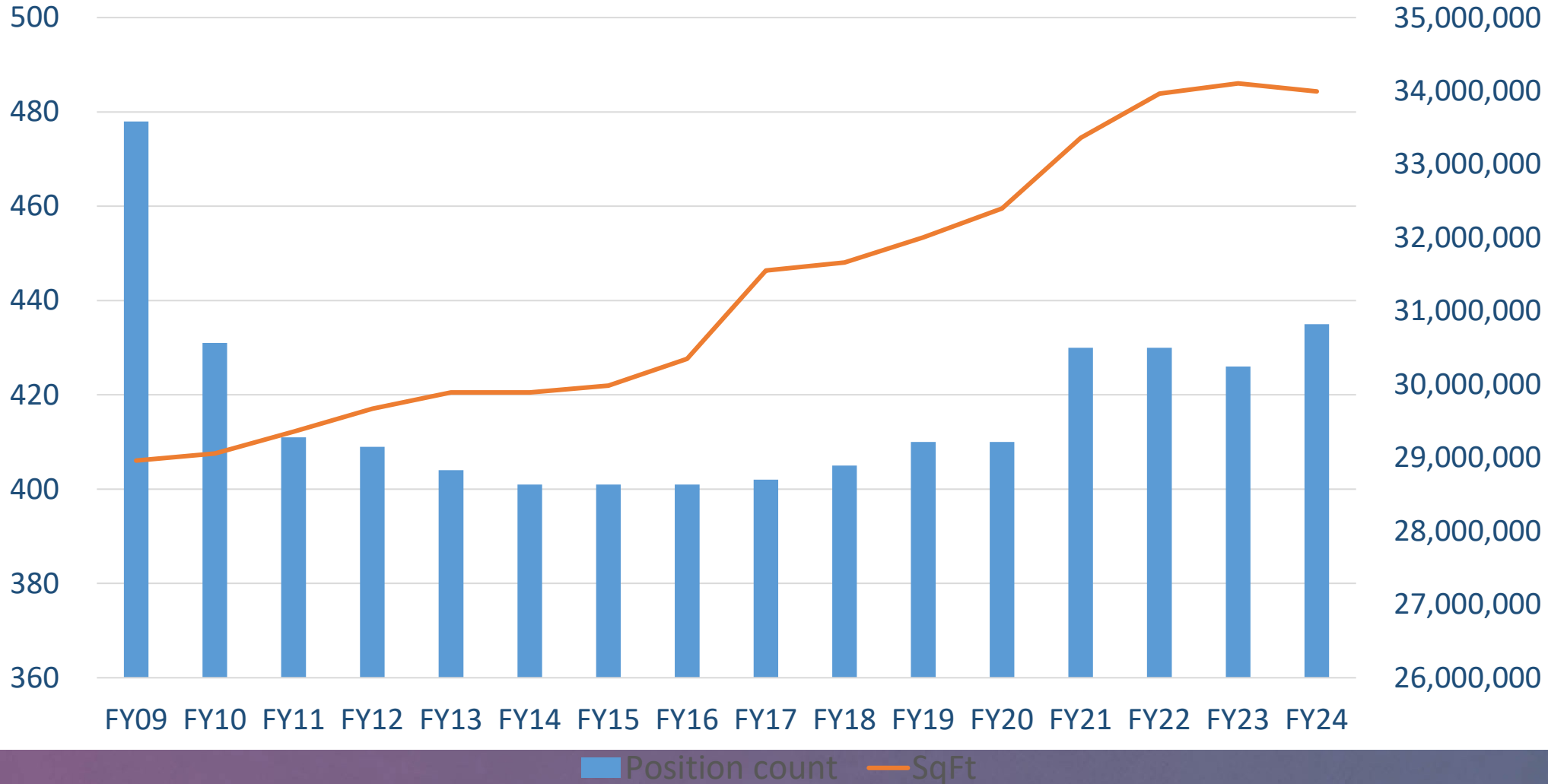
Demonstrates excellent progress in achieving reduction of environmental impacts and use of environmental efficiency practices.
- 35-54% ONE GREEN GLOBES**



Demonstrates a commitment to environmental efficiency practices

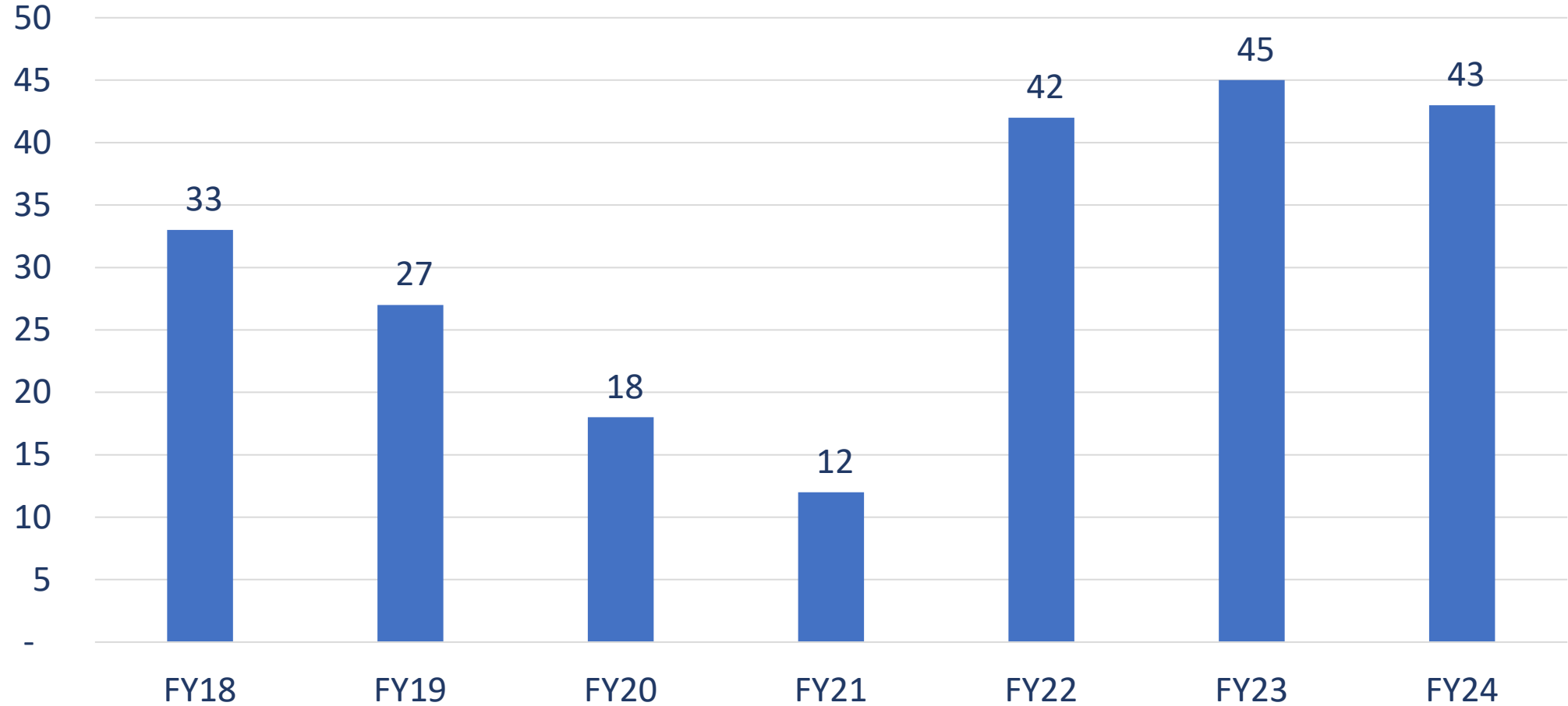
Maintenance Staffing Levels

Maintenance Position Count vs. Square Footage



Facilities Maintenance Staff Vacancies

Classified Vacancies



Project Approach (1 of 2)

- **CM @ Risk**

- New schools and additions, comprehensive renovations, multisystem or multisite capital renewal
- Professional service selection via CCNA process
- Pre-construction services
- Open subcontractor bid solicitation
- Five-year continuing agreements used for projects < \$7.5M

Project Approach (2 of 2)

- **Term Service Trade Contracts**
 - Typically selected via Invitation to Bid (ITB)
 - Multiple vendors selected
 - Supplemental quotes for most work over \$5k
 - Maintenance requirements, low voltage, portable installations and removals, single system capital renewal
- **Job Order Contracting**
- **National Purchasing Agreements**
- **Firm Fixed Price Bids**

2024 CM Solicitations

\$459.4M

- Site 126-E-W-4 Elementary School Relief Project \$38.0 M
- Site 136-A-E-5 NE Maintenance New Ancillary Project \$16.0 M
- Boone HS Renovation Comprehensive Project \$148.8 M
- Cherokee School Repurpose Project \$60.0 M
- Jones HS Renovation Comprehensive Project \$51.6 M
- Odyssey MS Renovation Comprehensive Project \$33.2 M
- Olympia HS Renovation Comprehensive Project \$68.6 M
- Orlando Gifted Academy Replacement Project \$43.2 M
- Continuing CM Services (five-year agreement)

2024 CM Bid Solicitations

\$188.4M

- Colonial HS Comprehensive Renovation Project Wharton Smith - \$75.3 M
- Lawton Chiles Comprehensive Renovation Project LEGO - \$23.1 M
- FY 22 Multi-Site Comprehensive Project Wharton Smith - \$63.0 M
 - Avalon ES, Camelot ES, Citrus ES, Endeavor ES
- Five Sites Multi-System Capital Renewal Project Wharton Smith - \$27.0 M
 - Columbia ES, Moss Park ES, Stone Lake ES, Vista Lakes ES, West Creek ES



Doing Business with OCPS

June 13, 2024

 **Orange County
Public Schools**

Doing Business With OCPS

Monthly two-hour webinar hosted by the OCPS Office of Business Opportunity

Visit www.obo.ocps.net to view the schedule and register



Facilities & Construction Contracting

- Procures all goods & services related to **construction** and **maintenance** of district facilities
 - Design, Engineering, Construction Management, Professional Services, Design-Build, General Contracting, Firm Fixed Price and Term Service Bids
- Strategic sourcing via:
 - **Consultant Competitive Negotiation Act Selection (CCNA)**
 - Request for Qualifications
 - Formal Bids (Sealed Bid and/or Firm Fixed Price Bid)
 - Requests for Proposals
 - Quotes
- Manages the selection process and evaluates vendor qualification
 - Schedules pre-submittal meetings
- Conducts negotiations and contract development




Welcome Future Partners

Are you a registered vendor with Orange County Public Schools?

<https://www.procurement.ocps.net>

Procurement Services


 Badging - Jessica Lunsford Act


 Surplus Operations Open to the Public

 Public Records Request and Transcripts


 **Vendor Registration**

 Printing Services

 Mail and Courier Services


Equal Opportunity Disclaimer


Ethics and Lobbying Policy

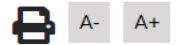

Procurement Services Procedures Manual

[Departments](#)

> [Procurement Services](#)

[Vendors and Community](#)

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[Click here to see Active Contracts](#)

Procurement Services

445 W. Amelia St.
Orlando, FL 32801
407.317.3988

Vision

To provide goods and services of the highest quality and value.

Mission Statement

Procurement Services provides goods and services of the highest quality and value to meet the district goals.

Purpose

Procurement Services is dedicated to providing the highest quality goods and services at the best value through competitive pricing while protecting the integrity of district funds and adhering to policies and procedures. We strive to maintain fair and equitable treatment of all vendors and to provide quality customer service while facilitating the district's goals of academic achievement, constant innovation, employee professionalism, and operational efficiency.

**NIGP
QPPD
ACCREDITATION**



Click on an office below to navigate to their website:



Procurement & Contracting Solicitation Documents

<https://www.procurement.ocps.net>

Procurement and Contracting

[Procurement Services](#)

> [Procurement and Contracting](#)

[PO Terms and Conditions](#)

[Orange County Public Schools / Departments / Procurement Services / Procurement and Contracting](#)

Procurement and Contracting is responsible for the procurement of all goods and services that are not related to construction. These purchases include supplies, technology, software programs, furniture, fixtures, and equipment (FF&E), and many other products and services. In addition, this office administers and monitors the district's P-Card Program; manages vendor master data including vendor registration and maintenance; and manages and maintains the SRM purchasing module linked to SAP, known as iBuy.

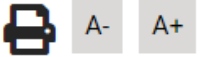
For Solicitation Documents

OCPS utilizes VendorLink for solicitation notifications to interested parties and for posting award notifications. It is the vendor's sole responsibility to monitor these sites for bidding opportunities. Please visit www.vendorlink.ocps.net to create an account to receive notices of solicitations.

Please contact records@ocps.net for past documents not available on VendorLink or other information related to procurements.

Contact procurement@ocps.net if you need assistance.

<https://vendorlink.ocps.net/common/login.aspx>



CONTACT US:

Procurement and Contracting

445 West Amelia Street
Orlando, FL 32801-1129
Telephone: 407-317-3988

Email: procurement@ocps.net

[Click here for Department Contacts](#)

QUICK LINKS

[Ethics & Lobbying Policy](#)





**Orange County
Public Schools**

445 W. Amelia Street · Orlando, Florida 32801 · (407) 317-3200 · www.ocps.net

INVITATION TO BID AND CONTRACTOR ACKNOWLEDGEMENT FORM

POSTING DATE: **July 12, 2023**

PROCUREMENT CONTACT & EMAIL:
Jack Nichols, Sr. Specialist, Buyer II
Jack.nichols@ocps.net

BID NUMBER AND TITLE:

ITB2302061 General Contracting Services

BID DUE DATE & TIME:

August 8, 2023 at 2:00 PM EST

NOTE: RESPONSES RECEIVED AFTER THE DUE DATE AND TIME WILL NOT BE ACCEPTED

QUESTION DEADLINE:

July 24, 2023 at 2:00 PM EST

PRE-BID MEETING DATE & TIME: **July 18, 2023 at 3:30pm**. The information to join this meeting is as follows:

Telephone Number: 1-415-655-0001

Access Code: **23035498437**

Link to Meeting: <https://ocps.webex.com/ocps/j.php?MTID=m09947254e85cacde4f520905399645ff>



General Contracting Term Service Bid

- The purpose of this Bid is to establish a contract for General Contracting services for The School Board of Orange County, Florida on an as-needed basis.
- It is the intent of this solicitation to provide a list of pre-qualified Contractors for projects of \$300,000.00 or less.
- Typical projects may include, but are not limited to, new construction, renovations, remodeling, equipment installation, fire code corrections, building code corrections, aesthetic enhancements, technology enhancements, communications modifications, air quality, and sustainability modifications.
- Some work may require immediate attention while other work may be scheduled.



General Contracting Term Service Bid

- Work awarded under this bid will be divided into two (2) Lots.
- Contractors may be awarded multiple lots under this Bid.

Lot #1 Award – (Projects \$0- \$50,000.00)

- Contractor shall hold a valid General Contractors license in the State of Florida for a minimum of three (3) years prior to the Bid date.
- Lot 1 Award has been designated as a direct procurement for a Minority or Woman Owned Business Enterprise (MWBE), Local Developing Business (LDB), and Veteran Business Enterprise (VBE). Only qualified MWBE, LDB, or VBE Contractors as defined in the OCPS policy will be awarded to Lot 1.
- OCPS staff may choose any one of the awarded Contractors in Lot #1 ONLY to perform work for projects of \$15, 000.00 or less. Projects over \$15,000.00 up to \$50,000.00 will be quoted amongst all awarded Lot #1 Contractors.

General Contracting Term Service Bid

Lot #2 Award (Projects over \$50,000 - \$300,000)

- Contractor shall hold a valid General Contractors license in the State of Florida for a minimum of five (5) years prior to the Bid due date.
- Projects will be quoted amongst all awarded Contractors of Lot #2.

CCNA

Consultants' Competitive Negotiation Act FL Statute 287.055 governs the process the District uses to acquire the following professional services:

- Architectural Services
- Engineering Services
- Registered Surveying and Mapping Services
- Landscape Architecture
- Construction Management
- Design Build
- Program Management



CCNA Process Summary



CM Evaluation Short List Criteria

- Related Building Experience (35 points)
- Project Staff, their functions and participation in Apprenticeship Program (20 points)
- Financial Capabilities (15 points)
- Workload (5 points)
- Equitable Distribution (5 points)
- MWBE, LDB and VBE History (10 points)
- Local Preference Policy Score (10 points)



CM Evaluation Presentation Criteria

- References (10 points)
 - Includes Past Performance on OCPS Project
- Overall Approach, Methodology & Knowledge of Site (30 points)
- Project Team (10 points)
- Cost Control (20 points)
- Project Schedule (20 points)
- MWBE, LDB and VBE Implementation Plan (10 points)



Office of Business Opportunity (OBO)

OBO staff works within Facilities & Construction Contracting and Purchasing & Contracting Services offices to ensure that small, minority, woman, and veteran-owned businesses are participating in the district's procurement processes.

Programs:

- Minority and Women Business Enterprise (MWBE)
- Local Developing Business (LDB)
- Veteran Business Enterprise (VBE)



OCPS purchases from small and diverse businesses



Growth of MWBE & LDB & VBE firms

- **Money**
- **Staff**
- **Bonding Capacity**
- **Increased capital investment**



**Economic well-being of the Central Florida Community
and the children of Orange County**

Our program is not a Social Program but an Economic Program



MWBE , LDB & VBE Goals

<u>Area</u>	<u>MWBE</u>	<u>LDB</u>	<u>VBE</u>
Construction	23%	10%	3%
Professional Services	15%	10%	3%

ON NOV. 5
2024



VOTE

YOUR VOTE MATTERS!

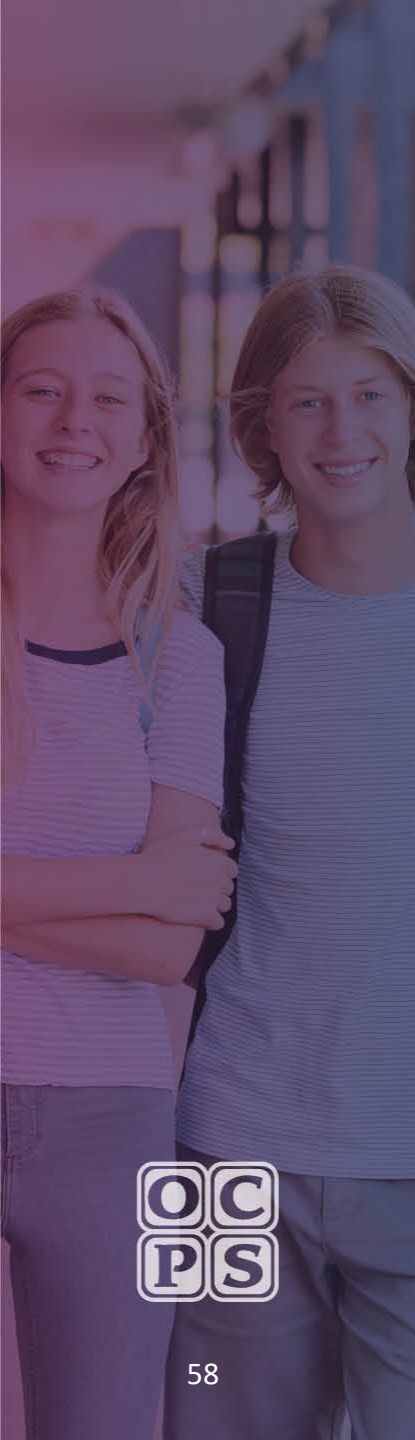


Why the Need for the Continuation of the Sales Tax?

- The current half-cent sales tax is set to expire December 31, 2025.
- A vote “For” would continue an existing, crucial source of funding for school construction, renovation, technology and safety.
- More than 50% of the half-cent sales tax is funded by tourists and non-Orange County residents.
- Since 2011, OCPS has built or rebuilt 64 schools; this represents nearly 30% of schools constructed statewide by school districts.

Why the Need for the Continuation of the Sales Tax?

- If the half-cent is not extended, building program needs will exceed projected revenues by more than \$4 billion through 2035.
- OCPS schools' average age is currently 13 years. Before the sales tax in 2002, they averaged 32 years of age.
- A total of 75 schools constructed, reconstructed, or improved since 2002 will need comprehensive construction, reconstruction, or renovation by 2035.
- The tax will generate approximately \$350 million for the OCPS building program per year.



Industry Engagement



Firms engaged within the past year:

- 25 architects/engineers (A/E)
 - 42 different sub-consultants
 - 38 certified MWBE/LDB/VBE
- 19 construction managers (CM)
 - 272 different sub-contractors
 - 120 certified MWBE/LDB/VBE

Program Economic Impact

Year	Employment	Labor Income (\$ million)	Output (\$ million)
2014	2,053	\$ 101.3	\$ 248.4
2015	2,133	\$ 111.3	\$ 277.2
2016	2,413	\$ 127.7	\$ 326.8
2017	5,133	\$ 273.1	\$ 698.2
2018	3,216	\$ 184.2	\$ 484.3
2019	2,687	\$ 153.7	\$ 413.8
2020	2,494	\$ 141.7	\$ 382.3
2021	2,938	\$ 187.5	\$ 498.7
2022	1,781	\$ 113.2	\$ 269.2
2023	706	\$ 44.4	\$ 113.4
2024	5,672	\$ 355.0	\$ 851.3

Totals 2014 – 2024

- Local expenditures: \$2.94B
- Local output: \$4.56B
- Average employment: 2,839

Feedback Requested - ThoughtExchange

What changes in Orange County Public Schools construction or maintenance contracting would increase the likelihood of your firm's future participation in OCPS contracts?



<https://tejoin.com/scroll/403100336>

Next Steps

- Circulate proposed CM agreement for comment
- Finalize CM agreement and issue RFQs for projects scheduled for solicitation this year
- Subcontractor bids solicited for several projects
- Sales Tax Referendum on General Election ballot
- Develop implementation plan for projects relying on sales tax continuation
- Issue RFQs for 1st round of 8-10 comprehensive projects and new capacity enhancement projects early next year

Questions and Comments?

Contact:

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More information:

Doing Business With OCPS: www.obo.ocps.net

Office of Business Opportunity: www.obo.ocps.net

Procurement Services: www.procurement.ocps.net

VendorLink: vendorlink.ocps.net

Building Code Compliance Office:
www.ocps.net/departments/building_code_compliance_office

½ Cent Sales Tax Referendum: youdecide.ocps.net

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CM Agreement Revisions (1 of 2)

- Changes general conditions from lump sum to not to exceed amount
- Moves several general requirements items linked to staff to labor burden, and revises the labor burden accordingly
- Limits general conditions labor to project management and supervision and administrative support
- Limits payment for subcontractor bonds to subcontracts of \$100k or greater
- Specifies requirements and payments for subcontractor default insurance when implemented by CM

CM Agreement Revisions (2 of 2)

- Revises provisions for compensation for delays outside the control of the CM
- Establishes the maximum fee percentage at the time the agreement is executed, in lieu of when the GMP is established
- Revises the procedure and limits for subcontractor markup on changes
- Provides that the CM's fee shall be adjusted for all change orders (except ODP changes)
- Requires the amount of liquidated damages to be set for each agreement