

Orange County Public Schools School Impact Fee Update Study

Final Report



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Orange County Public Schools

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**Orange County Public Schools
School Impact Update Study**

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Orange County Public Schools School Impact Update Study

Introduction

Following the adoption of the latest update to the Orange County School Impact Fee, the Orange County Board of County Commissioners, in coordination with the Orange County School Board, formed a School Impact Fee Advisory Group (hereafter referred to as the Group). The purpose of the Group was to recommend a consistent methodology for performing updates to the school impact fee. Orange County retained Tindale-Oliver & Associates, Inc. (TOA) to present school impact fee methodologies and to facilitate a series of presentations and discussions with the Group. Throughout the course of these meetings, the Group developed an understanding of possible school impact fee methodologies, as presented by TOA, which could be used to calculate a school impact fee for Orange County. The result was a summary report outlining the consensus reached by the Group on the school impact fee methodology. Following the development of the approved methodology by the Group, TOA was retained by Orange County Public Schools (OCPS) to update the County's school impact fee schedule according to the methodology approved by the Group.

Following the development of the draft technical report, Orange County reconvened the Group to review the impact fee methodology in the technical report for consistency with the school impact fee methodology developed by the Group. Over the course of four meetings in May and June of 2007, the Group reviewed all aspects of the methodology and made the following recommendations to the Orange County School Board for further consideration:

- OCPS' Capital Budget is a ten-year capital work plan that balances revenue sources and expenditures for capital expansion and replacement projects over the entire planning period. Originally, the technical analysis for the impact fee, as presented in previous drafts of this technical report, was based the entire ten-year period included in the Capital Budget. However, to be consistent with a more standard five-year planning horizon, the Group recommended that the impact fee analysis be recalculated based on the first five years of OCPS' Capital Budget. The Group further recommended that both five and ten year analyses be presented to the School Board for a decision as to which planning period to base the impact fee on. It should be noted that the first five years of OCPS' Capital Budget are consistent with the revenues and capital projects in the adopted Five-Year Work Program provided to the Florida Department of Education.

- The methodology for the state revenue credit should be revised by dividing the average annual revenue available for expansion by the average annual total enrollment over the future planning period, rather than by dividing the total revenue by only the growth in enrollment over the planning period. The state revenue credit should also be brought back to present value consistent with the other credit calculations.
- The impact fee should be indexed based on the methodology similar to other impact fees in Orange County.
- The school impact fee should be updated at least once every four years.

The above recommendations made by the Group were reviewed with the Orange County School Board members at a work session on July 10, 2007. Following discussion at this workshop, the School Board approved the following:

- To base the impact fee calculations on the first five years (FY 07 through FY 11) of OCPS' Capital Budget.
- To use the revised methodology for the state revenue credit as recommended by the Group
- To index the school impact fee schedule similar to other Orange County impact fees.
- To update the school impact fee at least once every four years.

The above recommendations have been incorporated into this technical report. The final decision to index the school impact fee schedule and the frequency of updates will be made by the Orange County Board of County Commissioners upon adoption of the ordinance.

This report summarizes the analysis used to update the Orange County school impact fee schedule and consists of the following subsections:

- Inventory
- Population
- Facility Service Delivery
- Cost Component
- Credit Component
- Net Cost per Student

- Student Generation Rates
- Proposed School Impact Fee Schedule
- School Impact Fee Schedule Comparison
- Revenue Estimates
- Indexing

These 11 elements are summarized in the remainder of this report, with the result being the proposed school impact fee schedule.

Inventory

OCPS provides public education facilities for all residents of Orange County. As such, this analysis will include all public elementary, middle, ninth-grade centers, and senior high schools located in Orange County.

OCPS currently operates 172 public schools that serve the students of Orange County and its municipalities, including 115 elementary schools, 32 middle schools, 3 schools housing grades pre-kindergarten through eighth grade, 5 ninth grade centers, and 17 high schools. A list of these schools is provided in Appendix A, Table A-1. In addition, OCPS also operates several other alternative learning facilities, including vocational centers, community education centers, technical schools, etc. According to OCPS' Five-Year Capital Budget, the current inventory will be expanded to include 12 elementary schools, 4 middle schools, and 4 high schools over the next five years. A listing of these future schools can be found in Appendix A, Table A-2.

The need for additional alternative schools is not directly tied to new growth, as not every student will utilize these facilities and programs. Therefore, to ensure that the impact fee reflects only classroom space for grades pre-kindergarten through twelve and facilities funded by OCPS, technical schools and other similar learning facilities are not included in the impact fee calculations.

Population

As mentioned previously, OCPS provides public education to students throughout the entire county. Attendance boundaries can be redrawn to balance school enrollment where students live with where there is available school capacity. Further, school capacity that is added in one location can serve new development in another part of the county. Therefore, the appropriate impact fee district for public schools is countywide.

Table 1 shows the relationship between the historical population growth and student enrollment since 2000, as well as projected population and enrollment growth through 2011. Enrollment figures include students attending the 172 existing schools listed in Table A-1, as well as alternative learning and behavioral facilities. The enrollment figures do not include students attending technical schools, vocational schools, etc. The annual percent change for both population and enrollment is presented, as well as a three-year average to account for any random fluctuations. As presented, student enrollment is expected to grow at a rate consistent with the County’s resident population. Therefore, new permanent student station capacity will need to be built to accommodate new student growth.

Table 1
Service Area Population and Enrollment

Year	Resident Population ⁽¹⁾	Enrollment ⁽²⁾	Population		Enrollment	
			Annual Percent Change	3-Year Average	Enrollment	3-Year Average
2000	896,344	142,465	N/A	N/A	N/A	N/A
2001	930,034	148,538	3.8%	N/A	4.3%	N/A
2002	955,865	154,707	2.8%	N/A	4.2%	N/A
2003	983,165	154,694	2.9%	3.2%	0.0%	2.8%
2004	1,013,937	161,258	3.1%	2.9%	4.2%	2.8%
2005	1,043,437	167,311	2.9%	3.0%	3.8%	2.7%
2006	1,071,430	169,959	2.7%	2.9%	1.6%	3.2%
2007	1,099,423	171,072	2.6%	2.7%	0.7%	2.0%
2008	1,127,416	175,883	2.5%	2.6%	2.8%	1.7%
2009	1,155,409	180,694	2.5%	2.5%	2.7%	2.1%
2010	1,183,400	185,505	2.4%	2.5%	2.7%	2.7%
2011	1,209,240	190,316	2.2%	2.4%	2.6%	2.7%

(1) Source: Bureau of Economic and Business Research, University of Florida (BEBR). Projections for years 2006 through 2011 interpolated based on medium population projections for 2010 and 2015 population projections.

(2) Source: OCPS

Facility Service Delivery

As previously mentioned, OCPS is planning to build a number of new elementary, middle, and high schools over the next five years, a list of which is presented in Appendix A, Table A-2. Each new school will be built using a prototypical design standard. New schools planned to be built in the future will be built to different standards than the existing schools, and will include fewer permanent square feet per permanent student stations than found in existing schools in Orange County. Therefore, the prototypical design standards for future schools will be used to establish the facility

service delivery for schools built in Orange County. Based on the prototypical schools, the facility service delivery for future public schools in Orange County is 118.5 gross square feet per student station for elementary schools, 139.0 gross square feet for middle schools, and 137.0 gross square feet for senior high schools. The weighted average facility service delivery for future public schools is 134.3 gross square feet per student station.

OCPS' Capital Budget has identified the number of new schools to be built over the next five years and has budgeted for these schools accordingly. Therefore, both the inventory and revenue credits for the school impact fee are based on the first five years (FY 07 through FY 11) of OCPS' Capital Budget. As such, the projected student enrollment for the 2010/11 school year is used in subsequent calculations. Table 2 presents the facility service delivery calculations for each school type, as well as for the weighted average facility service delivery for future planned schools according to the prototypical design standards provided by OCPS.

**Table 2
Facility Service Delivery**

School Type	School Type			Total/ Weighted Average
	Elementary	Middle	Senior High	
Net Gross Permanent Square Footage ⁽¹⁾	98,382	168,844	380,414	647,640
Available Permanent Capacity ⁽²⁾	830	1,215	2,776	4,821
LOS - Gross Sq Ft per Student Station⁽³⁾	118.5	139.0	137.0	134.3

(1), (2) Source: OCPS

(3) Net permanent gross square footage of future schools (Item 1) divided by the available permanent capacity of future schools (Item 2). The permanent capacity is based on the capacity found in the Florida Department of Education's Florida Inventory of School Houses (FISH), which includes 100 percent of the total student stations for elementary school, 90 percent for middle schools, and 95 percent for high schools.

Currently, the Orange County Comprehensive Plan does not include an adopted facility service delivery (also known as the level of service) for public schools. As mandated under the State's Growth Management Act, Orange County is in the process of updating the School Facilities Element in the Comprehensive Plan to address school concurrency and the capital planning of public schools. Also included in this new element will be the adopted facility service delivery for public schools in Orange County. It should be noted that impact fee revenues cannot be used to fund existing deficiencies in the level of service for schools in Orange County.

Cost Component

Facility Cost per Student Station

The first step in determining the cost of providing public schools to Orange County residents is to calculate the facility cost per student station. Several cost components must be considered when calculating the total cost of constructing a school, including planning and site preparation costs; construction costs; furniture, fixtures, and equipment (FF&E) costs; net interest carrying costs; and the cost of land. The weighted average facility cost for each type of school is developed based on these cost components, which are described in more detail in the following subsections.

School Facility-Related Costs (Construction & Non-Construction)

To determine the costs associated with constructing a new school in Orange County, cost information was obtained from bids or construction estimates for schools received in 2005 and 2006. In addition, given recent construction cost increases, a review of the percent increase between bids received in 2005 and 2006 also was completed. The costs for schools in 2005 were adjusted based on the percent increased in costs from 2005 to 2006 to develop both the construction and non-construction cost per square foot. There are three cost elements in the construction of the facility, including actual construction costs, non-construction costs (also referred to as “soft costs”), which include planning, site preparation costs, architecture and engineering costs, etc., and FF&E costs. As shown in Table 3, the construction costs for a new school range from \$145 to \$209 per gross square foot, the non-construction costs range from \$36 to \$52 per gross square foot, and the FF&E costs range from \$10 to \$13 per square foot, depending on the type of school to be built.

Table 3
School Facility Cost per Student Station

Cost Component	Elementary School	Middle School	High School	Weighted Average
Square Feet per Student Station (LOS) - Future Schools ⁽¹⁾	118.5	139.0	137.0	134.3
School Facility Cost Components:				
Non-Construction Cost per Gross Square Foot ⁽²⁾	\$36.42	\$43.22	\$52.34	\$47.54
Construction Cost per Gross Square Foot ⁽³⁾	\$145.37	\$172.99	\$209.35	\$190.15
FF&E Cost per Gross Square Foot ⁽⁴⁾	\$10.16	\$10.66	\$12.62	\$11.69
Land Cost per Gross Square Foot ⁽⁵⁾	\$12.16	\$11.84	\$12.64	\$12.32
Net Interest Carrying Cost per Gross Square Foot ⁽⁶⁾	\$10.20	\$10.88	\$7.77	\$9.50
Total Facility Cost per Gross Square Foot ⁽⁷⁾	\$214.31	\$249.59	\$294.72	\$271.20
Facility Cost per Student Station⁽⁸⁾	\$25,396	\$34,693	\$40,377	\$36,422

(1) Source: Table 2

(2), (3), (4) Based on the costs for new schools from construction bids and estimates received in the last two years. For bids received in 2005, both the non-construction and the construction costs have been inflated according to the percent difference between the 2005 and 2006 bids.

(5) Based on the average number of acres purchased by school type for OCPS's existing inventory (15 acres per elementary, 25 acres per middle, and 60 acres per high school), divided by the average square feet for each school type. The acreage per 1,000 square feet is then multiplied by a cost of \$80,000 per acre, based on OCPS' land purchases for new schools within the last five years and discussions with OCPS staff. This cost per acre also has shown to be conservative, based on an analysis of vacant land sales within the last two years in Orange County for parcels 15 to 75 acres in size.

(6) The net interest carrying cost per facility is the interest costs that OCPS incurs during the construction period in order to construct a new school facility and is adjusted to reflect the percentage of new schools by school type built with Capital Outlay Proceeds.

(7) Sum of the school facility cost per gross square foot (Items 2 through 6)

(8) The total school facility cost per gross square foot (Item 7) multiplied by the gross square feet per student station (Item 1) for each respective school type and the weighted average.

Land Cost

For each school type, the land cost per square foot is based on a replacement value of \$80,000 per acre. This cost per acre is based on discussions with OCPS staff, as well as a review of OCPS' land purchases within the last two years, inflated to 2006 dollars. The weighted average cost per acre for these purchases is \$72,500, which is inflated by 10 percent to a cost of \$80,000 per acre in 2006 dollars. This inflation is conservative, as the actual increase in just land values from 2005 to 2006 was 43 percent. In addition, a review of the vacant land sales throughout the county in the last two years of parcels 15 to 75 acres in size was completed and verified that the replacement cost of \$80,000 per acre is conservative. The land cost per square foot by school type was developed based on the typical numbers of acres purchased for each type of school (15 acres per elementary school, 25 acres per middle school, and 60 acres per high school) and the square footage of each type of school (from Table 2). The average acreage by school type is based on the number of acres purchased for future schools and discussions with OCPS staff. It should be noted that these numbers also reflect the average acreage by school type for existing schools as well. Based on the above analysis, the land cost per square foot ranges from \$12 to \$13 per gross building square foot, depending on the type of school that the land will be purchased for.

Net Interest Carrying Cost

In addition to the costs identified above, the interest expense or lost opportunity on funds that OCPS uses during construction of a new school facility must be considered. The estimated time of construction by school type is based on discussions with OCPS staff and is three years from start to finish to construct an elementary school, three and one-half years to construct a middle school, and four years to construct a high school. These life cycle time frames include land purchase, the planning and bidding process, construction, and the acquisition of FF&E.

Based on historical financing trends, OCPS uses Certificates of Participation (COPs) to fund a portion of new school construction. In addition, OCPS' Five-Year Capital Budget indicates that a number of future schools also will be funded with COPs. Therefore, it is appropriate to charge new development for the carrying cost per facility (which is the interest cost during the design, site acquisition and construction periods) that OCPS incurs in order to construct new school facilities for the portion of future schools (by schools type) that will be funded with COPs.

Weighted Facility Cost per Student

The calculation of the total impact cost per student is based on the facility cost per student station figures derived in Table 3 and is calculated using the ratio of projected student enrollment to available capacity for the 2010/11 school year, thus accounting for the number of students that are housed in portable or relocatable student stations. This calculation also adjusts the cost per student based on the available permanent capacity in 2011. As previously mentioned, the projected enrollment for 2011 is used because the impact fee analysis is based on the first five years of OCPS’ Capital Budget, through FY 2011.

The weighted average total facility impact cost per student station is adjusted by dividing the facility cost per student station by the ratio of projected student enrollment to the permanent capacity (number of permanent student stations) available in 2011 for each school type. This calculation adjusts the cost per student station to a cost per student, and also adjusts the cost based on the amount of available permanent capacity. If there is expected to be excess capacity in 2011 (e.g., more permanent student stations than expected students at the end of the five-year period), then the cost per student increases. Similarly, if there is expected to be more students enrolled in 2011 than available capacity, the cost per student station is adjusted down. In the case of Orange County, for each type of school, as well as the weighted average, there is a deficiency in permanent capacity compared to the student enrollment in 2011.

As shown in Table 4, the result is the weighted facility impact cost of \$33,016 per student.

**Table 4
Weighted Facility Impact Cost per Student**

Calculation Step	Elementary School	Middle School	High School	Weighted Average/ Total
Facility Impact Cost per Student				
Facility Cost per Student Station ⁽¹⁾	\$25,396	\$34,693	\$40,377	\$36,422
Projected Student Capacity for 2010/11 School Year ⁽²⁾	75,992	41,995	54,532	172,519
Projected Students for 2010/11 School Year ⁽³⁾	91,510	43,823	54,983	190,316
Weighted Average Total Facility Impact Cost per Student⁽⁴⁾	\$21,089	\$33,246	\$40,046	\$33,016

(1) Source: Table 3

(2) Source: Capacity of current schools, presented in Appendix A, Table A-1 plus capacity of future schools, presented in Appendix A, Table A-2

(3) Source: OCPS enrollment projections

(4) The facility impact cost per student by school type is adjusted by dividing the cost by the ratio of students to capacity for each school type.

Total Cost per Student

The total facility cost per student includes three additional cost components that are used to determine the total cost per student for public schools in Orange County. These cost components include the cost of providing transportation, ancillary facilities, and administrative support facilities. Each of these additional cost components are discussed in further detail below.

Transportation Costs

The first additional cost component is the cost of providing transportation to students. OCPS currently owns 1,442 buses used for student transportation with plans to acquire an additional 202 buses over the next five years for additional students resulting from growth. The replacement value of a bus is reported to be \$90,000 by OCPS staff. In addition, OCPS has 61 vehicles that are part of the “white fleet,” which includes other vehicles such as vans, trucks, and trailers, and plans to purchase an additional 9 vehicles over the next five years as necessitated by growth. The replacement value of the white fleet is \$16,000 per vehicle. The result is a total replacement value of \$149.1 million, \$1.1 million of which is for the white fleet and \$148.0 million is for buses. The total capital cost is then divided by the current enrollment, resulting in a cost of \$783 per student.

Ancillary and Administrative Facilities Costs

The second and third additional cost component are the capital cost of ancillary and administrative facilities that are necessary for OCPS to provide support services for students, schools, transportation services, and administrative personnel. OCPS currently has approximately 408,000 square feet of ancillary facilities for maintenance and operations and approximately 238,000 square feet for administrative and office space. The estimated replacement cost of \$150 per square foot for maintenance/operations is based on cost figures observed in other communities. In addition, a cost of \$225 per square foot for administrative/office space is used, again, based on cost of similar facilities in other jurisdictions. The cost of land for ancillary and administrative facilities also is included, based on the acres per 1,000 square feet of the District’s existing facilities and a land replacement value of \$80,000 per acre. Similar to determining the land cost for schools, this cost is based on discussions with OCPS staff and is conservative, based on recent land purchases by OCPS and an analysis of vacant land parcels purchased in Orange County over the past two years of 15 to 75 acres in size. The resulting costs for ancillary and administrative facilities are \$436 and \$285 per student, respectively.

The transportation, ancillary facility, and administrative facility cost components are added to the weighted facility impact cost per student from Table 4, resulting in a total impact cost of \$34,520 per student, as presented in Table 5.

Table 5
Total Cost per Student

Description	Figure
<i>Weighted Average Total Facility Impact Cost per Student</i> ⁽¹⁾	\$33,016
Transportation Services Cost per Student	
Total Capital Cost of Transportation Services ⁽²⁾	\$149,080,000
2011 Enrollment ⁽³⁾	190,316
<i>Cost of Transportation Services per Student</i> ⁽⁴⁾	\$783
Ancillary Facilities Cost per Student	
Building Replacement Value for Ancillary Facilities ⁽⁵⁾	\$61,156,950
Land Replacement Cost for Ancillary Facilities ⁽⁶⁾	\$21,910,400
Total Replacement Cost for Ancillary Facilities ⁽⁷⁾	\$83,067,350
<i>Total Cost per Student for Ancillary Facilities</i> ⁽⁸⁾	\$436
Administrative Facilities Cost per Student	
Building Replacement Value for Administrative Facilities ⁽⁹⁾	\$53,649,225
Land Replacement Cost for Administrative Facilities ⁽¹⁰⁾	\$568,000
Total Replacement Cost for Administrative Facilities ⁽¹¹⁾	\$54,217,225
<i>Cost of Administrative Facilities per Student</i> ⁽¹²⁾	\$285
Total Impact Cost per Student ⁽¹³⁾	\$34,520

- (1) Source: Table 4
- (2) Source: OCPS' (based on five-year future inventory of 1,644 buses valued at \$90,000 per bus and 70 white fleet vehicles, valued at \$16,000 per vehicle)
- (3) Source: Table 1
- (4) Total capital cost of transportation services (Item 2) divided by the 2011 enrollment (Item 3)
- (5) Total square footage of OCPS' ancillary facilities valued at \$150 per square foot, based on costs for similar buildings observed in other jurisdictions
- (6) Total acreage of OCPS' ancillary facilities valued at \$80,000 per acre
- (7) Sum of the building (Item 5) and land (Item 6) replacement cost for ancillary facilities
- (8) Total replacement cost for ancillary facilities (Item 7) divided by the 2011 enrollment (Item 3)
- (9) Total square footage of OCPS' administrative facilities valued at \$225 per square foot, based on costs for similar buildings observed in other jurisdictions
- (10) Total acreage of OCPS' administrative facilities valued at \$80,000 per acre
- (11) Sum of the building (Item 9) and land (Item 10) replacement cost for administrative facilities
- (12) Total replacement cost for administrative facilities (Item 11) divided by the 2011 enrollment (Item 3)
- (13) Sum of the weighted average total facility impact cost (Item 1), transportation cost (Item 4), ancillary facilities cost (Item 8), and administrative facilities cost (Item 12) per student

Credit Component

In addition to the school impact fee program, other revenue that new development generates that are used towards capital expansion of school facilities must be considered in the credit component of the school impact fee. To ensure that new residential development is not being overcharged for the capital costs associated with new public schools, a credit is given for any additional non-impact fee revenue that new development generates and that is used for the capital expansion of school facilities. This ensures that each new residential development pays the appropriately calculated impact fee, less any additional revenue included as part of the impact fee credit. It is important to note that a credit for school impact fees is not given for revenue generated by new development that is used for capital renovation of existing education facilities or for maintenance or operational costs.

The following state and local sources of revenues will be used towards the expansion of school facilities over the next five years and where therefore considered in the development of impact fee credits.

- State Revenue
 - Capital Outlay & Debt Service
 - Class Size Reduction

- Local Revenue
 - Ad Valorem Discretionary Capital Outlay Tax
 - Local Option Sales Tax

State Revenue Credit

The Florida State Constitution authorizes sources of revenue for school districts, including Public Education Capital Outlay (PECO), Capital Outlay & Debt Service (CO & DS), and Class Size Reduction (CSR) revenue. OCPS uses PECO revenue for safety enhancements and not for the expansion of student stations. Therefore, this revenue is not included in the following credit calculation. CO & DS revenues are generated from the licensing of motor vehicles and motor homes and also may be used for capital renovation and expansion projects for public schools. CO & DS revenues are distributed annually among school districts and community college districts based on a constitutional formula.¹ CSR revenue is provided by the State to build additional student stations in accordance with the State-mandated Class Size Amendment. It should be noted that CSR revenue is appropriated annually. To include projected CSR figures in the revenue credit,

¹State of Florida, 2005 Local Government Financial Information Handbook, March 2006.

it is estimated that OCPS will receive the same CSR revenue through 2010 (the last year this revenue source is expected to be available) as it has received, on average, over the last five years. This provides for a generous credit and results in a more conservative impact fee, as OCPS staff expects that the State will likely not appropriate as much CSR revenue in the next three years as has been historically appropriated to OCPS. The total state revenue available for the capital expansion of public schools in Orange County is listed in Table 6.

The state revenue credit per student is calculated by dividing the annual amount of revenue, for each revenue source, by the respective enrollment figure for that year. The annual revenue per student is then brought back to present value (2007 dollars), based on the year the revenue is expected to be available. The revenue per student for 2007 is already calculated in current dollars and therefore does not need to be brought back to present value. The result is a five-year total of \$51 per student for CO & DS revenue and \$982 student for CSR revenue, for a total state revenue credit of \$1,033 per student.

**Table 6
State Revenue Credit**

Calculation Step	Fiscal Year					Total
	2007	2008	2009	2010	2011	
CO & DS State Revenue Available for Capital Expansion ⁽¹⁾	\$1,765,629	\$1,946,182	\$2,062,607	\$2,242,071	\$2,404,782	\$10,421,271
Annual Enrollment ⁽²⁾	171,072	175,883	180,694	185,505	190,316	
CO & DS State Revenue per Student ⁽³⁾	\$10	\$11	\$11	\$12	\$13	
Capitalization Rate	N/A	5%	5%	5%	5%	
Capitalization Period, Years	N/A	1	2	3	4	
<i>Subtotal Present Value of the CO & DS Revenue Credit per Student⁽⁴⁾</i>	<i>\$10</i>	<i>\$10</i>	<i>\$10</i>	<i>\$10</i>	<i>\$11</i>	<i>\$51</i>
Class Size Reduction Revenue Available for Capital Expansion ⁽⁵⁾	\$90,325,893	\$30,000,000	\$30,000,000	\$30,000,000	\$0	\$180,325,893
Class Size Reduction Revenue per Student ⁽⁶⁾	\$528	\$171	\$166	\$162	\$0	
Capitalization Rate	N/A	5%	5%	5%	5%	
Capitalization Period, Years	N/A	1	2	3	4	
<i>Subtotal Present Value of the State Class Size Reduction Revenue Credit per Student⁽⁷⁾</i>	<i>\$528</i>	<i>\$163</i>	<i>\$151</i>	<i>\$140</i>	<i>\$0</i>	<i>\$982</i>
Total State Revenue Credit per Student⁽⁸⁾	\$538	\$173	\$161	\$150	\$11	\$1,033

(1), (5) Source: OCPS Five-Year Capital Budget

(2) Source: Table 1

(3) CO & DS revenue available for capital expansion (Item 1) divided by the respective enrollment figure for that year (Item 2)

(4) Present value of the CO & DS revenue per student (Item 3) at 5 percent interest rate and the number of years to bring the revenue back to current (2007) dollars. The revenue per student for 2007 is already in current dollars and therefore no present value calculation is necessary.

(6) Class size reduction revenue available for capital expansion (Item 5) divided by the respective enrollment figure for that year (Item 2)

(7) Present value of the class size reduction revenue per student (Item 6) at 5 percent interest rate and the number of years to bring the revenue back to current (2007) dollars. The revenue per student for 2007 is already in current dollars and therefore no present value calculation is necessary.

(8) Summation of the present value CO&DS revenue credit per student (Item 4) and the present value of the class size reduction revenue credit per student (Item 7) for each year and the five-year total

Ad Valorem Discretionary Capital Outlay Tax

The School Board has the authority to levy up to two mils of the countywide ad valorem tax to generate revenue for education. This revenue, referred to as the Capital Outlay Tax, is used for both capital renovation and expansion projects. In Orange County, the current millage rate is 1.5-mils. This rate is in place until the expiration of the current voter-approved local option sales tax. The calculation to determine the capital outlay tax revenue to be used for capital expansion, as well as the resulting revenue credit per student, is presented in Table 7.

**Table 7
Ad Valorem Discretionary Capital Outlay Tax Revenue Credit**

Calculation Step	Figure
Total Five-Year Projected Capital Outlay Tax Revenue ⁽¹⁾	\$763,825,746
Percent for Expansion ⁽²⁾	66.4%
Average Annual Capital Outlay Tax for Expansion ⁽³⁾	\$101,436,059
Five-Year Average Annual Enrollment ⁽⁴⁾	180,694
Five-Year Average Annual Capital Outlay Tax per Student ⁽⁵⁾	\$561
Capitalization Rate	5%
Capitalization Period, Years	25
Net Present Value of the Ad Valorem Discretionary Capital Outlay Tax Revenue Credit per Student⁽⁶⁾	\$7,907

- (1), (2) Source: OCPS Five-Year Capital Budget
- (3) Total five-year projected capital outlay tax revenue (Item 1) multiplied by the percent for expansion (Item 2), divided by five years
- (4) Source: Table 1
- (5) Average annual capital outlay tax for expansion (Item 3) divided by the five-year average annual enrollment (Item 4)
- (6) Present value of the average annual capital outlay tax per student (Item 5) at 5 percent interest rate for 25 years, the average interest rate and number of years for OCPS bond issues

OCPS' Five-Year Capital Budget is used to determine the total amount of ad valorem revenue projected to be generated over the next five years, as well as the percentage that will be dedicated towards the expansion of student stations (66.4%). The percentage of ad valorem revenue dedicated towards the expansion of new student stations to accommodate new growth is based on the ad valorem revenue projected to be available for the construction of new student stations, site acquisition, bus/vehicle expansion, expansion of ancillary facilities, and new technology/security expenditures, as well as ad valorem revenue applied towards the payment of future COPs issued for capital expansion to accommodate new student stations to accommodate growth. The repayment

of COPs also includes prior debt issues that may have originally included payments for new student stations to accommodate new growth. This is because the refunded debt, or portion thereof, for new student stations is still being paid by new growth and, thus, a revenue credit should be given.

The ad valorem capital outlay tax revenue credit per student is calculated by dividing the average annual available ad valorem revenue for expansion over the next five years by the average annual projected number of students for the next five years. This average level of capital outlay tax revenue is used in the present value calculation for capital expansion using a 5 percent interest rate and a capitalization period of 25 years. This time period is consistent with the average rate and duration of OCPS bond issues. As presented in Table 7, the capital outlay tax revenue credit is \$7,907 per student.

Local Option Sales Tax

Orange County has enacted a one-half cent local option sales tax to generate additional revenue for OCPS. According to OCPS' Capital Budget, nearly all the sales tax revenue generated over the next five years will fund renovation projects, and only one new school will be funded with sales tax revenue in FY 2007. To calculate the sales tax credit, the amount sales tax revenue for expansion is divided by the 2007 enrollment figure to determine the sales tax revenue per student. The sales tax revenue per student is not brought back to present value because the sales tax expenditure for expansion is already in current (2007) dollars. As presented in Table 8, the sales tax revenue credit is \$305 per student.

**Table 8
Local Option Sales Tax Revenue Credit**

Calculation Step	Figure
Total Sales Tax Revenue for Expansion ⁽¹⁾	\$52,245,890
2007 Enrollment ⁽⁴⁾	171,072
Sales Tax Revenue Credit per Student⁽⁵⁾	\$305

(1) Source: OCPS Five-Year Capital Budget

(2) Source: Table 1

(3) Sales tax for expansion (Item 1) divided by the 2007 enrollment figure (Item 2)

Net Cost per Student

The net impact fee per student is the difference between the Cost Component and the Credit Component. Table 9 summarizes the calculation of the net impact cost per student for public schools in Orange County.

Table 9
Net Cost per Student

Cost / Credit Element	Impact Cost	Revenue Credits
Impact Cost		
Total Impact Cost per Student ⁽¹⁾	\$34,520	
Impact Credit		
State Revenue Credit per Student ⁽²⁾		(\$1,033)
Capital Outlay Tax Revenue Credit per Student ⁽³⁾		(\$7,907)
Sales Tax Revenue ⁽⁴⁾		(\$305)
Total Revenue Credit per Student ⁽⁵⁾		(\$9,245)
Net Impact Cost		
Net Impact Cost per Student ⁽⁶⁾	\$25,275	

(1) Source: Table 5

(2) Source: Table 6

(3) Source: Table 7

(4) Source: Table 8

(5) Summation of the revenue credits per student (Items 2 through 4)

(6) Total cost per student (Item 1) less the total revenue credit per student (Item 5)

The first section of Table 9 identifies the total impact cost as \$34,520 per student. The second section of the table identifies the revenue credits for the school impact fee. The credit calculation includes a total revenue credit of \$1,033 per student for state revenue and \$7,907 per student for capital outlay tax revenue and \$305 per student for sales tax revenue, for a total revenue credit of \$9,245 per student.

The net impact cost per student (the third section of the table) is the difference between the total impact cost and the total revenue credit. The result is a net impact cost of \$25,275 per student.

Student Generation Rates

The number of students living in a household varies, depending on the type of residential housing. Therefore, school impact fees often are assessed based on the student generation rates of specific residential use types. For Orange County, the student generation rate per residential unit is based on three types of residential uses: single family, multi family, and mobile home.

The student generation rates are derived using Public Use Microdata Sample (PUMS) and Census 2000 data, as well as OCPS student enrollment figures for the year 2000. This figure is developed by dividing the number of students within a particular residential use type by the total number of units of that land use in Orange County.

Given the length of time since the last Census, a review of the single family building permits and new students per year from 2000 to 2006 was completed to verify that the student generation rates are still accurate. This analysis indicates that there has been a slight decrease in the overall trend in students per unit since 2000 of 3.5 percent. Therefore, the student generation rates developed based on Census 2000 data are adjusted downward to reflect this decrease.

**Table 10
Student Generation Rates**

Residential Land Use Type	Number of Students⁽¹⁾	Number of Units⁽²⁾	Students per Unit⁽³⁾	Adjusted Students per Unit⁽⁴⁾
Single Family Detached	101,550	209,853	0.484	0.468
Multi-Family	35,701	131,071	0.272	0.263
Mobile Home	5,214	20,068	0.260	0.251

- (1) Number of units for each residential land use type derived from PUMS and Census 2000 data
- (2) Number of students for each unit for each residential land use type derived from PUMS and Census 2000 data and is adjusted using actual OCPS enrollment data for the year 2000
- (3) Number of students (Item 1) divided by the number of units (Item 2) for each residential land use type
- (4) Students per unit (Item 3) for each land use are adjusted to reflect the change in the overall student generation rate (-3.5%), based on the number of building permits and student enrollment from 2000 to 2006.

Proposed School Impact Fee Schedule

To determine the proposed school impact fee for each residential land use, the net impact cost per student from Table 9, is multiplied by the adjusted students per unit, or student generation rate, from Table 10 for each residential land use. The resulting net impact fees are presented in the proposed impact fee schedule in Table 11. As presented, the fees range from \$6,344 to \$11,829 per dwelling unit.

Table 11
Proposed School Impact Fee Schedule

Residential Land Use	Impact Unit	Net Impact Cost per Student⁽¹⁾	Students per Unit⁽²⁾	Net Cost per Unit⁽³⁾
Single Family Detached	du	\$25,275	0.468	\$11,829
Multi-Family	du	\$25,275	0.263	\$6,647
Mobile Home Park	du	\$25,275	0.251	\$6,344

(1) Source: Table 9

(2) Source: Table 10

(3) Net impact cost per unit is the product of the net impact cost per student (Item 1) and the number of students per unit (Item 2) for each residential land use category.

School Impact Fee Schedule Comparison

As part of the work effort in developing the Orange County schools impact fee program, a comparison of school impact fee schedules of other jurisdictions has been prepared. Table 12 presents this comparison. For those where the information was available, the percentage that the impact fee was adopted at is shown.

Revenue Estimates

Based on Orange County's enrollment projections provided in Table 1, it is estimated that the County's school impact fee revenues will generate a total of \$486.4 million or an average of \$121.6 million annually, through 2011. The revenue projections are presented in Table 13. Figures are in 2007 dollars and do not take into account possible indexing of the fees.

It should be noted that, for impact fee purposes, revenue projections serve only as an overall guideline in planning future infrastructure needs. In their simplest form, impact fees charge each unit of new growth for the net cost (total cost less credits) of infrastructure needed to serve that unit of growth. If the growth rates remain high, the District will have more impact fee revenues to fund growth related projects sooner rather than later. If the growth rate slows down, less revenue will be generated, and the timing and need for future infrastructure improvements will be later rather than sooner.

Table 12
School Impact Fee Schedule Comparison

County	Date of Last Update	Adoption Percentage	Adopted Single Family Impact Fee ⁽¹⁾
Seminole (adopted)	1992	N/A	\$1,384
Martin County*	2006	N/A	\$1,467
Indian River*	2005	100%	\$1,756
Broward	2005	N/A	\$1,789
Hillsborough ⁽²⁾	2006	N/A	\$2,000
Sarasota	2006	N/A	\$2,032
Citrus	2006	50%	\$2,109
Miami-Dade	1995	N/A	\$2,448
Highlands	2006	50%	\$2,901
Marion	Proposed	N/A	\$3,517
Flagler	2004	100%	\$3,600
Nassau	2005	N/A	\$3,726
St. Johns	2004	100%	\$3,771
Palm Beach	N/A	N/A	\$3,998
Hernando	2005	100%	\$4,266
Lee	N/A	N/A	\$4,309
Glades	2006	N/A	\$4,322
Pasco	2005	100%	\$4,356
Brevard	2004	100%	\$4,445
St. Lucie	2005	N/A	\$4,555
Seminole	Proposed	N/A	\$4,991
Volusia	2005	100%	\$5,744
Manatee	2005	N/A	\$6,092
Orange Current	2004	100%	\$7,000
Clay	2005	N/A	\$7,034
Lake*	2004	100%	\$7,055
Polk	2005	100%	\$8,596
DeSoto	2006	100%	\$9,125
Collier	2006	100%	\$9,206
Osceola	2004	100%	\$9,981
Orange Proposed	Proposed	N/A	\$11,829

*Fee is currently being updated.

N/A = Information could not be obtained

(1) Source: Fee schedules. The fee is for a 2,000 square foot single family home.

(2) The fee will increase to \$4,000 per dwelling unit over the next two years.

Table 13
Annual Impact Fee Revenue Estimates

Year	Student Population⁽¹⁾	New Students⁽²⁾	Estimated Revenues⁽³⁾
2007	171,072		
2008	175,883	4,811	\$121,598,025
2009	180,694	4,811	\$121,598,025
2010	185,505	4,811	\$121,598,025
2011	190,316	4,811	\$121,598,025
Total Revenue			\$486,392,100
Annual Average Revenue			\$121,598,025
Net Cost per Student⁽⁴⁾			\$25,275

(1) Source: Table 1

(2) Student enrollment growth per year, based enrollment projections in Item 1

(3) New student growth (Item 2) multiplied by the net cost per student (Item 4)

(4) Source: Table 9

Indexing

In many cases, impact fees are reviewed periodically (every three to five years, etc.) as opposed to an annual basis. If no adjustment to the impact fee schedule is made during this period, a situation can be created where major adjustments to the impact fee schedule become likely to be required due to the time between the adjustments. The need for significant adjustments also creates major concerns in the development community. To address this issue, it is recommended that the Orange County School Impact Fee be indexed for construction and land cost increases on an annual basis.

Building Cost

The cost of school buildings should be indexed in a fixed amount each year based on the building cost index provided by the Engineering News-Record (ENR). As presented in Table 14, over the past three years, the average increase in building cost has been 4.7 percent. Given the recent construction cost increases, utilization of a 3-year average is recommended.

In addition, the ENR index does not appear to capture local construction cost increases. The County may consider conducting a separate study to determine the changes in the local construction cost to be used for indexing purposes for the next few years. In the absence of such a study, the above index provides a conservative estimate.

**Table 14
Building Cost Index**

Year	Annual Avg	Percent Change
2004	3,984	N/A
2005	4,205	5.5%
2006	4,369	3.9%
Average		4.7%

Source: Engineering News-Record, Building Construction Cost Index

Land Cost

A five-year trend for just land values of countywide land is evaluated to determine the historical change in land values. The percent change in land values for 2005 and 2006 are far greater than the historical growth rates. Therefore, to be conservative, the percent increase for these two years is capped at 15 percent. The result is an average annual growth rate of 12.2 percent, as presented in Table 15.

**Table 15
Orange County Just Land Values**

Year	Countywide Just Property Value	Percent Change - Countywide
2002	\$21,462,699,385	N/A
2003	\$23,669,998,301	10.3%
2004	\$25,632,271,863	8.3%
2005	\$34,036,310,749	15.0%
2006	\$48,591,291,451	15.0%
Annual Average		12.2%

Source: Orange County Property Appraiser

Equipment Cost

The cost of furniture, equipment, school buses, and other support vehicles should be indexed in a fixed amount each year based on the consumer price index provided by the Bureau of Labor Economics. As presented in Table 16, over the past five years, the average increase in building cost has been 2.9 percent.

Table 16
Equipment Cost Index

Year	Annual Index	Percent Change
2002	110.8	N/A
2003	113.1	2.1%
2004	116.2	2.7%
2005	120.0	3.3%
2006	123.9	3.3%
Average		2.9%

Source: US Department of Labor, Bureau of Labor Statistics, CPI (South Region, Class B/C)

Application

It may be useful to illustrate how these indices can be applied. As presented in Table 17, of the \$7.3 billion total school capital value, approximately 89 percent is for the buildings, 5 percent for the land, and 6 percent is for equipment (FF&E, buses, and vehicles).

Table 17
Distribution of Capital Cost

Calculation Step	Distribution of Inventory	Percent of Total Cost ⁽¹⁾	Annual Increase ⁽²⁾	Index ⁽³⁾
Land Replacement Value		4.9%	12.2%	0.6%
Ancillary/Admin Facilities ⁽⁴⁾	\$22,478,400			
Existing Schools ⁽⁵⁾	\$293,520,000			
Future Schools ⁽⁶⁾	\$41,586,085			
Building Replacement Value		88.6%	4.7%	4.2%
Ancillary/Admin Facilities ⁽⁷⁾	\$114,806,175			
Existing Schools ⁽⁸⁾	\$5,577,059,069			
Future Schools ⁽⁹⁾	\$758,843,569			
Bus/FF&E Replacement Value		6.5%	2.9%	0.2%
Bus & Vehicle Replacement Value ⁽¹⁰⁾	\$149,080,000			
FF&E - Existing Schools ⁽¹¹⁾	\$286,204,768			
FF&E - Future Schools ⁽¹²⁾	\$38,397,540			
Total Replacement Value	\$7,281,975,606			
Total Applicable Index				5.0%

- (1) Sum of the individual components of the land, building, bus/FF&E replacement value, divided by the total replacement value
- (2) Source: Tables 14-16
- (3) Percentage of each component of the total value (Item 1) multiplied by the annual increase (Item 2) for each component
- (4), (7), (10) Source: Table 5
- (5) Land replacement value for existing schools is calculated by multiplying the total acres for existing schools from Appendix A, Table A-1 by the land replacement value of \$80,000 per acre.
- (6) Land replacement value for future schools is calculated by multiplying the land value per gross square foot by school type from Table 3 by the total gross square feet for future schools by school type from Appendix A, Table A-2.
- (8) Building replacement value for existing schools is calculated by adding the construction and non-construction costs per square foot by school type from Table 3 and multiplying that figure by the gross square footage for existing schools for each respective school type found in Appendix A, Table A-1.
- (9) Building replacement value for future schools is calculated by adding the construction and non-construction costs per gross square foot by school type from Table 3 and multiplying that figure by the gross square footage for future schools for each respective school type found in Appendix A, Table A-2.
- (11) FF&E replacement value for existing schools is calculated by multiplying the FF&E cost per gross square foot by school type from Table 3 by the gross square footage for existing schools for each respective school type found in Appendix A, Table A-1
- (12) FF&E replacement value for future schools is calculated by multiplying the FF&E cost per gross square foot by school type from Table 3 by the gross square footage for future schools for each respective school type found in Appendix A, Table A-2.

Applying these percentages to the average cost increases presented previously would provide a combined index of 5.0 percent, which then can be applied to all fees presented previously in Table 11. For example, using this index, the fee for the single family residential land use would increase from \$11,829 to \$12,420 [$(\$11,829) * (1+0.05) = \$12,420$] at the end of the first year.

There are two different approaches that can be implemented when indexing the impact fee. These include fixed rate indexing or variable rate indexing. The benefit of fixed rate indexing at specific level over a given period of time is that the fee schedule can increase at a consistent rate over the next 3 to 4 years until the next update of the impact fee occurs. Under this scenario, the fee schedule for each time period can be calculated and included in the ordinance. The development community knows exactly when and by what amount the fees will increase. If the fixed rate indexing is utilized, is it recommended that the indexing variables be reviewed on an annual basis.

The variable rate indexing approach requires the index to be calculated and approved each year along with a new fee schedule. This approach creates an opportunity to base the index on more current data, which is consistent with the requirements of the Impact Fee Act.

Appendix A
Orange County Public Schools
Facility Inventory

**Table A-1
OCPS Existing Facility Inventory**

Number	Schools	Acres	Permanent Gross Square Feet	Permanent Capacity
Elementary Schools				
1	Aloma Elementary	14	64,211	482
2	Andover Elementary	17	118,946	798
3	Apopka Elementary	16	68,680	504
4	Arbor Ridge School (Pre-K - 8) ⁽²⁾	12	58,973	0
5	Audubon Park Elementary	14	90,546	482
6	Avalon Elementary	15	121,967	754
7	Azalea Park Elementary	21	88,772	714
8	Baymeadows Elementary	18	120,042	890
9	Blankner School (K - 8) ⁽²⁾	7	59,116	445
10	Bonneville Elementary	10	152,116	982
11	Brookshire Elementary	11	58,340	442
12	Camelot Elementary	13	121,612	758
13	Castle Creek Elementary	18	131,105	888
14	Catalina Elementary	7	70,183	479
15	Cheney Elementary	20	117,885	754
16	Chicksaw Elementary	10	90,866	586
17	Citrus Elementary	17	119,275	758
18	Clarcona Elementary	16	108,148	558
19	Clay Springs Elementary	23	87,287	0
20	Columbia Elementary	38	73,369	568
21	Conway Elementary	10	71,166	388
22	Cypress Park Elementary	10	51,883	374
23	Cypress Springs Elementary	15	62,945	0
24	Deerwood Elementary	19	86,605	470
25	Dillard Street Elementary	9	123,444	750
26	Dommerich Elementary	13	65,616	454
27	Dover Shores Elementary	10	82,813	608
28	Dr. Phillips Elementary	12	69,232	410
29	Dream Lake Elementary	20	103,843	612
30	Durrance Elementary	14	75,154	540
31	Eagle's Nest Elementary	15	123,100	758
32	East Lake Elementary	14	120,111	756
33	Eccleston Elementary	17	71,903	532
34	Endeavor Elementary	16	120,011	758
35	Engelwood Elementary	10	76,712	504
36	Fern Creek Elementary	9	83,381	504
37	Grand Avenue Elementary	7	58,464	290
38	Hiawassee Elementary	10	124,240	758
39	Hidden Oaks Elementary	20	88,277	0
40	Hillcrest Elementary	4	74,038	424
41	Hungerford Elementary	15	73,054	504
42	Hunters Creek Elementary	15	75,864	0

Table A-1 (continued)
OCPS Existing Facility Inventory

Number	Schools	Acres	Permanent Gross Square Feet	Permanent Capacity
43	Ivey Lane Elementary	14	69,644	496
44	John Young Elementary	15	88,163	0
45	Kaley Elementary	7	79,734	380
46	Killarney Elementary	10	76,829	532
47	Lake Como Elementary	13	81,449	474
48	Lake Gem Elementary	20	140,447	622
49	Lake George Elementary	16	94,842	679
50	Lake Silver Elementary	10	108,183	762
51	Lake Sybelia Elementary	13	66,734	522
52	Lake Weston Elementary	10	71,760	540
53	Lake Whitney Elementary	15	129,714	622
54	Lakemont Elementary	11	82,269	540
55	Lakeville Elementary	20	145,100	596
56	Lancaster Elementary	10	70,259	464
57	Lawton Chiles Elementary	24	129,455	758
58	Little River Elementary	23	101,044	216
59	Lockhart Elementary	12	101,696	636
60	Lovell Elementary	10	63,677	482
61	Maxey Elementary	10	49,686	308
62	McCoy Elementary	13	117,442	860
63	Meadow Woods Elementary	15	96,805	180
64	Metro West Elementary	25	136,798	549
65	Mollie Ray Elementary	9	89,301	698
66	Northlake Park Elementary	22	192,677	919
67	Oak Hill Elementary	14	80,274	370
68	Oakshire Elementary	20	130,850	752
69	Ocoee Elementary	10	67,493	395
70	Orange Center Elementary	7	72,998	482
71	Orlo Vista Elementary	5	108,038	735
72	Palm Lake Elementary	15	86,739	0
73	Palmetto Elementary	14	170,208	1,179
74	Pershing Elementary	10	76,993	529
75	Pinar Elementary	15	105,002	673
76	Pine Castle Elementary	6	69,684	457
77	Pine Hills Elementary	15	132,405	982
78	Pineloch Elementary	15	73,332	482
79	Pinewood Elementary	19	95,302	644
80	Princeton Elementary	6	51,074	308
81	Richmond Heights Elementary	10	88,924	669
82	Ridgewood Park Elementary	15	72,742	770
83	Riverdale Elementary	40	145,075	607
84	Riverside Elementary	16	66,946	412
85	Rock Lake Elementary	11	68,241	377
86	Rock Springs Elementary	19	87,217	0
87	Rolling Hills Elementary	10	110,460	816

Table A-1 (continued)
OCPS Existing Facility Inventory

Number	Schools	Acres	Permanent Gross Square Feet	Permanent Capacity
88	Rosemont Elementary	18	129,936	622
89	Sadler Elementary	15	62,451	452
90	Sadler/Shingle Creek Relief Elementary	17	109,792	888
91	Sand Lake Elementary	17	113,188	888
92	Shenandoah Elementary	14	60,575	490
93	Shingle Creek Elementary	17	75,370	0
94	Southwood Elementary	15	111,495	622
95	Spring Lake Elementary	11	58,349	424
96	Stone Lakes Elementary	18	131,333	888
97	Sunrise Elementary	15	111,495	653
98	Tangelo Park Elementary	17	68,185	485
99	Thornebrooke Elementary	14	122,350	744
100	Three Points Elementary	13	114,037	758
101	Tildenville Elementary	12	123,536	791
102	Union Park Elementary	20	111,547	820
103	Ventura Elementary	15	103,451	144
104	Vista Lakes Elementary	12	109,799	888
105	Washington Shores Elementary	13	73,087	547
106	Waterbridge Elementary	18	88,312	0
107	Waterford Elementary	12	112,732	754
108	West Creek Elementary	15	118,476	758
109	West Oaks Elementary	11	123,521	754
110	Wheatley Elementary	13	140,248	815
111	Whispering Oak Elementary	14	118,186	749
112	William Frangus Elementary	15	79,745	0
113	Windermere Elementary	15	85,797	605
114	Windy Ridge School (Pre-K - 8) ⁽²⁾	21	144,609	1,007
115	Winegard Elementary	15	69,138	612
116	Wolf Lake Elementary	16	130,954	888
117	Wyndham Lakes Elementary	14	109,532	888
118	Zellwood Elementary	15	54,942	388
	Subtotal - Elementary Schools	1,707	11,313,168	66,032
	Middle Schools			
1	Apopka Middle	44	220,909	1,049
2	Arbor Ridge School (Pre-K - 8) ⁽²⁾	6	27,417	0
3	Avalon Middle	19	221,558	1,069
4	Blankner School (K - 8) ⁽²⁾	4	0	316
5	Carver Middle	40	157,236	1,027
6	Chain of Lakes Middle	25	216,555	1,156
7	Conway Middle	21	177,177	1,040
8	Corner Lake Middle	26	208,588	1,196
9	Discovery Middle	37	209,262	1,114
10	Freedom Middle	30	230,194	1,312
11	Glenridge Middle	30	193,947	1,221

Table A-1 (continued)
OCPS Existing Facility Inventory

Number	Schools	Acres	Permanent Gross Square Feet	Permanent Capacity
12	Gotha Middle	28	212,999	1,093
13	Howard Middle	9	211,982	1,173
14	Hunters Creek Middle	25	177,364	998
15	Jackson Middle	20	175,057	1,289
16	Lakeview Middle	24	223,530	1,194
17	Lee Middle	18	182,606	1,026
18	Legacy Middle	26	190,263	1,138
19	Liberty Middle	30	203,810	1,498
20	Lockhart Middle	37	156,503	824
21	Maitland Middle	30	172,049	1,007
22	Meadow Woods Middle	25	208,866	1,210
23	Meadow Brooke Middle	30	196,131	1,285
24	Memorial Middle	26	166,746	887
25	Ocoee Middle	20	233,182	1,444
26	Odyssey Middle	29	229,054	1,175
27	Piedmont Lakes Middle	40	186,177	1,085
28	Robinswood Middle	20	171,902	1,182
29	South Creek Middle	30	200,685	1,125
30	Southwest Middle	20	233,766	1,250
31	Union Park Middle	36	176,917	1,098
32	Walker Middle	20	158,604	945
33	Westridge Middle	38	178,646	1,112
34	Windy Ridge School (Pre-K - 8) ⁽²⁾	7	51,501	322
35	Wolf Lake Middle	34	225,540	1,275
	Subtotal - Middle Schools	904	6,386,723	37,135
	Ninth Grade Centers			
1	Apopka Ninth Grade Center	18	142,765	245
2	Colonial Ninth Grade Center	25	252,928	1,202
3	Evans Ninth Grade Center	25	138,268	141
4	West Orange Ninth Grade Center	21	157,763	298
5	Winter Park Ninth Grade Center	11	148,194	922
	Subtotal - Ninth Grade Centers	100	839,918	2,808

Table A-1 (continued)
OCPS Existing Facility Inventory

Number	Schools	Acres	Permanent Gross Square Feet	Permanent Capacity
	High Schools			
1	Apopka Senior High	45	334,555	2,037
2	Boone Senior High	34	409,107	3,070
3	Colonial Senior High	54	555,968	2,722
4	Cypress Creek Senior High	90	510,484	2,177
5	Dr. Phillips Senior High	79	601,845	2,443
6	Edgewater Senior High	29	376,657	2,578
7	Evans Senior High	41	349,267	2,390
8	Freedom Senior High	57	466,708	2,815
9	Jones Senior High	49	401,070	1,694
10	Oak Ridge Senior High	36	392,362	2,460
11	Ocoee Senior High	52	434,938	2,803
12	Olympia Senior High	53	502,596	2,983
13	Robert F. Hungerford Senior High	46	127,780	653
14	Timber Creek Senior High	90	501,699	2,812
15	University Senior High	107	566,248	1,946
16	West Orange Senior High	45	342,502	2,119
17	Winter Park Senior High	51	462,248	2,918
	Subtotal - Senior High Schools	958	7,336,034	40,620
	Grand Total - All Schools	3,669	25,875,843	146,595

Source: OCPS FISH Report, dated November 20, 2006. Note that the square footage for existing facilities provided in the FISH report is based on net square feet. In order to convert to the net square feet to gross square feet, a factor of 30 percent is used. The permanent capacity reflects the adjustment of 100 percent of the total student stations for elementary schools, 90 percent for middle schools, and 95 percent for high schools.

**Table A-2
OCPS Five-Year Future Facility Inventory**

Number	Schools	Year Completed	Permanent Gross Square Feet	Permanent Capacity
Elementary Schools				
1	Audobon Park ES Relief	2007	98,382	830
2	Avalon ES Relief II	2009	98,382	830
3	Azalea Park/Little River ES Relief	2010	98,382	830
4	Carclona/Citrus/Lakeville ES Relief	2009	98,382	830
5	Columbia ES Relief I/Columbia ES Relief II	2011	98,382	830
6	Endeavor/Southwood/Meadow Woods ES Relief	2008	98,382	830
7	Horizon West ES/Whispering Oak ES Relief II	2008	98,382	830
8	Lake Whitney ES Relief (Lakeside)	2007	98,382	830
9	Northlake Park ES Relief II	2007	98,382	830
10	Northlake Park ES Relief III	2008	98,382	830
11	Tangelo Park/Waterbridge ES Relief	2011	98,382	830
12	Whispering Oaks/Windemere ES Relief	2007	98,382	830
Subtotal - Elementary Schools			1,180,584	9,960
Middle Schools				
1	Lakeview MS Relief I	2007	168,844	1,215
2	Lakeview MS Relief II	2008	168,844	1,215
3	Ocoee MS Relief I	2009	168,844	1,215
4	Odyssey MS Relief I	2008	168,844	1,215
Subtotal - Middle Schools			675,376	4,860
Senior High Schools				
1	Apopka HS Relief	2007	380,414	2,776
2	Cypress Creek/Oak Ridge HS Relief	2008	380,414	2,776
3	University/Timber Creek HS Relief I	2007	380,414	2,776
4	West Orange HS Relief I	2008	380,414	2,776
Subtotal - Senior High Schools			1,521,656	11,104
Grand Total - All Schools			3,377,616	25,924

Source: OCPS. Note that the permanent capacity reflects the adjustment of 100 percent of the total student stations for elementary schools, 90 percent for middle schools, and 95 percent for high schools.