

Guideline for Construction Reimbursement Rates

160-5-4-.16 (a) 7

Educational Facility Site, Construction, and Reimbursement

**Georgia Department of Education
Facilities Services Unit**

Effective Date: 05-30-12



NEW CONSTRUCTION REIMBURSEMENT RATES

ELEMENTARY SCHOOLS

New School Construction \$80.00 sq. ft.

Additions:

Classrooms	\$80.00 sq. ft.
Media and Laboratories	\$80.00 sq. ft.
Physical Education	\$57.00 sq. ft.

MIDDLE SCHOOLS

New School Construction \$82.00 sq. ft.

Additions:

Classrooms	\$80.00 sq. ft.
Media and Laboratories	\$80.00 sq. ft.
Physical Education	\$61.00 sq. ft.

HIGH SCHOOLS

New School Construction \$84.00 sq. ft.

Additions

Classrooms	\$80.00 sq. ft.
Media and Laboratories	\$80.00 sq. ft.
Physical Education	\$65.00 sq. ft.

Support Areas--The following costs apply *only* if the entire area represents *new construction*

rather than an expansion of an existing area.

Administrative Area	\$ 73.00 sq. ft.
Kitchen	\$129.00 sq. ft.
Cafeteria	\$ 79.00 sq. ft.
Restrooms	\$ 85.00 sq. ft.
Circulation for new laboratory or media additions	\$ 80.00 sq. ft.

Design Professional Fees (Maximum) 6 percent

Contingencies (Maximum) 5 percent

RENOVATION REIMBURSEMENT RATES

Educational facilities occupied for more than ten years will earn up to \$14,000 per earned instructional unit as eligible need. Funding applications for renovations may be submitted when the instructional facility has been occupied for twenty or more years.

Eligible Renovation Rates for buildings previously renovated with Capital Outlay Program funds.

School systems will qualify for additional state funding for a second-round of renovation activities under the Regular Capital Outlay Program if the school system elects to use entitlement earnings for these activities and the following criterion are met:

1. Before additional funding may be requested for second-round renovation activities, a school system must submit *current* architectural cost estimates including descriptions of the renovation activities needed to the Facilities Services Unit for review.
2. A Facilities Services Consultant must validate the renovation activities and architectural cost estimates in an on-site visit before an application for additional renovation funding will be accepted.
3. Additional renovation activities will be eligible for state funding at the per unit cost for first-round renovation activities as shown above *if* the sum of the new architectural costs submitted plus any previous funding under the Capital Outlay Program do not equal or exceed the state formula cost per unit for new construction.

Since entitlement was earned on renovation needs previously identified and funded, renovation activities identified for a second-round of funding will not be eligible for earning entitlement until 20 years after:

- (a) an application was funded to renovate an existing building, or
- (b) bond debt service credit was awarded to renovate an existing building.

Design Professional Fees (Maximum)	6 percent
Contingencies (Maximum)	15 percent

MAJOR MODIFICATION REIMBURSEMENT RATES

The following costs represent range of costs allowed for each of the activities. Adjustments will be made within that range depending on the actual costs per square foot allowed based on the design professional’s description of the actual work planned.

ROOF	roofs must have a minimum of 20 year life cycle to be eligible and are eligible for replacement funding after the roof is 20 years old.	
	shingle, membrane, modified bitumen or similar	\$6.00 per sf
	replacement standing metal seam roof	\$7.00 per sf
	metal roof on existing flat roof	\$8.00 per sf
HVAC	HVAC is eligible for replacement funding after the system is 10 years old	
	individual room units	\$7.00 per sf
	zone units	\$8.00 per sf
	zone units with replacement ductwork	\$9.00 per
LEVATOR	the lesser of \$50,000 or 65% of actual cost	
KITCHEN	--additions to existing kitchen	\$109.00 per sf

Approvable Fixed Equipment (To be determined based on need and size of school)
[Total costs (incl. equipment) must not exceed formula costs for constructing a new kitchen]
 Replacement kitchen equipment (15 year life cycle)

Item:	FTE Range	Eligible Amount
Vent Hood	200 – 889	\$15,000
	900 – 1449	\$16,500
	1450+	\$18,000
Cooler/Freezer	200 – 674	\$20,000
	675 – 787	\$21,000
	788 – 899	\$22,000
	900 – 1049	\$23,000
	1050 – 1174	\$24,000
	1175 – 1312	\$25,000

	1313 – 1449	\$26,000
	1450 – 1474	\$27,000
	1575 – 1849	\$28,000
	1850 – 2099	\$29,000
	2100+	\$30,000
Dishwasher	200 – 787	\$20,000
	788 – 1174	\$21,750
	1175 – 1574	\$23,500
	1575+	\$25,000
Serving Line	200 – 674	\$15,000
	675 – 1174	\$16,500
	1175+	\$18,000

MEDIA, CLASSROOM, MUSIC, ART, SCIENCE, ETC. MODIFICATIONS --
The total of all renovation and modification costs (previously funded or current need) may not exceed the state formula costs for new construction (addition or new school formula as appropriate).

CANOPIES -- Cost per sq. ft. not to exceed 50% of new construction costs.

Student Drop-Off	up to 2,000 square feet	\$16.00 per sf
Bus Area	up to 2,000 square feet	\$16,00 per sf

Note: the maximum total per facility is \$51,200

Design Professional Fees (Maximum)	6 percent
Contingencies (Maximum)	15 percent

Fund Source

Projects are normally funded by State general obligation bonds. If bond funding for state capitaloutlay projects is from federal or other sources that require additional expenditures, the GaDOE may increase state participation for that project up to eight percent dependent on projected increases in the cost of the project to meet the additional requirements.