

Guidance for Funding of Total Modernization of a Building

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Educational Facility Site, Construction, and Reimbursement

**State Department of Education
Facilities Services Unit**



A capital outlay application may be made for the total modernization of a building that meets the following criteria:

- The building is at least 40 years old
- The building is in the local facilities plan
- The building is identified in the local facilities plan to house a school and is eligible for state capital outlay
- The building contains earned instructional units or the building contains the administrative area, kitchen, and/or cafeteria.

Total modernization of a building must include an evaluation of all of the following components by an architect or design professional:

- Electrical switch gear
- HVAC system
- Roof
- Plumbing including water supply and sewage lines
- Modernization of restrooms (replacement of fixtures, floors, ceilings, and stall dividers)
- Renovation of all spaces to include but not be limited to:
 - New flooring
 - New lighting
 - New ceiling
 - Painting
 - New tack boards and marker boards
 - Door replacement
 - Window replacement
- Modernization of kitchen and new equipment (if located in the building)
- Energy efficiency
- Upgraded technology system
- New security system
- New classroom, lab, and media center casework (if located in the building)
- Structural repairs, if necessary

Any item listed above that is in need of repair or replacement must be included within the scope of the total modernization project.

Funding

A system may apply for funding equal to 75% of the addition cost from the GaDOE Guideline for Construction Reimbursement Rates for earned instructional units and core areas in the building. Parts of the building which are not eligible for state capital outlay (such as surplus classrooms, auditoriums, and weight rooms) will not be eligible for this funding.

An evaluation of the building for structural integrity must be conducted by a design professional. A written statement that the building can be modernized to be comparable to a new building must be submitted by that design professional.

If the majority of a facility is being modernized or if the cost of the modernization project is expected to exceed 50% of the State formula replacement cost, a new site approval will be required.

Before the LFP can be updated to include a total modernization project, a scope of work must be submitted to DOE staff. The scope of work must indicate the specific components which will be addressed in the modernization with sufficient information to allow the DOE staff to make an informed determination of the eligible State funding for which the modernization project would qualify. Once the local BOE has been informed of the amount of eligible State funding for which the modernization project would be eligible, the local BOE must decide whether or not the modernization will be included in the LFP. If the local BOE adopts a resolution requesting the modernization project be included in the LFP, then the plan will be updated to include the total modernization item.

Once total modernization funding is received, the building will be considered to be “new” for purposes of future entitlement earnings.