



DEPARTMENT OF EDUCATION
SCHOOL CONSTRUCTION AUTHORITY
 Lorraine Grillo, President/CEO

What We Do

The School Construction Authority (SCA) is the agency accountable for new school construction and major renovations to older schools. SCA is responsible for all capital planning, budgeting, design and operations. SCA coordinates the development of the Department of Education's Five-Year Capital Plan, selects and acquires sites for new schools, leases buildings for schools and supervises conversion of administrative space for classroom use.

Our Services and Goals

Service 1: Design and construct new schools, additions and capital improvement projects authorized by the Department of Education's Five-Year Capital Plan.

Goal 1a: Produce the number of new school seats authorized by the Department of Education's Five-Year Capital Plan.

Goal 1b: Achieve cost efficiencies in construction.

Goal 1c: Increase the number of capital improvement projects completed on schedule and within budget.

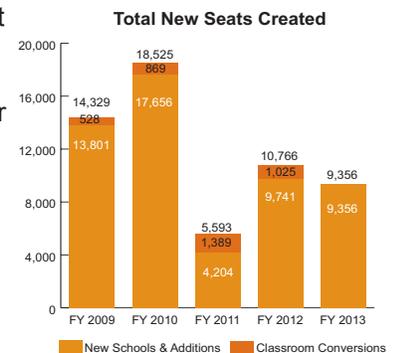
Goal 1d: Ensure project safety and quality.

How We Performed in Fiscal 2013

Service 1: Design and construct new schools, additions and capital improvement projects authorized by the Department of Education's Five-Year Capital Plan.

Goal 1a: Produce the number of new school seats authorized by the Department of Education's Five-Year Capital Plan.

SCA completed construction on more schools but fewer seats in Fiscal 2013 and surpassed 2013 targets in both areas. The number of schools constructed and seats created varies year to year based on the capital plan.



| Performance Indicators | Actual | | | | | Target | | Desired Direction | 5yr Trend |
|---|--------|--------|-------|--------|-------|--------|-------|-------------------|-----------|
| | FY09 | FY10 | FY11 | FY12 | FY13 | FY13 | FY14 | | |
| Total new seats created | 14,329 | 18,525 | 5,593 | 10,766 | 9,356 | 9,137 | 3,885 | Neutral | Down |
| ★ New schools and additions constructed | 23 | 26 | 10 | 14 | 19 | 17 | 8 | Neutral | Down |

★ Critical Indicator "NA" - means Not Available in this report ↕ ↗ shows desired direction

Goal 1b: Achieve cost efficiencies in construction.

Construction costs continued to increase in Fiscal 2013, with a 12.8 percent increase in cost per sq/ft. at bid from Fiscal 2012 to Fiscal 2013. In Fiscal 2013, the SCA awarded more additions than new schools than in the previous year; additions accounted for 57.1 percent of projects awarded compared to 16.6 percent last year. Additions to existing schools are more costly due to the need to coordinate work in an occupied school building, including working after school hours. Additional costs include overtime, custodial fees/permits and site security. Also, since Hurricane Sandy, bid prices have increased because of the great demand for construction labor, particularly electrical trades, structural steel and concrete foundation work. The increase in cost per sq/ft. at bid from Fiscal 2011 to Fiscal 2013 can be explained mainly by market conditions and the demand for materials and labor continuing to increase annually.

| Performance Indicators | Actual | | | | | Target | | Desired Direction | 5yr Trend |
|---|--------|-------|-------|-------|-------|--------|-------|-------------------|-----------|
| | FY09 | FY10 | FY11 | FY12 | FY13 | FY13 | FY14 | | |
| ★ Construction bid price for school capacity projects per square foot (\$) | \$427 | \$443 | \$475 | \$514 | \$580 | * | \$514 | Down | Up |
| Average new school construction cost per square foot - Early childhood (\$) | NA | \$628 | NA | NA | NA | * | * | Down | NA |
| - Elementary (\$) | \$551 | \$561 | \$581 | \$529 | \$542 | * | * | Down | Neutral |
| - Intermediate (\$) | \$571 | \$515 | NA | NA | \$623 | * | * | Down | NA |
| - High school (\$) | \$479 | \$586 | NA | \$525 | \$517 | * | * | Down | NA |

★ Critical Indicator "NA" - means Not Available in this report ↕ ↗ shows desired direction

Goal 1c: Increase the number of capital improvement projects completed on schedule and within budget.

SCA continues to produce new seats on schedule, while capital improvement projects saw declines in timeliness and project completion within budget. The percent of projects constructed on time or early declined by three percentage points due to the effects of Hurricane Sandy. The percent of capital improvement projects constructed within budget also declined six percentage points. Existing projects in storm-impacted schools were stopped pending outcome of FEMA/OMB decisions on scope of repair work and many of SCA's major electrical and plumbing contractors were engaged in other time-sensitive storm recovery work. For work at storm-impacted sites, compliance with US Environmental Protection Agency protocols contributed to delays. On-budget performance was affected by a contract change related to co-location projects with Charter schools, resulting in schedule delays and additional costs.

| Performance Indicators | Actual | | | | | Target | | Desired Direction | 5yr Trend |
|--|--------|-------|-------|-------|-------|--------|--------|-------------------|-----------|
| | FY09 | FY10 | FY11 | FY12 | FY13 | FY13 | FY14 | | |
| New schools and additions - construction funds committed as a percent of initial authorized budget (%) | 95.7% | 94.6% | 92.9% | 92.9% | 95.4% | 100.0% | 100.0% | Up | Neutral |
| ★ Scheduled new seats constructed on time (%) | 100% | 100% | 100% | 100% | 100% | 100% | 100% | Up | Neutral |
| ★ Capital improvement projects constructed on time or early (%) | 77% | 83% | 69% | 72% | 69% | 80% | 80% | Up | Down |
| ★ Capital improvement projects constructed within budget (%) | 86% | 88% | 73% | 77% | 71% | 80% | 80% | Up | Down |

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Goal 1d: Ensure project safety and quality.

Although the costs of individual claims have grown as a result of the impact of Local Law 240(1), the actual number of claims for construction related accidents has decreased over the same period. Local Law 240 imposes strict liability against owners and general contractors for any gravity-related accidents at construction worksites. Growth in local law-related insurance claims has impacted the cost of insurance premiums.

| Performance Indicators | Actual | | | | | Target | | Desired Direction | 5yr Trend |
|--|--------|-------|-------|-------|------|--------|------|-------------------|-----------|
| | FY09 | FY10 | FY11 | FY12 | FY13 | FY13 | FY14 | | |
| Ultimate cost of insurance losses as % of construction value (per calendar year) | 5.49% | 5.65% | 7.95% | 7.83% | NA | * | * | Down | NA |

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Agency Resources

| Resource Indicators | Actual | | | | | Plan ¹ | | 5yr Trend |
|--------------------------------------|-------------------------------------|-----------|-----------|-----------|-----------|-------------------|-----------|-----------|
| | FY09 | FY10 | FY11 | FY12 | FY13 | FY13 | FY14 | |
| Personnel | 707 | 690 | 674 | 660 | 661 | 715 | 715 | Neutral |
| Capital commitments (\$000,000) | \$2,632.5 | \$2,247.1 | \$1,726.2 | \$2,586.7 | \$2,297.6 | \$2,780.6 | \$3,310.2 | Neutral |
| ¹ Authorized Budget Level | "NA" - Not Available in this report | | | | | | | |

Noteworthy Changes, Additions or Deletions

- SCA corrected historical data for the indicator 'Cost of insurance losses as of % of construction value (per calendar year)'.

For more information on the agency, please visit: www.nyc.gov/sca.

