

OSPI School Construction Assistance Program



School Name & Presenter:

Date:

Introduction

1. School Construction Assistance Program Overview

2. School Construction Planning Process

3. School Construction Funding Sources

4. State Funding Assistance

5. Looking Forward and Next Steps

Purpose of this presentation

- To help explain the state's funding assistance process and program
 - Communicate the importance of local support
 - Provide details on the district's proposed project
 - Identify next steps



What is the School Construction Assistance Program (SCAP)?

- SCAP operates as a **partnership** between local school districts and the state
- SCAP provides funding assistance for **new construction, modernization,** and **replacement** of school instructional space
- **OSPI's School Facilities & Organization** administers the program, oversees funding, and provides technical assistance



School Construction Assistance Program Overview

SCAP is designed to:

- Accommodate districts experiencing student **population growth**
- Renovate or replace **aging** schools
- Improve the **built environment** to create safe and comfortable learning spaces
- Help districts **respond to changes** that affect facilities and/or Washington State public education

Examples of Past Projects

[School district inserts own information as appropriate]

School construction is a **multi-year, multi-phase** process

- Usually, once a community has approved project funding through passage of a voted bond issue, the school district begins the state's application process, also known as the **D-form process**
- The **school district** provides construction funding and oversees all phases of the project
- **OSPI** provides construction funding assistance to eligible applicants, and also provides technical assistance

Washington State has a **High-Performance Public Buildings Law**

- State-funded school facilities are now designed and built to **high-performance green** building standards
- The standard for K-12 schools is the **Washington Sustainable Schools Protocol**

For more information go to:

<http://www.k12.wa.us/SchFacilities/Programs/HighPerformanceSchoolBuildings.aspx>

School Construction Planning Process

Construction of projects is accomplished through **Public Bid Laws**:

- **Design/Bid/Build** is the most common construction process
- Special Approval is required for **Alternative Public Works**



School Construction Planning Process

There are 6 Phases and Responsibilities:

- 1. Preliminary Planning:** District conducts a **Study & Survey** and begins **Project Application**
- 2. Financing School Construction:** District raises **local funds** for construction funding
- 3. Predesign Analysis:** District develops **Educational Specifications** and selects a **site** and **consultant team**
- 4. Preparing for Construction:** District with consultants develops the facility **design**, goes out to **bid**, and awards the construction contract (**Design/Bid/Build**)
- 5. Construction:** Project team **builds** the facility
- 6. Occupancy:** District is responsible for **maintenance and operations**

School Construction Planning Process

Timing: The school construction **process** takes, on average, 2 to 4 years to complete



NOTE: the process can take longer than 4 years due to the number of variables involved

School Construction Funding Sources

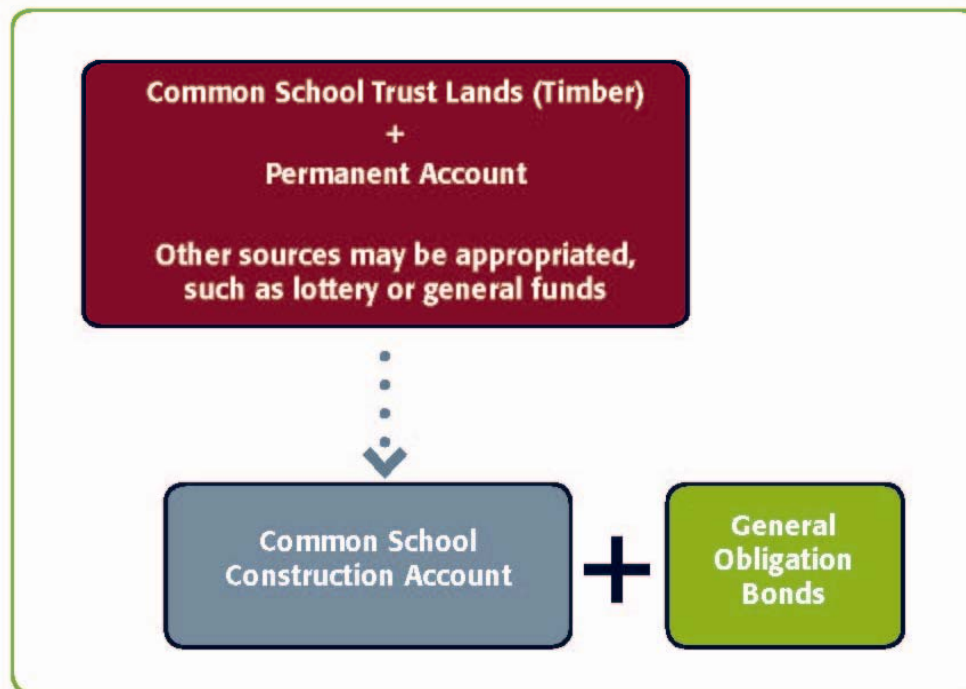
School construction projects are funded through a combination of **local** and **state** sources

- To receive state funding, the school district must be able to provide local funding, usually through voter approval of a **bond measure**
- **Legislative appropriation** is required to release state funds for school construction assistance
- Funding available to districts varies according to relative district wealth, facility need, and other **statewide criteria**

School Construction Funding Sources

State revenues come from multiple sources, including management of trust lands and state-issued general obligation bonds

State Revenue Sources



Local support is critical to project feasibility

- To be eligible for state assistance, a school district must raise revenues to demonstrate **local validation** of the proposed project
- School Bond measures require a **supermajority** (60% approval) to pass
- **Impact fees** are another funding option for communities that have adopted impact fee ordinances
 - local governments can assess impact fees on development projects to recover the costs of service provision, including building new schools

Bond Committees play an important role in successful bond measures

- The **school district** can provide **factual** information about the proposed bond, but cannot advocate
- Local citizens can form a **Bond Committee** and may develop promotional materials in support of the bond request
- Individual **school board members** can serve on the Committee, provided the Board does not reach a quorum on the Committee

State funds are available to **help districts pay** for:

- Study and survey activities – preliminary needs assessment
- Developing educational specifications
- Architectural and engineering fees
- Value engineering
- Energy conservation reports
- Inspections and testing
- Furniture and equipment
- Constructability reviews
- Building commissioning
- Construction management
- Public art



State funding assistance is only available for **instructional space**

Ineligible costs must be paid for by the **school district**, including:

- District administrative space
- Maintenance and operations
- Stadia and grandstands
- Other ineligible costs



The amount of funding the state will approve for a proposed project is determined by a **funding formula** that considers three factors:

$$\text{Eligible Area} \times \text{Construction Cost Allocation (CCA)} \times \text{Funding Assistance Percentage} = \text{Maximum Allowable State Funding Assistance}$$

A. Eligible area is determined by comparing the district-wide square foot capacity to the district's projected enrollment growth and future space needs. Current capacity and future space needs are estimated using a **per student space allocation**

Grade Level or Facility Type	Allocation per Square Foot
K-6	90
7-8	117
9-12	130
Facilities for the disabled	144

NOTE: Typically, elementary and middle school grade spans are required to be combined

B. Construction Cost Allocation (CCA)

(formerly known as “Area Cost Allowance”) is a cost per square foot of construction set by the state and used to determine the level of state funding assistance

July 2008 (FY 09) Release= \$168.79 per sq foot

July 2009 (FY 10) Release = \$174.26

July 2010 (FY 11) Release = \$180.17



C. The **funding assistance percentage**

(formerly known as “match ratio”) accounts for differences in wealth across the state, and a district’s ability to raise funds

- The percentage is based on the district’s **assessed property value** per student
- The percentage can vary from **20%** to **100%** depending on the district
- Districts experiencing rapid growth in student enrollments may receive extra **“growth points”**

- The **funding assistance percentage** typically does not equal the total share of state assistance; it is one of several formula components
- For example, *if a district has 50% funding assistance percentage*:
 - Eligible Area (10,000 sf) x CCA (\$180.17) x funding assistance percentage (50%) = **\$900,850 in state assistance funds**
 - Actual project cost = **\$2 million**
 - **Local requirement = \$1.1 million** (\$2 million less \$900,850)
 - State funding assistance = **45%** (\$900,850/\$2 million)

State Funding Assistance

Since 1989, the state has contributed approximately **\$3.9 billion** to **1,315** school construction and modernization projects.



Funding Assistance for our Project:

School Name and Type:

Project Type: [New construction, modernization, new-in-lieu]

(A) Eligible Area for state assistance: XXXXX square feet

	School District Actual Figures	State Formula Components
Square feet per Student	Per educational specifications: XXX sf	(B) Per Student Space Allocation: XXX sf
Cost per square foot	Per recent construction estimates: \$XXX.XX	Construction Cost Allocation: \$180.17

(C) Funding Assistance Percentage: XX%

Total Project Cost: \$XXXXXXXX

State funding assistance: \$XXXXXXXX (A x B x C)

Local requirement: \$XXXXXXXX*

*NOTE: May be less if actual bid cost is less.

Looking Forward and Next Steps

[School district inserts own information as appropriate]

For **more information** please contact:

Local District Contact:

OSPI Regional Coordinator: