



Garfield Highschool
 Design: BLRB Architects
 Photography: Chris J. Roberts

FACTS AT A GLANCE

In the Recent Past:

- » Over the past 20 years, the state has contributed a total of approximately \$3.9 billion to help fund 1,315 school construction and renovation projects
- » The state has been able to fund all requests for eligible projects since 1999
- » In the event that state funding is insufficient to meet all school districts' requests, OSPI has a system to evaluate and prioritize project requests

In FY 2008-09:

- » The state released \$351 million for 58 school construction projects in 37 school districts across 16 counties. State funding, with local funding, will support almost 3 million new square feet of construction
- » 72 projects were completed and are now occupied
- » The High-Performance School Buildings Program, designed to increase energy efficiency and improve learning environments, was fully implemented
- » The "2% Maintenance Accounting Rule" was replaced by the Asset Preservation Program
- » In 2008, the Small Repair Grant Program provided \$4 million across 48 school districts
- » The Legislature allocated \$78.8 million toward skills center projects in the 2007-09 biennium. This includes \$9.3 million for minor works projects.
- » OSPI initiated a number of studies to evaluate and explore funding, siting, and program management options, in an ongoing effort to better serve Washington students
- » School Facilities & Organization launched a Regional Assistance Center website, to serve as a resource to school districts



OSPI Facilities & Organization

SCHOOL CONSTRUCTION ASSISTANCE PROGRAM OVERVIEW

Agency Mission Statement

In collaboration with educators, students, families, local communities, business, labor, and government, the Office of Superintendent of Public Instruction leads, supports, and oversees K-12 education, ensuring the success of all learners.



This folio explains how the School Construction Assistance Program works, what types of projects are eligible for funding, and the roles played by the state, school districts, and voters in funding school construction projects.

The **Office of Superintendent of Public Instruction (OSPI)** is the primary agency charged with overseeing public Kindergarten through 12th grade (K-12) education in Washington State. OSPI works with the state's 295 school districts to administer basic education programs and implement education reform.

Within OSPI, **School Facilities & Organization** administers the K-12 Capital Budget and the School Construction Assistance Program. The **School Construction Assistance Program** is OSPI's largest capital program and provides funding assistance for facility planning, new construction, and modernizations. Based on OSPI's work, the Legislature makes biennial appropriations to release state funds for school construction assistance to school districts.

OSPI School Facilities & Organization

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Q: What is the state's role in funding school facilities?

{A} OSPI's School Construction Assistance Program operates as a partnership between local school districts and the state to fund construction of new schools and modernize existing facilities.

The state contributes some funding, as well as technical assistance in facility planning, construction, and contracting. School districts have primary responsibility for school construction funding, and as the facility owner, are responsible for overseeing all phases of the project.



Union High School
Photography: Janis Miglavs

Q: How are projects funded?

{A} **Local funding.** To be eligible for state assistance, a school district must demonstrate local support for the proposed project by raising local revenues. **General obligation bonds** are the primary source of local revenues. School bond measures require a supermajority to pass. **Impact fees**, when approved by city/county governments with a fee structure, can be assessed on new development projects.

State funding sources. State revenues to fund school projects come from multiple sources, including management of **trust lands**, the **general fund**, state-issued **general obligation bonds**, and a portion of state **lottery funds**. The composition of total state funding across these sources changes over time, depending on budget decisions by the Governor and the Legislature.

Q: What types of projects receive funding?

{A} **New construction projects** build new schools to accommodate "unhoused students" in a growing school district.

Modernization projects renovate and upgrade existing school facilities.

New-in-lieu of modernization projects replace existing buildings with new ones when more cost effective than modernizing.



Q: What project-related costs can be funded through SCAP?

{A} The state provides assistance for "instructional space" (see below). Related to instructional space, the following categories of work are eligible for assistance:

- » Initial planning activities: "Study and Survey"
- » Development of educational specifications
- » Architectural and engineering work
- » Value engineering work
- » Energy conservation reports
- » Certain inspections and testing
- » Furniture and equipment
- » Constructability reviews
- » Building commissioning
- » Construction management
- » Art for public spaces

Auxiliary facilities, such as stadia and district administrative space, must be funded entirely with local revenues.

» What is instructional space?

Instructional space is defined by Washington Administrative Code 392-343-019 as the gross square footage of a school facility used for the purpose of instructing students.

Q: How much does the State contribute?

{A} State funding assistance is determined using a funding formula, based on three main factors:



A. The **eligible area** for new construction projects is calculated by comparing the current district-wide capacity (in square feet) to the district's projected enrollment growth and future space needs:

$$\text{ELIGIBLE AREA} = \text{Future Enrollment (\# of students)} \times \text{Per Student Space Allowance} \text{ minus Current Capacity}$$

» **Future Enrollment:** the projected number of students in either the next three or five years

Per Student Space Allocation: Grades K-6: 90 square feet (sq ft) per student; 7-8: 117 sq ft per student; 9-12: 130 sq ft per student; students with disabilities: 144 sq ft per student. These allocations do not reflect the true per student space needs, which can vary by school and district education standards

Current Capacity: the existing space inventory for the whole district

For modernization projects, instead of Current Capacity, the square footage of "Improved Space" is deducted.

B. **Construction Cost Allocation (CCA)** is a per square foot amount set by the state and used to determine the level of state funding assistance. OSPI submits requests to the Legislature for periodic increases in the Allocation to keep pace with inflation.

» The **Construction Cost Allocation** used by the state is as follows:

July 1, 2010	\$180.17
July 1, 2009	\$174.26
July 1, 2008	\$168.79

C. The state applies a **funding assistance percentage** to equalize state funding. The percentage accounts for differences across school districts in wealth and ability to generate revenues through property taxes.

The minimum percentage is 20% of recognized project costs, and can be as much as 100% of recognized costs, depending on district wealth.

School districts that experience rapid population growth may receive extra "growth points" towards their state funding assistance percentage. The points are based on average growth for the past three years.

Q: What is the timing for State Funding Assistance?

{A} OSPI releases funding commitments for qualifying projects once a year – after July 1st (concurrent with the start of the state's fiscal year).

Projects may be "**front funded**" or "**non-front funded.**" Front funded projects may begin construction prior to the state funding release. Districts using front funding must certify to OSPI that they have adequate funding to pay for the entire project in advance of receiving state monies.

For non-front funded projects, school districts start construction following the state announcement that the district has secured funding.

