



# K-12 Educational System Interim Committee

School Facility Planning Overview



Purpose:

**To Explore an Idea  
for Improving Idaho  
School Facilities**

# Background

- Idaho has many schools with facility deficiencies and many good facilities.
- There is an underlying “tension” surrounding the school facilities lawsuit.
- There are some who are trying to find a viable solution that is “win-win.”
- Failure looks an awful lot like “lose-lose.”

# Recent Events

- State intervention in Plummer and Salmon
- Some “polarization” in the stances of the litigants
- A growing “uneasiness” that we do not have closure to this issue

# What's Needed

- A long-term, systematic approach to school facility renewal and replacement
- A balanced approach to funding
- A thoughtful approach to accountability based on best practices in the industry

# Elements of Possible Solution

- Renewal-Replacement Model
- Combination of funding sources
- Accountability Safeguards

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# Model - Assumptions

- 90 year building life - 30 year renewal cycle
  - Year 30 - reinvest 40% of building value
  - Year 60 - reinvest 60% of building value
- 288,000 students enrolled

Grade	# Students	Sq. Ft./Student*	Total Sq. Ft.
K-5	133,000	137	18.2 million sq. ft.
6-8	66,000	153	10.2 million sq. ft.
9-12	89,000	172	15.2 million sq. ft.

- Other:
  - \$200 per sq. ft. total costs (includes soft costs)
  - \$103,920,844,957 total taxable value for schools

\* School Planning and Management Magazine 2013 Construction Survey

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Program changes = different assumptions

- Other: Requirement = ongoing facility maintenance activities.  
Enrollment growth = additional schools and sq. ft.
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  - \$103,920,844,957 total taxable value for schools

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# Elements of Possible Solution

- Renewal-Replacement Model
- **Combination of funding sources**
- Accountability Safeguards

# Our History of Funding Buildings

- Until 2000 - 100% Property tax
  - School Plant Facilities Reserve Fund Levy for Safe School Facilities (2000)
  - School Safety and Health Revolving Loan Fund Modifications (2001)
  - Public School Facilities Cooperative Funding Program (2006)
- Now – Mostly property tax with some State assistance in certain circumstances

# Combination of Funding – Idea A

- Local tax dollars (property tax)
- Lottery dollars
- State dollars (general fund)
- 45% of needed funds (\$.28/thousand)
- Total present contribution
- Approximately \$11.0 million

# Combination of Funding – Idea B

- Local tax dollars (property tax)
- Lottery dollars
- State dollars (general fund)
- 40% of needed funds (\$.24/thousand)
- One half of total present contribution
- Approximately \$26.5 million

# Combination of Funding – Idea C

- Local tax dollars (property tax)
- Lottery dollars
- State dollars (general fund)
- 50% of needed funds (\$ .31 /thousand)
- One half of total present contribution
- Approximately \$20.1 million

# Combination of Funding – Idea X

- Local tax dollars  
(property tax)
- Lottery dollars
- State dollars  
(general fund)

*Many, many combinations*

# Elements of Possible Solution

- Renewal-Replacement Model
- Combination of funding sources
- **Accountability Safeguards**

# Accountability Safeguards

- State Policies and Administrative Rules
  - Safety – 1<sup>st</sup> Priority
  - Un-housed students – 2<sup>nd</sup> Priority
  - Deficient conditions – 3<sup>rd</sup> Priority
- Long-Range District Facility Plans
  - Enrollment projections vs capacity
  - Condition assessments
    - physical
    - functional

# Accountability Safeguards (cont'd)

- Quality Control Processes (best practices)
  - Educational Specifications
  - Value Engineering
  - Constructability Review
  - Commissioning
  - Audits – Fiscal and Performance

# Elements of Possible Solution

- **Renewal-Replacement Model** ✓
- **Combination of funding sources** ✓
- **Accountability Safeguards** ✓

# Unsolved Issues:

- How would this approach be administered?
- How much would the administration cost?
- How would existing local debt be handled?
- With such pent-up demand, would this approach be timely enough?



# Discussion, Questions, and Answers