

K-12 Public School Buildings

January 31, 2022

Attachment 1
02-07-22 SEDU

Presented by
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Agenda

Building conditions

Building allocations

Bonds and levies

Other states

Charter schools



“[I]t shall be the duty of the Legislature of Idaho, to establish and maintain a general, uniform and thorough system of public, free common schools.”

-Idaho Constitution Article IX



Building conditions



10-year maintenance plans

Idaho Code requires school districts to submit 10-year maintenance plans and 5-year updates

Few school districts submit the plans

Districts are not held accountable for failing to submit maintenance plans



10-year maintenance plans

The contents of the maintenance plans vary between districts

The Division of Building Safety is tasked with receiving the plans

Nothing is done with maintenance plans that are submitted



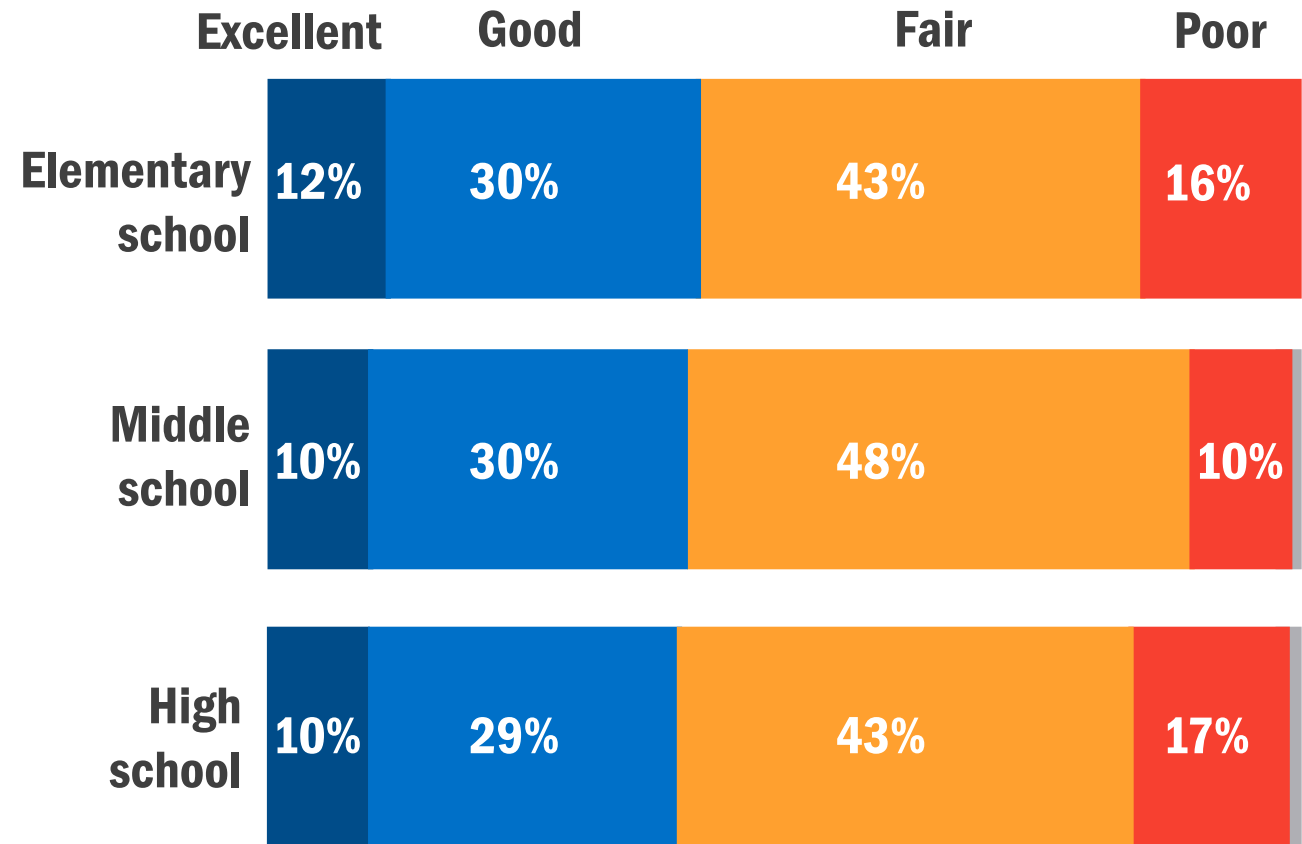
Policy consideration

If the Legislature wants districts to continue to submit 10-year maintenance plans, it should help identify or create an office to receive the plans.

The Legislature should work with whomever is tasked with receiving the plans to develop a purpose and use for them.

District survey: 77 districts

The frequent “fair” and “poor” ratings for schools indicate that there are deferred maintenance needs that must be addressed.



Estimates of needed building upgrades are likely low.

Replacement value of school buildings

\$6.5 billion

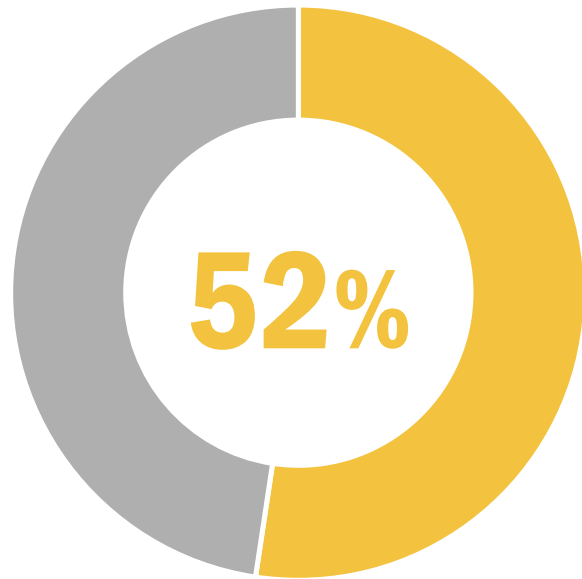
Cost to get schools to “perfect” condition

\$1.3 billion

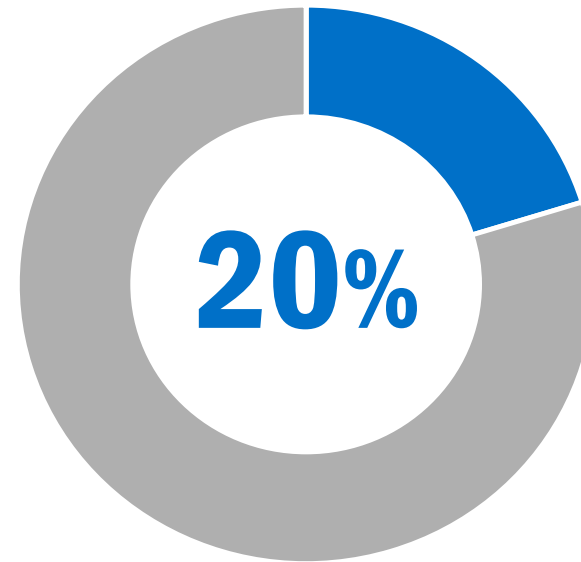
Cost to get schools to “good” condition

\$874 million

Schools that need significant maintenance or renovation in the next 10 years



Schools that need to be phased out or replaced in the next 10 years



**Source: Administrator responses to follow-up questionnaire:
12 districts, 84 schools**

2020

46

**of 84 schools
past expected useful life**

\$809 million

**of \$1 billion in school
building value depreciated**

2030

56

**of 84 schools
past expected useful life**

\$892 million

**of \$1 billion in school
building value depreciated**

**Source: Administrator responses to follow-up questionnaire:
12 districts, 84 schools**



Policy consideration

The Legislature should commission a statewide facility condition assessment of school buildings.

The Legislature last received a facility condition assessment in 1993, which found \$699.5 million, \$1.3 billion in 2020 dollars, in needed repairs, additional facilities, or upgrades.



Building allocations



§IC 33-1019

“School districts shall annually allocate moneys for school building maintenance from any source available to the district equal to at least two percent (2%) of the replacement value of school buildings.”

§IC 33-1019 issues

The cost factor to calculate building replacement value has not been updated since 2008

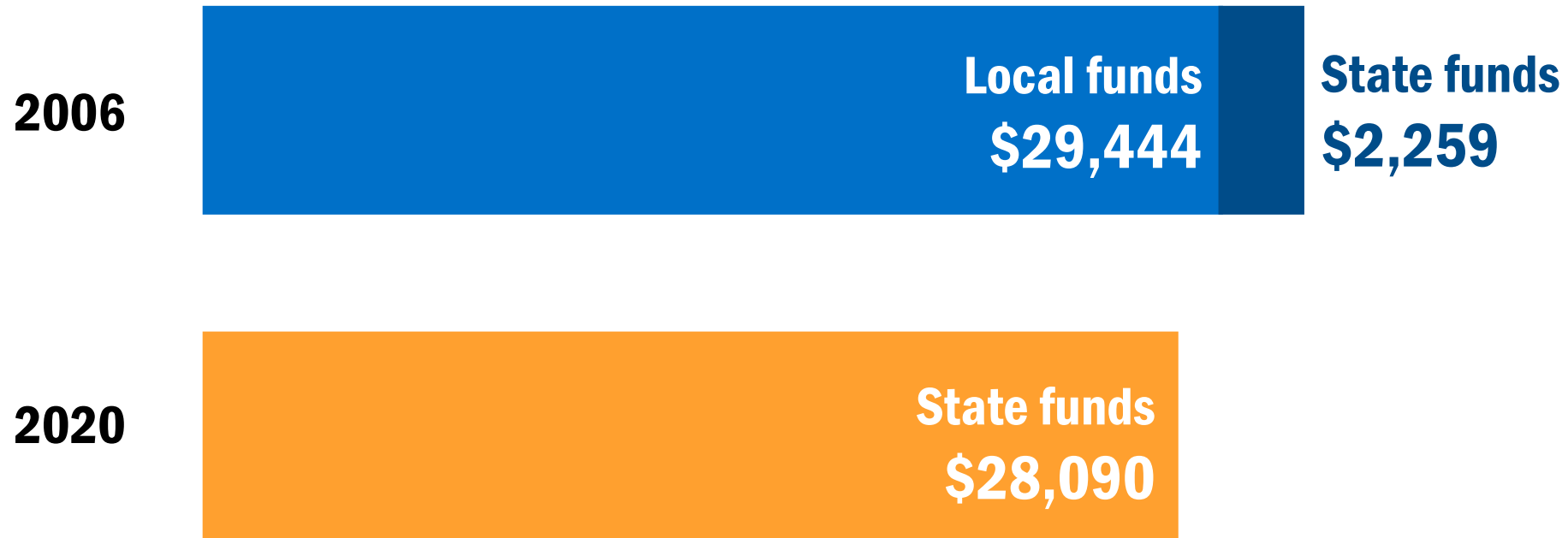
2% maintenance may not be sufficient to meet the needs of school buildings



Bonds and levies

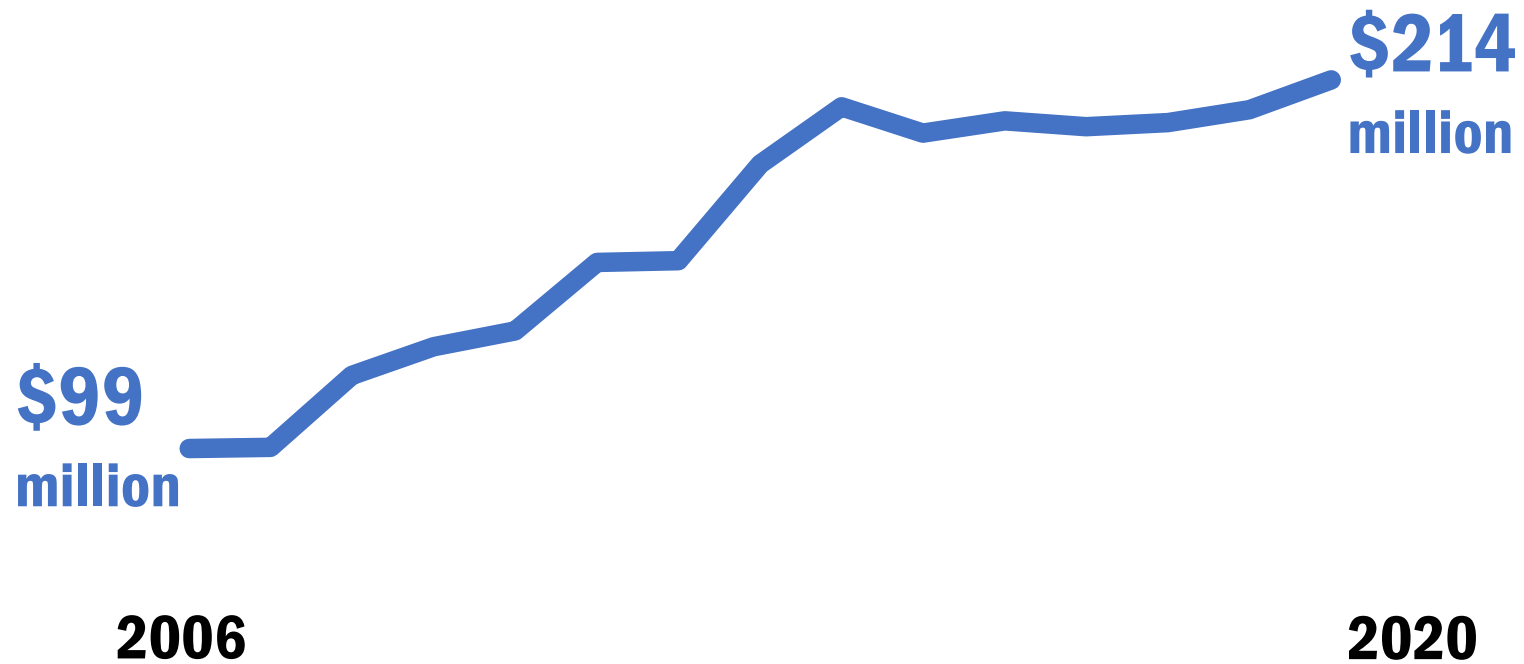
Discretionary fundings

School districts received less discretionary funds per support unit in 2020 than in 2006.



Supplemental levies

The number of school districts using supplemental levies and the amount raised from the levies has increased since 2006.



All dollar amounts adjusted to 2020 dollars

Bond passing rates

41% of the 120 bonds proposed between 2011 and 2020 passed.



Bond passing rates

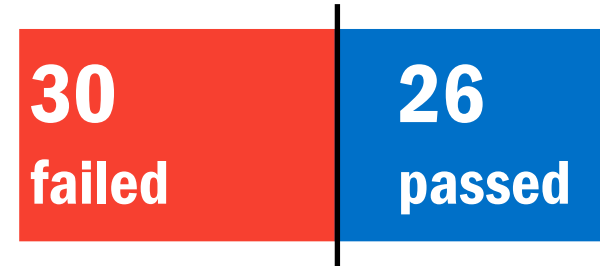
Almost all bonds proposed were in districts with an active supplemental levy.



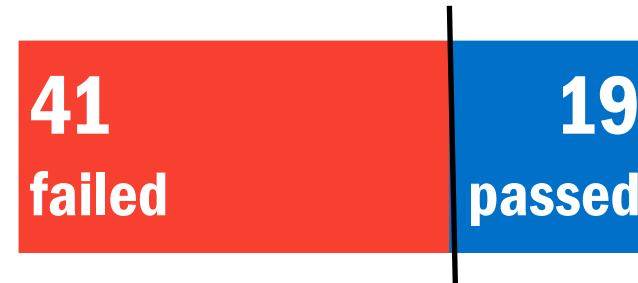
Bond passing rates

Bonds faired better in districts with both a supplemental and plant facilities levy than with one of the levies.

Bonds proposed in districts with both a supplemental and plant facilities levy



Bonds proposed in districts with either a supplemental or a plant facilities levy



Bond passing rates

**Bond
threshold**

66.67%

60%

50%

**Bonds
passing**

49

72

97



Other states

School building expenditures comparisons

State	Funding per student		Funding per GSF		Funding % of building replacement value
	\$	Rank	\$	Rank	
Idaho	\$1,080	51	\$6.82	50	1.9%
Montana	\$2,026	28	\$10.34	33	3.4%
Nevada	\$1,621	41	\$13.20	15	3.7%
Oregon	\$2,048	26	\$11.39	27	2.9%
Utah	\$1,259	49	\$8.21	47	3.0%
Washington	\$2,530	12	\$18.67	6	4.4%
Wyoming	\$4,212	3	\$15.42	10	4.7%

School building comparisons

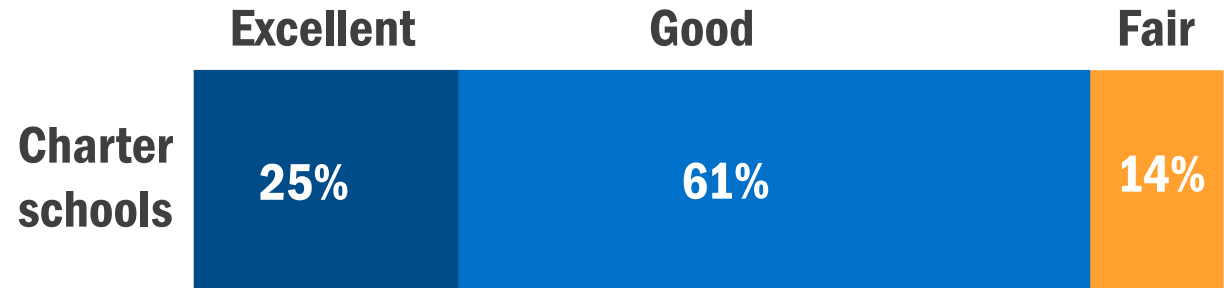
State	School bond threshold	State program for capital projects	Local property tax, no required voter approval	State oversight office for school buildings
Idaho	66.67%	No	No	No
Montana	50%	Yes	Yes	No
Nevada	50%	No	Yes	No
Oregon	50%	Yes	Yes	Yes
Utah	50%	Yes	Yes	No
Washington	60%	Yes	Yes	Yes
Wyoming	50%	Yes	Yes	Yes



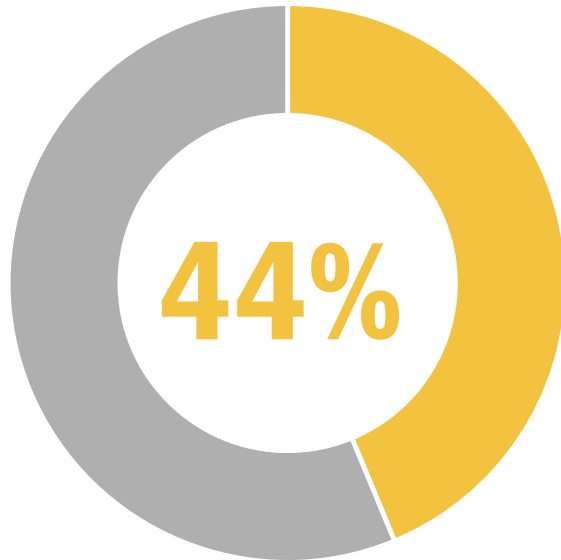
Charter schools

Survey: 28 charter schools

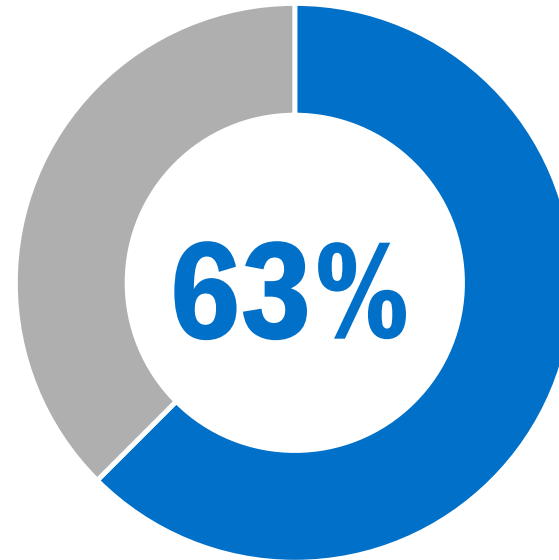
No charter school administrator rated the condition of their building as “poor.”



No physical capacity to adequately accommodated anticipated students in the next 10 years



No adequate specialized instruction spaces



**Source: Administrator responses to follow-up questionnaire:
16 charter schools**

Questions

Please feel free to contact me:

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Idaho public education system

115 school districts

66 charter schools

46 million gross square feet of public school buildings

Adjusting maintenance requirements

Cost factor	Cost per square foot	2% allocation requirement	7% allocation requirement
Base statutory	\$81.45	\$71 million	\$250 million
Base statutory adjusted to 2020	\$120.45	\$106 million	\$370 million
Raw construction cost	\$181.94	\$160 million	\$558 million
Full replacement cost	\$350.00	\$307 million	\$1.07 billion

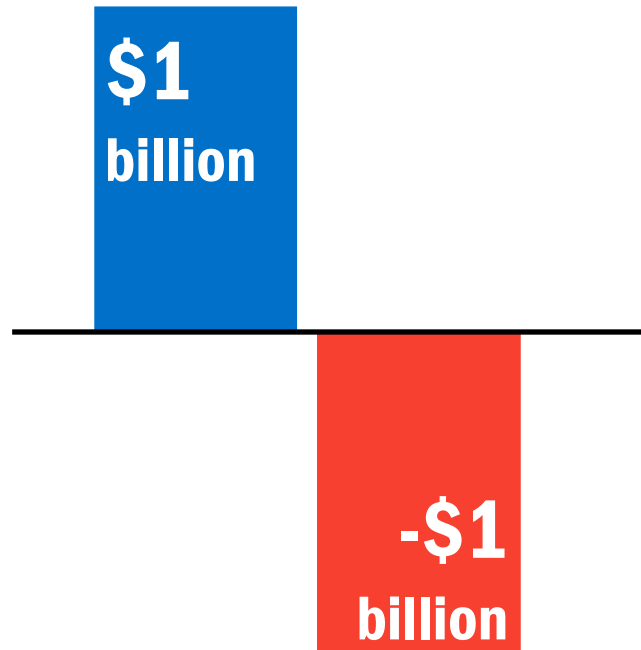
Adjusting maintenance requirements

Cost factor	Districts that met 2% requirement in 2020	Districts that met 7% requirement in 2020
Base statutory	106*	49
Base statutory adjusted to 2020	56	16
Raw construction cost	23	4
Full replacement cost	5	2

*The nine districts not meeting the base statutory requirement over-allocated enough in 2019 to make up for deficiencies in their 2020 allocation.

Supplemental levies vs discretionary funds

From 2007 to 2020, **supplemental levies** raised about \$1 billion more than 2006 levels while districts received \$1 billion less in **discretionary funds**.



All dollar amounts adjusted to 2020 dollars