

# K-12 Public School Buildings

Attachment 1, Rakeesh Mohan, OPE, February 2, 2023

February 2, 2023

Presented by  
Casey Petti





# Agenda

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**Background**

**Building conditions**

**Maintenance allocations**

**Neighboring states**

**Charter schools**



# Building funding sources

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- **Local sources**
  - **Primary source of revenue for capital projects**
- **State sources**
  - **Mostly assists with routine maintenance**



# Building conditions



# 10-year maintenance plans

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**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

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**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

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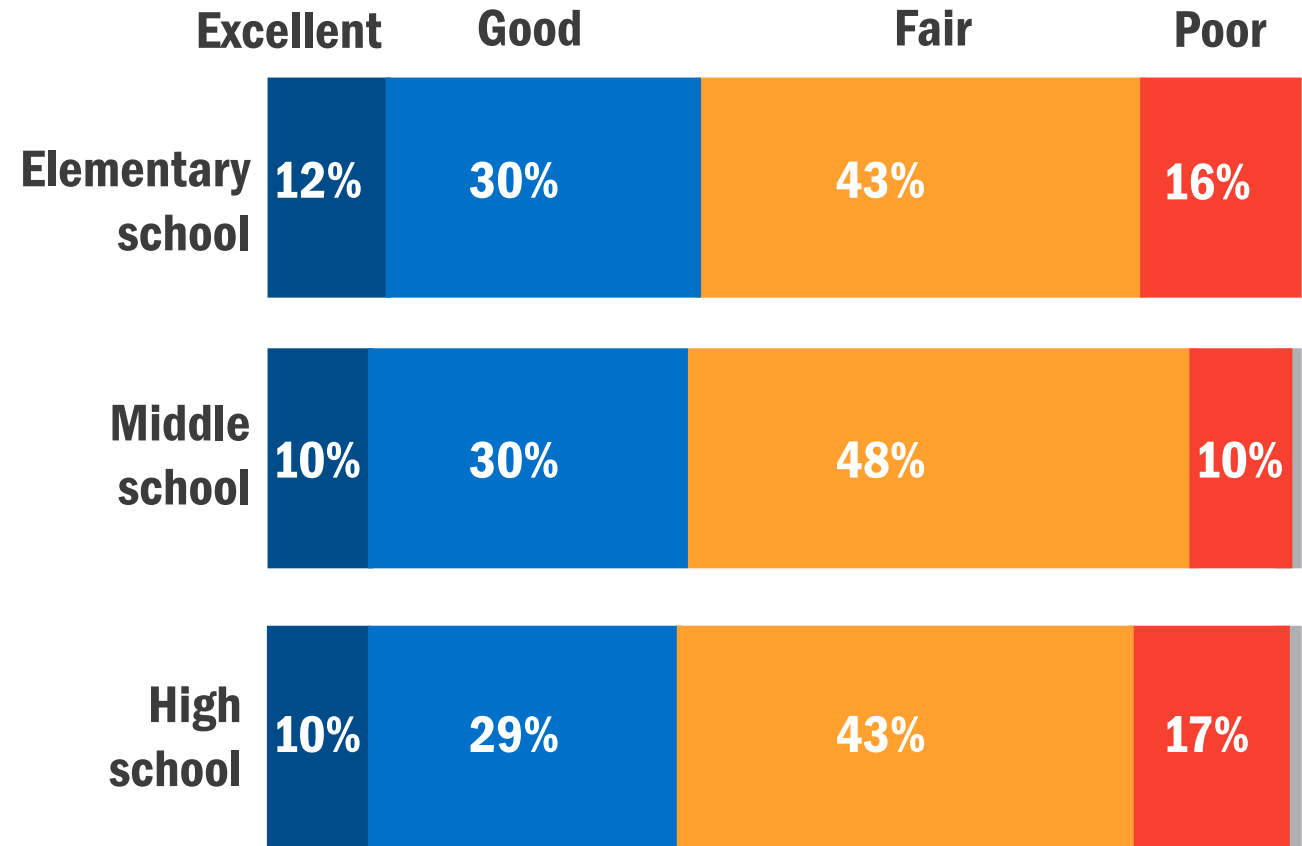
**If the Legislature wants districts to continue to submit 10-year maintenance plans, it should help identify or create an office to receive the plans.**

**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.

Within you district, how would you assess the average condition of facilities at the following school types?





# Estimates of needed building upgrades are likely low.

**Replacement value of school buildings**

**\$6.5 billion**

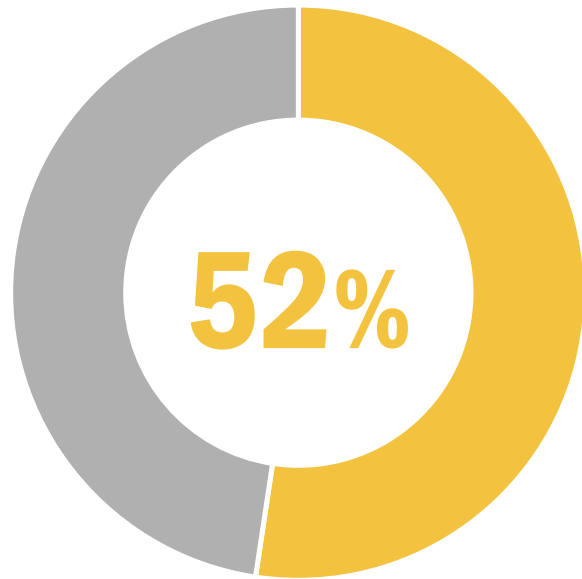
**Cost to get schools to “perfect” condition**

**\$1.3 billion**

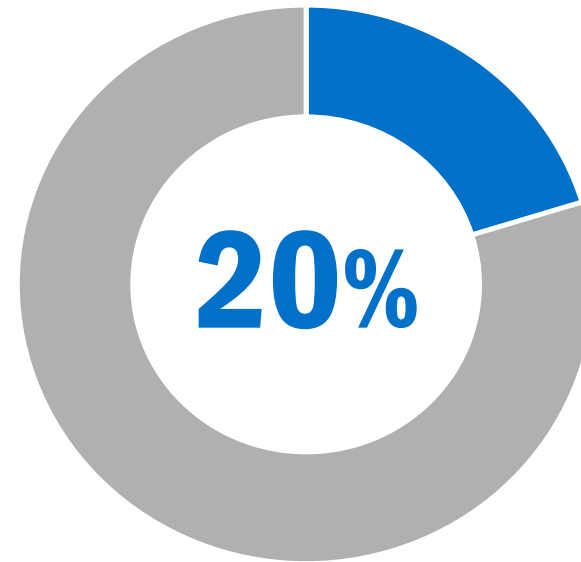
**Cost to get schools to “good” condition**

**\$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

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**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, or \$1.3 billion in 2020 dollars, in needed repairs, additional facilities, or upgrades.**



# Maintenance allocations



# §IC 33-1019

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**“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

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**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**

## Adjusting cost per square foot would increase maintenance allocation requirements

<b>Cost factor</b>	<b>Cost per square foot</b>	<b>2020 total replacement value</b>	<b>2% allocation requirement</b>
<b>Base statutory</b>	<b>\$81.45</b>	<b>\$3.6 billion</b>	<b>\$71 million</b>
<b>Base statutory adjusted to 2020</b>	<b>\$120.45</b>	<b>\$5.3 billion</b>	<b>\$106 million</b>
<b>Raw construction cost</b>	<b>\$181.94</b>	<b>\$8.0 billion</b>	<b>\$160 million</b>
<b>Full replacement cost</b>	<b>\$350.00</b>	<b>\$15.3 billion</b>	<b>\$307 million</b>





# Neighboring 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	State oversight office for school building maintenance
Idaho	66.67%	No	No
Montana	50%	Yes	No
Nevada	50%	No	No
Oregon	50%	Yes	Yes
Utah	50%	Yes	No
Washington	60%	Yes	Yes
Wyoming	50%	Yes	Yes

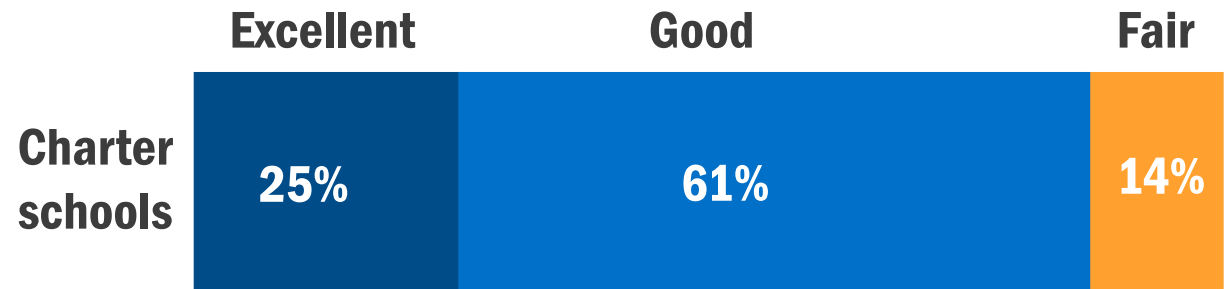


# Charter schools

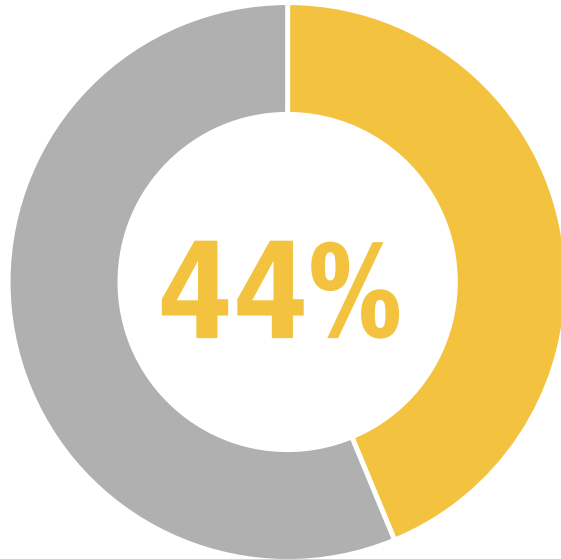
# Survey: 28 charter schools

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

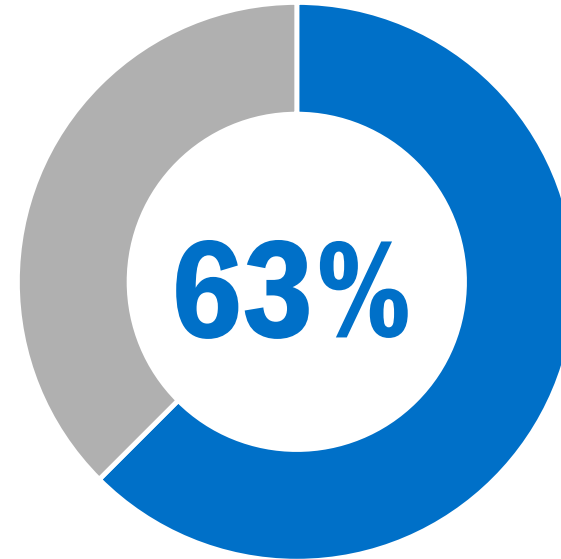
## How would you assess the average condition of student-occupied buildings used by your charter school?



**Lack physical capacity to adequately accommodate anticipated students in the next 10 years**



**Lack adequate specialized instruction spaces**



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

# Questions

**Please feel free to contact me:**

**Casey Petti**

**(208) 332-1474**

**[cpetti@ope.idaho.gov](mailto:cpetti@ope.idaho.gov)**