OSPI School Construction Assistance Program (SCAP)

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

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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

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School District/OSPI Roles

- Once a community has approved project funding through passage of a voted bond issue, the school district begins 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

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Funding

- School construction projects are funded through a combination of local and state sources
- To receive state funding, the district must provide local funding, usually through a bond measure
- Legislative appropriation is required to release SCAP funds (released in July)
- Funding available to districts varies according to relative district wealth, facility need, and other statewide criteria

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Funding

- To be eligible for state assistance, a school district must have funds to demonstrate local validation of proposed projects
- School Bond measures require a supermajority (60% approval) to pass
- Impact fees are another funding option for communities that have adopted impact fee ordinances

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PDC Constraints

- 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

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State Funds are Available to Help Districts Pay for:

- Study and survey activities
- Project/construction management
- Educational specifications
- Architectural and engineering fees
- Value engineering
- Energy conservation reports
- Furniture and equipment
- Constructability reviews
- Inspections and testing
- Building commissioning
- Public art

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Ineligible Costs Must Be Paid For By The School District, Including:

- Non-instructional space
- Maintenance activities
- Stadia and grandstands
- Site acquisition
- Change orders
- Area in excess of OSPI space allocations

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Formula

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

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Eligible area is determined by comparing the district's total instructional area to its projected enrollment growth and future space needs. Current area 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

Student space allocation levels are used to determine funding allocation levels and may not reflect what is adequate to meet district's educational program requirements.

Construction Cost Allocation (CCA) is the cost per square foot of construction set by the state and used to determine the level of state funding assistance. It is not the same as the actual cost to build a school.

- July 2011 (FY 12) Release= $183.78 per sq foot
- July 2012 (FY 13) Release = $188.55
- July 2013 (FY 14) Release = $194.26
- July 2014 (FY 15) Release = $200.40

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The Funding Assistance Percentage accounts for differences in wealth across the state

- 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 (MSD=64%)

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The Funding Assistance Percentage typically does not equal that same percentage of the actual project cost.

- For example, if a district has 50% funding assistance percentage:
  - Eligible Area (10,000 sf) x CCA ($200.40) x funding assistance percentage (50%) = $1,002,000 in state assistance funds
  - Actual project cost = $3 million
  - Local requirement = $2.0 million ($3 million less $1,002,000)
  - State funding assistance = 34% ($1,002,000/$3 million)

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Discussion

Questions

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When Should a District Rebuild Instead of Modernize a School Building?

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School Buildings Deficiencies Usually Fall Into One or More of the Following Categories:

- Safety and security
- Physical condition
- Functional adequacy

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“Minor” Modernization

A minor modernization can cure building deficiencies such as:

- Exhausted interior and exterior finishes such as floor covering, paint, ceilings etc.
- Functional adequacy problems such as door locations, cabinet layout etc.

Note: SCAP funding is not accessible to projects costing less than 40% of the CCA ($200.40 x 40% = $80/sf)

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“Major” Modernization

A major modernization can cure building deficiencies such as:

- Seismic/structural compliance
- Roofing/water integrity
- HVAC upgrades or replacements
- Electrical and technology upgrades or replacements
- Major functional adequacy changes such as wall relocations, added windows, raising ceilings

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New-in-Lieu Replacement

- When the cost of a major modernization approaches 80% of the cost of replacement ($200.40 x 80% = $160/sf), a school district should consider "new-in-lieu" replacement of the building.
- SCAP funding is the same for new-in-lieu replacement as for modernization.

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Discussion Questions

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