School Facilities & Organization administers the Capital Budget, the School Construction Assistance Program, and a number of other programs. Based on OSPI's work, the Legislature makes biennial appropriations to release state funds for school construction assistance to school districts. Districts must apply to OSPI for the funding as it is not directly appropriated to the school districts.

→ See what’s new in the column to the right. →

← Find the information or staff person you need in the column to the left ←

CLEAN UP THE HOMEPAGE BY GETTING RID OF MOST OF THE TEXT HERE IN THE MIDDLE. VISITORS WOULD NAVIGATE WITH LINKS IN THE LEFT-HAND COLUMN.

ALL THIS IS REORGANIZED, BUT LINKS ARE THE SAME… ELIMINATE “RESOURCE WHEEL” EXCEPT AS A BASIC GRAPHIC
The School Construction Assistance Program (SCAP) provides funding assistance to school districts undertaking a major new construction or modernization project. Projects must meet eligibility requirements based on age and condition for modernization and a need for more space for new construction.

How Does State Assistance Work?
• Overview: The SCAP Folio offers a quick summary of the program.
• More detailed: The School Construction Assistance Summary Handbook provides guidance on different phases of planning, design, and construction.
• Very detailed: The School Facilities Manual outlines the process of planning, design, construction, maintenance, and operation of school facilities and detailed information about SCAP.
• Slideshow presentation: This document may be downloaded and used to present to school boards.

Project Information
• Past & current projects: A list of projects that have received or are currently receiving state funding assistance.
• Future projects: A list of projects that have approved applications to receive state funding assistance.
• Long-range plans: A list of approved Study & Survey grants.
• Summary of average square foot cost for construction at time of bid.
SCAP 101 – HOW STATE FUNDING ASSISTANCE WORKS

Funding Formula Drivers:

- **Eligible Area**: Square footage of instructional space for which the state will provide funding assistance. It compares the district’s current inventory of instructional space to its projected enrollment, (as calculated by an Enrollment Cohort Projection (Report 1049), multiplied by the Student Space Allocation (SSA), the amount of square feet per student established by the legislature to determine funding allocation level and may not reflect what is adequate to meet district’s educational program requirements.

- **Construction Cost Allocation (CCA)**: The State’s recognized costs per square foot of new construction. (Not to be confused with actual costs per square foot, which is usually higher.)

- **Funding Assistance Percentage**: An equalizing number used in formula to determine state assistance. Minimum percentage is 20% of recognized project costs. It is calculated annually based on a district’s assessed land value per student compared to the statewide average assessed land value per student. However, it isn’t a true reflection of the percentage of state assistance compared to project’s total cost.
Eligibility Types

1. NEW CONSTRUCTION:
   - Need for instructional space based on unhoused students.
     - Future Need – Existing Capacity = Eligibility (if need is greater than existing)

2. MODERNIZATION OR NEW-IN-LIEU (replacement of existing facilities):
   - Need for modernization of an existing facility that satisfies the housing needs of the district and is more than 20 years old and has not been modernized in the last 20 years, prior to January 1, 1993, if built after January 1, 1993, must be 30 years old. Limitations may exist to the amount of square footage eligible to modernize or new-in-lieu.
   - New-in-Lieu replacement of existing facilities is generally subject to the same criteria as modernization.
     - Future Need – Improved Space = Remaining Eligibility to Improve (if need is greater than improved space)
State’s Contribution to School Construction is based on the following funding formula.

\[ \text{State Assistance} = \text{Eligible Area} \times \text{CCA} \times \text{Funding Assistance Percentage} \]

**New Construction**
- Future Need - Existing Capacity
- State Square Foot Allocation
- K-6: 90 square feet per student
- 7-8: 117 s.f. / student
- 9-12: 130 s.f. / student
- “Students w/ Disabilities”: 144 s.f. / student

**Building Modernization/Replacement**
- Age
  - Before 1993 = 20 yrs
  - After 1993 = 30 yrs
- Limited to “area of need”
- Major mod > 40% up to 100% of CCA

**Determined By Legislature**
- FY 2012: $183.78
- FY 2013: $188.55
- FY 2014: $194.26
- FY 2015: $200.40
- FY 2016: Unknown

**Level of Assistance**
- Relates to Wealth in District
- Local Assessed Land Value per Pupil compared to State Average Value per Pupil
- Additional percentage points for School District growth

**NOTE:** State Square Foot Allocation levels are used to determine funding allocation level and may not reflect what is adequate to meet district’s educational program requirements.
SCAP Recognized Items for Funding

- Building
- Public Art
- Constructability Reviews
- Energy Report
- Value Engineering
- Educational Specifications
- Construction Cost
- A/E Design Fees
- Furniture & Equipment
- Certain Special Insp/Testing

Non-recognized Costs
- Feasibility study
- Geotechnical studies
- On-site work
- Abatement, if not part of recognized modernization work
- Construction contract modifications (change orders)
- Any other contract modifications
- Legal fees
- SCAP Recognized items in excess of eligibility
These lists include school district construction projects that have met the eligibility criteria and have been approved by OSPI for capital grants. The list is not comprehensive of all capital project activity throughout the state.

Costs shown do not represent true “total costs”, since other school district costs that are not recognized for state assistance may not be included. Those project costs include, but are not limited to, land acquisition, agency permit fees, off-site improvement costs and site mitigation fees, additional design consultant fees, cost of change orders incurred during construction, and others.

State recognized items for funding include:
- Construction Cost plus 7.0% sales tax
- Architecture/Engineering Design Fees
- Construction Management
- Educational Specifications
- Value Engineering
- Constructability Reviews
- Building Commissioning
- Energy Report (ELCCA)

The amount of assistance the State provides for each recognized item may be limited by project eligibility. Costs in excess of eligibility are additional local costs.

The following acronyms/abbreviations are used in the reports:
- N/L = New-in-Lieu: a new building that is built in lieu of modernizing an existing building consistent with the cost/benefit analysis. A new-in-lieu project receives the same level of funding as if it was a modernization
- Repl = Replacement: a new building is being built to replace an existing building
- Add = Addition: additional area is being built on to an existing facility
- Mod = Modernization: an existing building is being remodeled

CLEARER LANGUAGE PROPOSED HERE, PLUS THE GRAPHIC. LIST OF PROJECTS WOULD BE MOVED TO THE BOTTOM SO THE VISITOR HAS TO AT LEAST BE AWARE OF THE TEXT BEFORE SEARCHING FOR A PROJECT.
### School Facilities

**PROJECT RELEASE - JULY 1, 2014**

<table>
<thead>
<tr>
<th>DISTRICT AND PROJECT</th>
<th>LOCAL FUNDS</th>
<th>STATE FUNDS</th>
<th>ART ALLOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clover Park SD - Beachwood Elementary</td>
<td>$28,195,995.01</td>
<td>$6,611,813.67</td>
<td>$32,490.82</td>
</tr>
<tr>
<td>Colton SD - Colton School</td>
<td>$5,762,838.04</td>
<td>$5,514,390.64</td>
<td>$3,611.08</td>
</tr>
<tr>
<td>Conway SD - Conway School Repl</td>
<td>$6,605,075.32</td>
<td>$3,179,539.94</td>
<td>$870.88</td>
</tr>
<tr>
<td>Entiat SD - Paul Rumburg Elementary</td>
<td>$5,933,938.96</td>
<td>$2,483,411.24</td>
<td>$0.00</td>
</tr>
<tr>
<td>Federal Way SD - Federal Way High</td>
<td>$58,729,792.91</td>
<td>$33,712,959.37</td>
<td>$162,644.86</td>
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<tr>
<td>Grapeview SD - Grapeview K-8 School</td>
<td>$9,992,845.87</td>
<td>$859,127.52</td>
<td>$0.00</td>
</tr>
<tr>
<td>Kennewick SD - Eastgate Elementary</td>
<td>$6,457,593.16</td>
<td>$10,085,007.77</td>
<td>$49,528.74</td>
</tr>
<tr>
<td>La Conner SD - LaConner Middle</td>
<td>$10,602,513.92</td>
<td>$3,741,408.46</td>
<td>$18,221.64</td>
</tr>
<tr>
<td>Moses Lake SD - Moses Lake High Pool Building</td>
<td>$9,961,654.22</td>
<td>$2,327,676.08</td>
<td>$11,238.93</td>
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<tr>
<td>North Mason SD - New North Mason High</td>
<td>$25,440,064.46</td>
<td>$9,435,695.60</td>
<td>$45,547.18</td>
</tr>
</tbody>
</table>

Click on individual project for project details

Project details are templates that provide information related to funding sources and include funding formula, summary of total project cost, breakdown of recognized costs, and key terms used for each approved school construction project.
STATE FUNDING ASSISTANCE OVERVIEW: PROJECT RELEASE INFORMATION

PROJECT INFORMATION

Project Name: Beachwood Elementary Replacement (N/L)
Project Type: New-in-Lieu (N/L)
Facility No: 3647
Project No: S03-4727
School District: Clover Park
County: Pierce

New Construction: 0
Modernization: 0
New-in-Lieu of modernization (N/L): 68,943
Total: 68,943

FUNDING FORMULA AND SUMMARY OF TOTAL PROJECT COST

FORMULA:

Eligible Area x CCA x State Funding Assistance %

<table>
<thead>
<tr>
<th>Project Funding Drivers</th>
<th>Eligible Area</th>
<th>CCA</th>
<th>State Funding Assistance %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project A/E Fee</td>
<td>$1,484,054</td>
<td></td>
<td>26.19%</td>
</tr>
<tr>
<td>Project Construction</td>
<td>$25,614,551</td>
<td></td>
<td>73.81%</td>
</tr>
<tr>
<td>Other Project Costs</td>
<td>$1,484,054</td>
<td></td>
<td>26.19%</td>
</tr>
<tr>
<td>Tax Excess (sales tax &gt; 7.0%)</td>
<td>$526,492</td>
<td>N/A</td>
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<tr>
<td>Non-matchable Construction *</td>
<td>$0</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Non-matchable Components *</td>
<td>$354,003</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$28,195,995</td>
<td></td>
<td>25.74%</td>
</tr>
</tbody>
</table>

PROJECT COST

$34,807,809

State Share, $6,611,814, 19.00%
Local Share, $28,195,995, 81.00%

BREAKDOWN OF RECOGNIZED PROJECT COSTS

Recognized Project Cost

Local Share of Recognized Cost $2,346,070 26.19%
State Share of Recognized Cost $6,611,814 73.81%
Total Recognized Project Cost $8,957,883 25.74%
Non-Recognized Project Cost $25,849,925 74.26%
TOTAL PROJECT COST $34,807,809 100.00%
CONSTRUCTION PROCUREMENT METHODS

MOST COMMON METHOD:

**Design-Bid-Build:**
Is a project delivery method in which the agency or owner contracts with separate entities for the design and construction of a project. Design-bid-build is the traditional method for project delivery. (Wikipedia) There are three main sequential phases to the design-bid-build delivery method:
- The design phase
- The bidding phase
- The construction phase

ALTERNATIVE PUBLIC WORKS METHOD:

**GC/CM – General Contractor /Construction Manager:**
A firm with which a public body has selected to provide services during the design phase and negotiated a maximum allowable construction cost to act as construction manager and general contractor during the construction phase. (RCW 39.10.210) Terms common to this method include:
- **GMP – Guaranteed Maximum Price, also known as NTE, Not-to-Exceed:** The fixed ceiling contract cost that the GC/CM can be compensated for. The contractor is responsible for cost overruns unless a formal change order has been approved. Any cost savings are returned to the district. (Wikipedia)
- **MACC – Maximum Allowable Construction Cost:** The maximum cost of the work to construct the project including a percentage for risk contingency, negotiated support services, and approved change orders. (RCW 39.10.210)
- **Total Project Cost:** The cost of the project less financing and land acquisition costs. (RCW 39.10.210)

** There are other alternative public works methods, but GC/CM is used in SCAP.
Average Square Foot Cost for Construction at Time of Bid

**Design-Bid-Build projects:**
The square foot costs are based on the awarded contract amount for construction **at time of bid** and do not reflect final construction cost.

**GC/CM – General Contractor / Construction Manager projects:**
Included are both the average square foot cost for construction at time of MACC negotiation and at final negotiated Guaranteed Maximum Price and may not reflect final construction cost.

**All projects:**
The costs represent state recognized cost of construction including an allowance for 7.0% sales tax in order to be comparable to the Construction Cost Allocation which also includes 7.0% sales tax. The costs do not include construction costs for off-site work, hazardous waste abatement/asbestos removal (unless part of an eligible modernization project) and demolition of existing building.

Square foot costs reflect “hard costs” (brick and mortar), soft costs like furnishings, equipment, design fees, sales tax in excess of 7.0% allowance, permit fees, and any contingencies. The total cost of a school project is generally equal to about 1.5 times the hard costs.

To access further information you must agree that you have read the above explanation of state assistance. I have read and agree to the above. **YES NO**

**DISCLAIMER!**
### Average Square Foot Cost for Construction at Time of Bid

#### Design-Bid-Build Projects

<table>
<thead>
<tr>
<th>Years</th>
<th>Design-Bid-Build</th>
<th>Modernization</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Average Sq. Ft.</td>
<td>Ave. Sq. Ft.</td>
</tr>
<tr>
<td></td>
<td>Cost Based On</td>
<td>Cost Based On</td>
</tr>
<tr>
<td></td>
<td>Contract Award</td>
<td>Contract Award</td>
</tr>
<tr>
<td></td>
<td>No. of Projects</td>
<td>No. of Projects</td>
</tr>
<tr>
<td>2008-09</td>
<td>$218.52</td>
<td>$171.00</td>
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<tr>
<td>2009-10</td>
<td>$218.15</td>
<td>$179.79</td>
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<tr>
<td>2010-11</td>
<td>$243.70</td>
<td>$179.79</td>
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<tr>
<td>2011-12</td>
<td>$235.25</td>
<td>$175.29</td>
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<tr>
<td>2012-13</td>
<td>$256.87</td>
<td>$229.90</td>
</tr>
<tr>
<td>2013-14</td>
<td>$265.20</td>
<td>$212.11</td>
</tr>
</tbody>
</table>

* Click here for chart details
Bid 2008 - 2013

Year Bid

2008-09  $218.52
2009-10  $218.15
2010-11  $243.70
2011-12  $235.25
2012-13  $256.87
2013-14  $265.20
Bid 2008 - 2013
### Average Square Foot Cost for Construction for GCCM Projects

*Includes both New & Mod Projects*

<table>
<thead>
<tr>
<th>YEARS</th>
<th>GCCM/MACC AVERAGE SQ. FT. COST BASED ON MACC</th>
<th>GCCM/GMP AVERAGE SQ. FT. COST BASED ON GMP/GCC/TCC</th>
<th>NO. OF PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008-09</td>
<td>$252.75</td>
<td>$258.34</td>
<td>5</td>
</tr>
<tr>
<td>2009-10</td>
<td>$274.13</td>
<td>$306.15</td>
<td>4</td>
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<tr>
<td>2010-11</td>
<td>$208.53</td>
<td>$220.12</td>
<td>3</td>
</tr>
<tr>
<td>2011-12</td>
<td>$259.49</td>
<td>$294.67</td>
<td>4</td>
</tr>
<tr>
<td>2012-13</td>
<td>$297.87</td>
<td>$324.08</td>
<td>5</td>
</tr>
<tr>
<td>2013-14</td>
<td>$257.48</td>
<td>$295.11</td>
<td>4</td>
</tr>
</tbody>
</table>

Click here for chart details
Summary of Sq. Ft. Cost for Construction
GCCM Projects Bid 2008 - 2013

<table>
<thead>
<tr>
<th>Year Bid</th>
<th>GCCM/MAAC</th>
<th>GCCM/GMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008-09</td>
<td>$252.75</td>
<td>$258.34</td>
</tr>
<tr>
<td>2009-10</td>
<td>$274.13</td>
<td>$274.13</td>
</tr>
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<td>$259.49</td>
<td>$294.67</td>
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<tr>
<td>2012-13</td>
<td>$297.87</td>
<td>$297.87</td>
</tr>
<tr>
<td>2013-14</td>
<td>$257.48</td>
<td>$257.48</td>
</tr>
</tbody>
</table>

AVG. COST PER SQ. FT