

Maine Commission on School Construction

December 20, 2024

Modern PK-12 Public Schools

What can States do?

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National Center on School Infrastructure

<http://www.school-infrastructure.org>

Clearinghouse of resources on developing safe, healthy, sustainable, and equitable public school infrastructure

Technical assistance and capacity building to states and high-need LEAs.

Supported by US Department of Education

Under development by a Consortium of:

Berkeley Urban & Regional Development

21st CENTURY SCHOOL FUND | Improving Public School Facilities for All Children

 **NATIONAL COUNCIL ON SCHOOL FACILITIES**
States Advancing Effective K-12 Policy, Planning, and Practice

Child Trends.



Supporting America's School Infrastructure (SASI)

Purpose: Increase the capacity of States to support high-need LEAs and schools in leveraging Federal, State, and local resources to improve school facilities and environments for all students

Awards: 7 SEAs and 1 State Department of Administration

Total Funding: \$37 million

Range of Awards:
\$2,644,993 to
\$5,000,000

Project Period: Up to 60 months (5 years)

Agency	Total 5 Year Funding
Alabama State Department of Education	\$4,565,574
Arizona Department of Administration	\$4,997,500
California Department of Education	\$4,992,083
Commonwealth of the Northern Mariana Islands Public Schools	\$4,999,005
Oregon Department of Education	\$4,999,997
Pennsylvania Department of Education	\$2,644,993
Rhode Island Department of Elementary and Secondary Education	\$4,960,860
Virginia Department of Education	\$5,000,000

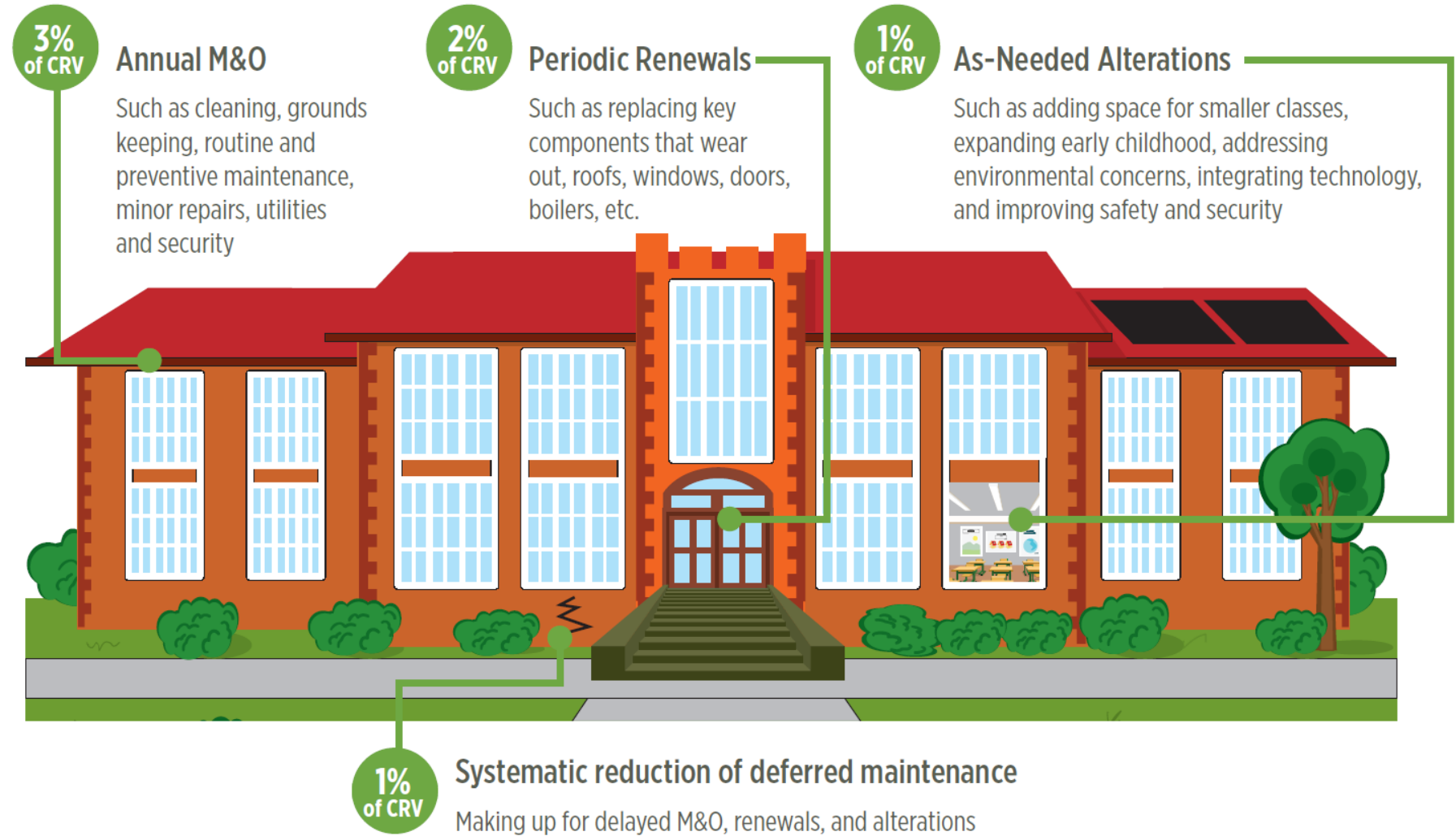
- **Hire staff with expertise in facilities areas**
- **Engage in intra and inter-agency coordination related to school infrastructure**
- **Conduct state-wide facilities condition assessments and identify gaps**
- **Improve or develop statewide school infrastructure database systems**
- **Develop standardized procedures, requirements, and tools**
- **Provide technical assistance to high-need LEAs on school infrastructure**

Shared Challenges

- The modern standards for the built environment
- The age and deficiencies in the inventory that districts operate
- The amount of area of school buildings and acreage of school sites needing operation, maintenance, and capital investment
- Local, state, and federal policy and budgets not structured to meet the extent of the need
- Shortage of fully-trained and properly paid building industry and service professionals in the workforce

Modern Standards

- Healthy
- Safe
- Educationally appropriate
- Energy efficient
- Resilient
- Community access



	2016 SooS	2021 SooS	Proj 2024
PK-12 public school building inventory GSF	7,500,000,000	8,100,000,000	8,100,000,000
New School Construction Cost per GSF	\$256	\$343	\$488
Current Replacement Value (CRV)	\$1,920,000,000,000	\$2,778,300,000,000	\$3,952,800,000,000
M&O and Capital Outlay Standard	7%	7%	7%

Challenges = Rising Funding Gap for U.S. School Facilities

	2016 SooS	2021 SooS	Proj 2024
Annual Avg Recommendation	\$134,400,000,000	\$194,481,000,000	\$276,696,000,000
Annual Avg Actual M&O and Capital Outlay	\$95,000,000,000	\$113,137,940,750	\$135,453,186,182
Annual Gap in Facilities Expenditures	(\$39,400,000,000)	(\$81,343,059,250)	(\$141,242,813,818)

2022 Maine Profile



581 Schools



270 Districts



37,890,573
Sq. Ft.
*Estimated



36,813 Staff



170,093 Students

Facilities Activities	Maine building inventory GSF estimate 21CSF	CRV \$/GSF	CRV ME Inventory	Needs Estimate per % of CRV	Annual Facilities Needs	Actual Avg Annual Expenditures FY18-22	Avg Annual Projected GAP
Maintenance and Operations (CRV of hard costs only)	37,890,573	\$420	\$15,914,040,660	3%	\$477,421,220	\$308,967,198	(\$168,454,022)
Capital Outlay (CRV of total project costs)	37,890,573	\$600	\$22,734,343,800	4%	\$909,373,752	\$285,220,028	(\$624,153,724)
Facilities M&O & Investments					\$1,386,794,972	\$594,187,226	(\$792,607,746)

Scenario 1: M&O Efficiencies

When operations and maintenance are planned and managed for routine and preventive maintenance there will be M&O efficiencies, for energy and other utilities, for security, cleaning and groundskeeping, and far fewer expensive reactive and emergency repairs.

Reduce the M&O multiplier standard from 3% to 2.5%.

Scenario 2: Planned Comprehensive Modernizations

Manage facilities from an educational facilities master and capital plan that address capacity issues, deferred maintenance, capital renewals, educational alterations, security, and sustainability at the same time, rather than with piecemeal capital projects.

Adjust the % standard and multiplier for capital improvements from 4% to 3%.

Scenario 3: Cost Controls & Innovation

Contain costs and develop innovations in financing, design, and construction, through process efficiencies in financing, procurement, permitting, inspections, and project management practices. Ensure public sector owners have access to timely and independent information about the costs of their design and construction decisions early in the pre-construction process

10% control and innovation for capital costs.

Scenario 4: More Efficient Building Utilization

5% decline in GSF area school districts are responsible for.

Space efficiencies can be achieved through joint use, adaptive reuse, consolidation and closings, as well as with selective demolition to reduce the size of facility through a modernization.

Potential for Savings from System Reforms

Facilities Activities	ME building inventory GSF estimate 21CSF	CRV \$/GSF	CRV ME Inventory	Needs Estimate per % of CRV	Annual Facilities Needs	Actual Avg Annual Expenditures FY18-22	Avg Annual Projected GAP	Potential Savings/Added Value
Scenario 1: M&O	35,996,044	\$420	\$15,118,338,480	2.5%	\$377,958,462	\$308,967,198	(\$68,991,264)	\$99,462,758
Scenario 2: Modernizations	37,890,573	\$600	\$22,734,343,800	3%	\$682,030,314	\$285,220,028	(\$396,810,286)	\$295,546,469
Scenario 3: Cost Controls	37,890,573	\$540	\$20,460,909,420	3%	\$613,827,283	\$285,220,028	(\$328,607,255)	
Scenario 4: Space Efficiencies	35,996,044	\$540	\$19,437,863,760	3%	\$583,135,913	\$285,220,028	(\$297,915,891)	\$30,691,364
Policy and practices to implement comprehensive planned modernization strategy, preventive and routine M&O, and space efficiencies.								\$425,700,597

Annual Need Declines

Facilities Activities	Maine GSF (-5% of 21CSF est)	CRV \$/GSF	CRV ME Inventory	Needs Estimate per % of CRV	Annual Facilities Needs	Actual Avg Annual Expenditures FY18-22	Avg Annual Projected Gap with Systems Reform
M&O	35,996,044	\$420	\$15,118,338,480	2.50%	\$377,958,462	\$308,967,198	(\$68,991,264)
Capital Outlay	35,996,044	\$540	\$19,437,863,760	3%	\$583,135,913	\$285,220,028	(\$297,915,885)
TOTAL					\$961,094,375	\$594,187,226	(\$366,907,149)



What can states do?



Questions for the Commission

1. What might the state do to support effective routine and preventive maintenance?
2. What might help districts undertake full modernization projects?
3. Are there are state policies, regulations, or practices that are contributing to the rising costs?
4. If yes, how do you think these can be changed to help contain or even reduce school construction costs?
5. What might the state do to help districts manage under-enrolled school buildings?