



WASD Facility Assessment and House Bill 521

- AGENDA:
 - Overview of HB 521
 - Permissible and Excluded Uses of HB521
 - Key Terms
 - Comprehensive Facility and ADA Assessment Overview
 - What the Facility Assessment does not address
 - Same items from the Facility Assessment
 - Recommendation for Action

Overview of House Bill 521

- **Introduction:** HB 521, passed by the Idaho Legislature, also known as the "School Modernization Fund" aims to enhance public education infrastructure, addressing the physical and technological needs of schools across the state.
- **Purpose:** Designed to provide critical funding to school districts for long-term improvement, prioritizing safe, efficient, and adaptable learning environments.
- **Vision of HB 521:** To empower school districts to meet the demands of growing student populations, provide modern learning spaces, and reinforce safety measures.
- **Lottery Funding:** Lottery revenue contributes to the total funding available under HB 521, maximizing resources for Idaho's public schools and furthering the goal of building better educational facilities for students across the state.
- **Thank You to Idaho Legislators:** A special thanks to our state legislators for recognizing the importance of investing in education through HB 521. Their commitment to funding Idaho's public schools is crucial for the success and growth of our students and communities.

Permissible and Excluded Uses of HB 521 Funds

- Excluded Expenses
 - Routine Maintenance
 - Athletics
- Permissible Expenses
 - New Construction
 - Major Replacements
 - Facility Renovations

Eligibility Requirements:

- *"The school district has submitted a ten (10) year facilities plan in accordance with provisions of section 33-918, Idaho Code"*

Key Terms

- **ADA (Americans with Disabilities Act):**
 - Ensures accessibility by removing barriers for individuals with limited access.
- **FCI (Facility Condition Index):**
 - A measure that compares a building's condition with the cost of replacement, providing insight into long-term viability.
- **Facility and ADA Assessment:**
 - Engaged Bureau Veritas for an independent study through an RFQ process. Bureau Veritas does not perform construction in Idaho.

Comprehensive Facility and ADA Assessment Overview

- **Facility Assessment Overview:**

- Comprehensive, independent inspection of each building in WASD.
- Evaluated key systems: HVAC, roofing, site conditions, interiors, electrical, fire alarms/suppression, and plumbing.
- Assigned each facility an FCI (Facility Condition Index) score.
- Provided 20-year cost projections and detailed condition notes.
- Included state-reported technology assessments.

- **ADA (Americans with Disabilities Act) Assessment:**

- Inspected accessibility elements across all sites and provided cost estimates.
- Generated reports ranging from 112 to 2,000 pages per campus.

Comprehensive Facility and ADA Assessment Overview

- **Facility Assessment Overview:**

- Comprehensive, independent inspection of each building in WASD.
- Evaluated key systems: HVAC, roofing, site conditions, interiors, electrical, fire alarms/suppression, and plumbing.
- Assigned each facility an FCI (Facility Condition Index) score.
- Provided 20-year cost projections and detailed condition notes.
- Included state-reported technology assessments.

- **ADA (Americans with Disabilities Act) Assessment:**

- Inspected accessibility elements across all sites and provided cost estimates.
- Generated reports ranging from 112 to 2,000 pages per campus.

What the Facility Assessment Does Not Address

- **Facility Assessment Does NOT Include:**

- Prioritization of district-wide needs
- Recommendations for new facilities to accommodate growth

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$315,300	\$62,100	\$377,500
Roofing	-	-	\$280,200	\$12,700	-	\$292,800
Interiors	-	-	\$516,700	\$720,500	\$926,300	\$2,163,600
Plumbing	-	\$13,200	-	\$233,600	\$1,206,800	\$1,453,600
HVAC	\$11,700	-	\$159,900	\$643,000	\$1,440,600	\$2,255,200
Fire Protection	-	-	\$82,500	-	\$32,500	\$115,000
Electrical	-	-	-	\$415,900	\$490,200	\$906,100
Fire Alarm & Electronic Systems	-	-	\$756,900	\$252,100	\$637,800	\$1,646,700
Equipment & Furnishings	-	-	\$303,400	\$10,500	\$915,400	\$1,229,200
Special Construction & Demo	-	-	-	\$53,100	\$11,200	\$64,300
Site Development	-	-	\$107,700	\$353,300	\$55,600	\$516,600
Site Utilities	-	-	\$65,200	-	-	\$65,200
Site Pavement	-	\$800	\$577,600	\$900	\$2,200	\$581,500
TOTALS (3% inflation)	\$11,700	\$13,900	\$2,850,000	\$3,011,000	\$5,780,800	\$11,667,400

*Totals have been rounded to the nearest \$100.

FCI Analysis |

Replacement Value
\$ 39,362,100

Total SF
60,557

Cost/SF
\$ 650

	Est Reserve Cost	FCI
Current	\$ 11,700	0.0 %
3-Year	\$ 119,600	0.3 %
5-Year	\$ 2,875,600	7.3 %
10-Year	\$ 5,886,500	15.0 %

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$315,300	\$62,100	\$377,500
Roofing	-	-	\$280,200	\$12,700	-	\$292,800
Interiors	-	-	\$516,700	\$720,500	\$926,300	\$2,163,600
Plumbing	-	\$13,200	-	\$233,600	\$1,206,800	\$1,453,600
HVAC	\$11,700	-	\$159,900	\$643,000	\$1,440,600	\$2,255,200
Fire Protection	-	-	\$82,500	-	\$32,500	\$115,000
Electrical	-	-	-	\$415,900	\$490,200	\$906,100
Fire Alarm & Electronic Systems	-	-	\$756,900	\$252,100	\$637,800	\$1,646,700
Equipment & Furnishings	-	-	\$303,400	\$10,500	\$915,400	\$1,229,200
Special Construction & Demo	-	-	-	\$53,100	\$11,200	\$64,300
Site Development	-	-	\$107,700	\$353,300	\$55,600	\$516,600
Site Utilities	-	-	\$65,200	-	-	\$65,200
Site Pavement	-	\$800	\$577,600	\$900	\$2,200	\$581,500
TOTALS (3% inflation)	\$11,700	\$13,900	\$2,850,000	\$3,011,000	\$5,780,800	\$11,667,400

*Totals have been rounded to the nearest \$100.

FCI Analysis |

Replacement Value	Total SF	Cost/SF
\$ 39,362,100	60,557	\$ 650

	Est Reserve Cost	FCI
Current	\$ 11,700	0.0 %
3-Year	\$ 119,600	0.3 %
5-Year	\$ 2,875,600	7.3 %
10-Year	\$ 5,886,500	15.0 %

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$315,300	\$62,100	\$377,500
Roofing	-	-	\$280,200	\$12,700	-	\$292,800
Interiors	-	-	\$516,700	\$720,500	\$926,300	\$2,163,600
Plumbing	-	\$13,200	-	\$233,600	\$1,206,800	\$1,453,600
HVAC	\$11,700	-	\$159,900	\$643,000	\$1,440,600	\$2,255,200
Fire Protection	-	-	\$82,500	-	\$32,500	\$115,000
Electrical	-	-	-	\$415,900	\$490,200	\$906,100
Fire Alarm & Electronic Systems	-	-	\$756,900	\$252,100	\$637,800	\$1,646,700
Equipment & Furnishings	-	-	\$303,400	\$10,500	\$915,400	\$1,229,200
Special Construction & Demo	-	-	-	\$53,100	\$11,200	\$64,300
Site Development	-	-	\$107,700	\$353,300	\$55,600	\$516,600
Site Utilities	-	-	\$65,200	-	-	\$65,200
Site Pavement	-	\$800	\$577,600	\$900	\$2,200	\$581,500
TOTALS (3% inflation)	\$11,700	\$13,900	\$2,850,000	\$3,011,000	\$5,780,800	\$11,667,400

*Totals have been rounded to the nearest \$100.

FCI Analysis |

Replacement Value
\$ 39,362,100

Total SF
60,557

Cost/SF
\$ 650

	Est Reserve Cost	FCI
Current	\$ 11,700	0.0 %
3-Year	\$ 119,600	0.3 %
5-Year	\$ 2,875,600	7.3 %
10-Year	\$ 5,886,500	15.0 %

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of [REDACTED]. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning [REDACTED].

The site was visited on June 21, 2024. Weather conditions at the time of the on-site visit were clear with temperatures in the 80s (°F) and negligible winds.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further compliant detail is provided in Section 2 and Appendix B of the report.

Exterior Accessible Routes

- Accessible parking spaces and access aisles have slopes exceeding 2%.
- Ramps at the portable classrooms have slopes that exceed the allowed maximum.

Interior Accessible Route

- The faucets in the Boy's and Girl's restrooms are non-compliant.
- Ramps throughout the building exceed the maximum slopes.
- Switches and outlets throughout the building exceed the maximum and minimum reach range.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at [REDACTED]. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY												
Facility/ Building	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Eagle Hills Elementary School	\$389,521	52	\$77,906	25	\$81,597	64	\$9,396	3			\$558,420	144
Grand Total	\$389,521	52	\$77,906	25	\$81,597	64	\$9,396	3			\$558,420	144

Order of magnitude costs to address those elements are described individually in Appendix B.

Action Required

- Approval of the West Ada School District HB 521 state department submission in accordance with provisions of section 33-918, Idaho Code.



◇ SIGNATURE PAGE (SCHOOL MODERNIZATION FUND)

This document must be uploaded to the MAPP platform used for conducting facility condition assessments, as it is part of the qualification requirements to receive School Modernization Funds.

Name of School District West Ada School District Number 2

- The school district attests to compliance with the dignity and nondiscrimination in public education requirements specified in Idaho Code, 33-138
Yes ☒ or No ☐
- The school district attests that it does not require job applicants to sign written diversity statements:
Yes ☐ or No ☐
- The school district meets minimum student instructional hours in law or the minimum instructional days set by the State Board of Education:
Yes ☐ or No ☐
- School Modernization funds will be utilized in a manner that aligns with the school district's core educational mission and complies with the allowable expenditures outlined in House Bill 521.
Yes ☐ or No ☐
- The school district leadership has watched the required Department of Education webinars.
Yes ☐ or No ☐
- Our school district is requesting to receive installments from the School Modernization Fund (choose one):
Lump sum ☐ or Annually ☐ or Combination of lump sum/annual payments ☐
- Please provide a list of individuals and groups involved in the decision-making process regarding expenditures from the School Modernization Fund. This may include constituents, contractors, architects, school board, other relevant stakeholders

- On what day did the school board approve the 10-year plan, including the planned expenditures?
Date

Actual Signatures (Not Stamped)

School Board Chairman

Date

School District Superintendent

Date

A faint, circular seal is visible in the background. The outer ring contains the text "WEST ADA" at the top and "DISTRICT" at the bottom, separated by stars. The inner circle features a large "WA" monogram, the word "EST." above it, and the year "1950" at the bottom.

Questions?