



# WBCSD HB 521 Submission

OUR KIDS DESERVE THE BEST



## HB 521 – SUBMISSION NOTES

- ▶ Requesting Approval for the submission of HB521 requirements to the State of Idaho for School Modernization funding.
- ▶ WBCSD designated \$3,812,362.32 - School Modernization Fund Allocation (IC33-915)
- ▶ School districts that submit on or before 12/12/24 will receive partial distribution in late December with a final allocation to be made in late February assuming the remaining bonds have been issued.
- ▶ Recommended to receive the funds in a lump sum distribution rather than annualized. (All Districts have opted for lump sum)



# HB 521 - SUBMISSION REQUIREMENTS

## REQUIRED BY STATE OF IDAHO:

- ▶ District Wide – General Information - COMPLETE
- ▶ Facilities Conditions Assessments for each school building – COMPLETE
- ▶ Ten Year Plan – COMPLETE
- ▶ School Modernization Signature Page – To be signed by WBCSD Board Chair.



# MAPPS Portal – Master Planning

- ▶ HB 521 requires that school districts outline resources and steps necessary for all school buildings in the school district to be in good or perfect condition
- ▶ MAPPS is a master planning tool created by the Jacobs Project Management company for districts to use Facilities condition assessments to produce and estimated budget to refurbish buildings to a good condition standard.
- ▶ The outcome of the process serve to guide districts in creating a 10-year facilities plan.

# FACILITIES CONDITIONS ASSESSMENTS

- WBCSD Internal Assessments
- Apollo Facility Improvement Measures Data (FIM)
- Other relevant historical site assessments

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
<b>Building Condition</b>				<b>WBCSD 83</b>			<b>Priest River Elementary</b>							
<b>Evaluation Form</b>				School District			Building					Building Number		
							RATINGS							
							GOOD	FAIR	POOR	UNSAT.	BCEF			
							(1)	(2)	(3)	(4)				
COMPONENTS				SYSTEMS								COMMENTS		
1.0 Exterior Building Condition				1.1 Foundation/Structure			10	8	6	4	8	Mixed Slab and framed floors		
Note : Maximum Exterior Component Score = 32				1.2 Walls			8	5	3	1	5	T 1-11 over original siding		
				1.3 Roof			8	5	3	1	5	Standing seam, damage over North eaves from ice removal		
20				1.4 Windows/Doors			4	3	2	1	2	Windows replaced at some point, Lots of Ext. Doors rusting out.		
				1.5 Trim			2	1	0	0	0	Soffit, trim and overhang posts rotting		
2.0 Interior Building Condition				2.1 Floors			8	5	3	1	3	Carpet 15-20 years old and fraying		
Note : Maximum Interior Component Score = 20				2.2 Walls			6	4	2	0	4	need complete int. painting		
9				2.3 Ceilings			4	3	2	1	2	Glue on Acoustic tiles falling, need replacement		
				2.5 Cabinets			2	1	0	0	0	Many classroom cabinets have doors missing.		
3.0 Mechanical Systems Condition.				3.1 Electrical			7	5	3	0	3	Multiple power feeds and panels typical of linked additions		
Note : Maximum Mechanical System Score = 27				3.2 Plumbing			6	4	2	0	2	Galvanized pipes full of rust.		
				3.3 Heating & Cooling			8	5	3	1	2	Single boiler. No redundancy not as efficient		
10				3.4 Controls HVAC			3	2	1	0	1	Most Field controllers no longer supported/ obsolete		
				3.5 Lighting			3	2	1	0	2	LED Bulb upgrade in 2018		
4.0 Safety/Building Code				4.1 Means of Exit			4	3	2	1	2	Most classrooms have failing exterior doors.		
Note : Safety/Building Code Score = 21				4.2 Fire Control/Resistance			6	4	2	0	2	no fire suppression		
				4.3 Fire Alarm System			3	2	1	0	1	System is 1970's, no 911 notification. Local horns only.		
				4.4 Emergency Lighting			2	1	0	0	0	needs updating. Batteries expensive.		
				4.6 Security (Secure Point of Entry, Intercom, Security Cameras)			3	2	1	0	1	Office on other side of front doors. Staff has to leave office to let visitors in. No security Vestibule, Intercom recently replaced. Each room has an exterior door.		
8				4.6 Provisions for ADA Accessibility			3	2	1	0	2	ADA access improved via SPED needs.		
							Total BCEF Rating Score					47		
OTHER FACTORS							RATINGS							

Sample Building Condition Evaluation from January 2024



- Required to conduct an FCA for all student occupied buildings in our district.
- Measures the condition and estimated year of replacement based on the SERVICE LIFE of systems and sub-systems in the district.

<b>School</b>	0044	PRIEST RIVER JR HIGH SCHOOL									
<b>Building</b>	0044	Priest River M S									
<b>Addition</b>	1	Original Structure									
<b>Building Condition - Full</b>			<b>N/A</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Replace</b>	<b>Rem.</b>	<b>Est.</b>		
1	Structural	Foundations	N/A	Good	Fair	Poor	Replace	65	2089.		
	Notes:	The building was built using site mixed concrete. 3'x14" footings with 2" rebar									
2	Exterior	Walls	N/A	Good	Fair	Poor	Replace	13	2037.		
	Notes:	10" concrete painted walls with 1/2" rebar. It should be repainted every 10-15 years and is currently over due for repainting. Several areas are cracked and eroding. Certain weather conditions cause water leaks into the building.									
3	Exterior	Windows	N/A	Good	Fair	Poor	Replace	0	2024.		
	Notes:	Windows are original 1940s single pane grid windows which are extremely energy inefficient and need replacement. Main floor bathroom windows were recently replaced with dual pane thermal windows.									
4	Exterior	Doors	N/A	Good	Fair	Poor	Replace	13	2037.		
	Notes:	Entry door sets and rear entrance doors have been replaced. Auditorium and gym doors were replaced in the spring of 2024. There are several other exterior doors which are original wood and need replaced.									
5	Roofing	Roof System	N/A	Good	Fair	Poor	Replace	5	2029.		
	Notes:	The roof is a flat recessed roof that is covered with a gen-flex TPO membrane installed over a failing gen-flex PVC roofing in the summer of 2008. One area failed and was replaced in December 2024. Locker room addition has poor drainage and creates unsafe icing conditions in the parking lot. New metal trim was installed on the parapet walls to replace old and non reusable metal trim. This project was covered by a levy project.									
6	Roofing	Openings	N/A	Good	Fair	Poor	Replace	13	2037.		
	Notes:	Some roofing openings are showing signs of aging and should be replaced in the next 5-7 years.									
7	Interior	Doors	N/A	Good	Fair	Poor	Replace	4	2028.		
	Notes:	Interior doors are a solid wood core door with window. Hardware was replaced / updated in 2022.									
8	Interior	Wall Finishes	N/A	Good	Fair	Poor	Replace	2	2026.		
	Notes:	Interior walls consist of concrete and wood framed walls, both types are covered by a rough plaster finish which is painted. The interior walls get touch up painted as needed. Concrete walls have excessive mil build from past painting and plaster is cracking and chipping in many areas.									
9	Interior	Floor Finishes	N/A	Good	Fair	Poor	Replace	4	2028.		
	Notes:	Original concrete floors are covered in carpet tile and need to be replaced. Wood floors need repair and refinishing due to water damage. Tile floors also should be replaced. The carpet in the hallways was replaced in 2008.									

# Projected Replacement Schedule

- ▶ Projected Replacement Schedule and estimated costs are produced by the MAPPS software based on the Facility condition assessment data.
- ▶ Based on a percentage of total replacement costs
  - ▶ Example:
    - ▶ Elementary schools - \$425 per square foot
    - ▶ HVAC replacement costs = 13% of total repl. Cost
- ▶ NOTE – These estimated costs are higher than industry standards in many areas.

**WBCSD Facilities  
Projected Replacement Schedule**

Priest River Elementary						
System	Subsystem	Years 0-5	Years 6-10	Years 11-20	Years 20+	Total
Structural	Foundations	\$0	\$0	\$0	\$3,084,401	\$3,084,401
Exterior	Doors	\$0	\$0	\$536,811	\$0	\$536,811
Exterior	Walls	\$0	\$0	\$0	\$2,184,906	\$2,184,906
Exterior	Windows	\$0	\$0	\$536,811	\$0	\$536,811
Roofing	Openings	\$0	\$0	\$714,607	\$0	\$714,607
Roofing	Roof System	\$0	\$0	\$714,607	\$0	\$714,607
Interior	Ceiling Finishes	\$0	\$909,766	\$0	\$0	\$909,766
Interior	Doors	\$0	\$351,923	\$0	\$0	\$351,923
Interior	Floor Finishes	\$0	\$1,385,681	\$0	\$0	\$1,385,681
Interior	Partitions	\$0	\$1,095,143	\$0	\$0	\$1,095,143
Interior	Stairways	\$0	\$0	\$0	\$259,234	\$259,234
Interior	Wall Finishes	\$648,575	\$0	\$0	\$0	\$648,575
HVAC	Building Controls	\$1,087,317	\$0	\$0	\$0	\$1,087,317
HVAC	Primary Air Systems	\$0	\$390,808	\$0	\$0	\$390,808
HVAC	Primary Cooling Source	\$0	\$0	\$390,808	\$0	\$390,808
HVAC	Primary Heating Source	\$0	\$0	\$390,808	\$0	\$390,808
HVAC	Terminal and Package Units	\$0	\$390,808	\$0	\$0	\$390,808
Plumbing	Domestic Water Piping	\$937,157	\$0	\$0	\$0	\$937,157
Plumbing	Fixtures	\$453,171	\$0	\$0	\$0	\$453,171
Plumbing	Sanitary / Vent Piping	\$0	\$0	\$0	\$240,892	\$240,892
Electrical	Electrical Service and Dist.	\$0	\$0	\$1,940,345	\$0	\$1,940,345
Electrical	Emergency Generator	\$0	\$0	\$244,561	\$0	\$244,561
Electrical	Lighting	\$0	\$0	\$1,563,722	\$0	\$1,563,722
Fire & Safety	Fire Alarm System	\$0	\$381,759	\$0	\$0	\$381,759
Fire & Safety	Security System	\$0	\$103,694	\$0	\$0	\$103,694
Fire & Safety	Sprinkler System	\$0	\$0	\$624,119	\$0	\$624,119
Fire & Safety	Standpipes	\$0	\$0	\$128,639	\$0	\$128,639



# WBCSD Ten Year Plan

The ten year plan reflects what we would like to improve within available funding sources. We will not have exact costs until we make final decisions on which projects we decide to commit to and start soliciting for project bids / RFP / RFQ.

The Department of Education is aware that things change and so there is complete flexibility granted to districts. While we will be required to report annually on where we have spent funds, we are not held accountable to stick to this plan as submitted. It's good to think of this 10 year plan as a starting place and a requirement to secure funding.

**“Estimated expenditures in the 10-year plan should not exceed budgeted allotment.”**

**At present we can only plan based on:**

**HB 521 School Modernization Fund**

**HB 292 Property Tax Relief Fund**



# Ten Year Plan HB 521

PRLHS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Electrical					
Exterior					
Fire and Safety					
HVAC	\$596,367	\$300,000			
Interior					
Plumbing		\$1,430,086			
Roofing					
Site					
Specialties					
Structural					
Technology					
<b>Totals</b>	<b>\$596,367</b>	<b>\$1,730,086</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	HVAC Upgrades	HVAC Controls			
		Plumbing Replacement			
PRE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Electrical					
Exterior					
Fire and Safety					
HVAC		\$500,000			
Interior					
Plumbing	\$937,157				
Roofing	\$150,000				
Site					
Specialties					
Structural					
Technology					
<b>Totals</b>	<b>\$1,087,157</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	Plumbing Replace	HVAC Controls			
	Roofing Repairs				

# Capital Improvements Priorities – PRLHS

Estimated Capacity – 870 students

- ▶ HVAC Upgrades and Replacements
- ▶ Plumbing Upgrades and Replacements
- ▶ Update Building Controls
- ▶ Roofing Updates

# Capital Improvements Priorities – PRE

Estimated Capacity – 750 students

- ▶ HVAC Upgrades and Replacements
- ▶ Plumbing Upgrades and Replacements
- ▶ Update Building Controls
- ▶ Roofing Repairs and Improvements



## NEXT STEPS

- 1) Approve Submission of HB 521 to the State
- 2) Secure School Modernization Funding
- 3) Begin the planning process
  - ▶ Community Engagement – Facilities Committee Meeting – January 8, 2025
  - ▶ WBCSD Intradepartmental Collaboration & Engagement
  - ▶ Designate Prioritization Targets
- 4) Initiate RFQ / RFP and Solicitation for Project Bids