



**OSPI**

**Chris Reykdal**  
**State Superintendent**

*All students prepared for post-secondary pathways,  
careers, and civic engagement*

# 2020 Supplemental Capital Budget Request





**Office of Superintendent of Public Instruction**  
**Chris Reykdal, State Superintendent**

*All students prepared  
for post-secondary pathways,  
careers, & civic engagement.*

September 20, 2019

The Honorable Jay Inslee  
Governor of Washington  
P.O. Box 40002  
Olympia, WA 98504-0002

Dear Governor Inslee:

Providing a high-quality education to our students is only possible with safe and effective classrooms that support learning. All students in Washington should have the opportunity to attend school in a facility that supports their health and safety while providing the best educational outcomes for every child. This budget proposal is necessary to achieve our goal that every student has access to learn in safe school buildings and facilities.

Washington state has many older school buildings that are vulnerable to seismic hazards. A recent report by the Washington Department of Natural Resources revealed the majority of school buildings in the state will not be safe during and after an earthquake. The same report determined the cost to seismically upgrade a school building before an earthquake is much less than the cost to repair the structural damage caused by the earthquake.

To ensure Washington's school facilities are prepared for seismic events, I propose creating a new School Seismic Safety Retrofit Grant Program to help districts with seismically at-risk school buildings to perform needed seismic evaluations and retrofits to protect students and educators during a seismic event. This new program will respond to the findings of the school seismic safety assessments funded by the Legislature.

I look forward to working with you and our Legislature to enact a supplemental Capital Budget that can improve the safety of our school facilities and help to prepare every student for their post-secondary pathways, careers, and civic engagement.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Reykdal".

Chris Reykdal  
Superintendent of  
Public Instruction

**350 - Superintendent of Public Instruction  
Ten Year Capital Plan by Project Class  
2019-21 Biennium**

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Version: S1 2020 Supplemental Capital Budget

Report Number: CBS001  
Date Run: 9/23/2019 10:07AM

**Project Class: Grant**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2019-21	New Approp 2019-21	Estimated 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29
1	<b>40000033 School Seismic Safety Retrofit Program</b>									
	057-1 State Bldg Constr-State	225,000,000				25,000,000	50,000,000	50,000,000	50,000,000	50,000,000

**Total Account Summary**

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2019-21	New Approp 2019-21	Estimated 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29
057-1 State Bldg Constr-State	225,000,000				25,000,000	50,000,000	50,000,000	50,000,000	50,000,000

## Capital Project Request

2019-21 Biennium

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Version: S1 2020 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/23/2019 10:27AM

Project Number: 40000033

Project Title: School Seismic Safety Retrofit Program

**Description**

Starting Fiscal Year: 2021

Project Class: Grant

Agency Priority: 1

**Project Summary**

The Office of Superintendent of Public Instruction (OSPI) requests \$25.0 million for a new grant program to help districts with seismically at-risk school buildings perform needed seismic evaluations, and retrofits to protect students and educators during a seismic event. This new grant program responds to the findings of the school seismic safety assessments funded by the legislature during the 2017-19 biennium.

**Project Description**

In the 2017-19 capital budget, the legislature provided funding to the Washington Department of Natural Resources (DNR) to conduct school seismic safety assessments of 222 public school buildings in Washington and report their findings. The DNR hired a structural engineering firm to perform the required assessments which included the American Society of Civil Engineers (ASCE) 41-17 Tier 1 seismic evaluations, Federal Emergency Management Agency (FEMA) 154 Rapid Visual Screenings (RVS), and the Earthquake Engineers Research Institute's Earthquake Performance Assessment Tool (EPAT). OSPI collaborated with DNR on this work and uploaded the school building assessment data into the Information and Condition of Schools (ICOS) Pre-Disaster Mitigation Module which will enable school districts and OSPI to report on the seismic conditions of schools and begin to estimate the need for funding to perform needed building seismic retrofits.

The DNR published the results of the assessments in June 2019 which indicated Washington has many older school buildings that are seismically vulnerable and need to be retrofitted to protect students and educators. The DNR's report showed older unreinforced masonry buildings and non-ductile (low amounts of reinforcing steel) concrete buildings are especially at risk. The average date of construction of the buildings assessed was 1963, which was well before the adoption of modern seismic building codes in 1995.

Once the seismic assessments were completed, fifteen school buildings were selected by DNR to have a detailed concept-level seismic upgrade designs and seismic upgrades (retrofits) cost estimates developed for each building. The buildings selected included a range of construction types (reinforced masonry, wood framed, unreinforced masonry, steel light framed, and precast concrete shear-wall), building uses, and ages. The cost estimates developed showed that the average cost to retrofit a building to life safety (condition to allow a building to withstand an earthquake and allow for exiting of the building) was \$75 per square foot (costs per square foot ranged from \$2.30 to \$182). See Table 5 of the DNR Washington State School Seismic Safety Project – Phase 1 Report.

[https://fortress.wa.gov/dnr/geologydata/school\\_seismic\\_safety/School\\_Seismic\\_Safety\\_Project\\_2019\\_Final\\_Report\\_DNR.pdf?ke25q3f](https://fortress.wa.gov/dnr/geologydata/school_seismic_safety/School_Seismic_Safety_Project_2019_Final_Report_DNR.pdf?ke25q3f)

The estimated average cost to retrofit a building to the life safety standard cited in the DNR study can be used to determine a statewide cost estimate of retrofitting seismically vulnerable buildings throughout the state. Buildings designed using the 1997 Uniform Building Code are considered to be constructed to modern seismic building standards. OSPI estimates there are over 2,800 school buildings (78.3 million square feet) statewide that were built before the adoption of modern seismic building standards. These buildings will need to have a seismic assessment completed which will determine whether a seismic retrofit is needed to ensure the safety of students and educators. The estimated cost statewide to perform needed retrofit work is \$5.9 billion (78.3 million square X \$75 average per square foot cost to retrofit).

The proposed School Seismic Safety Retrofit Program will provide state funding to allow districts to apply for grants to perform needed seismic evaluations and building retrofits.

Under this proposal, school districts with significant seismic risks that are not able to participate in the School Construction Assistance Program (SCAP) due to district financial constraints (low property values and/or inability to raise local funds) would be able to apply for grant funding to fully pay for the cost to retrofit their at-risk buildings. OSPI intends to utilize language from the Small District Modernization pilot program (Section 5028, Chapter 413, Laws of 2019) to ensure only school districts with significant financial restraints are eligible to receive full state funding for their seismic retrofit project(s).

## Capital Project Request

2019-21 Biennium

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Version: S1 2020 Supplemental Capital Budget

Report Number: CBS002

Date Run: 9/23/2019 10:27AM

Project Number: 40000033

Project Title: School Seismic Safety Retrofit Program

**Description**

Districts participating in SCAP would also be eligible to participate in the School Seismic Safety Retrofit program. Under OSPI's proposal, districts planning a SCAP modernization project will need to request additional state funding to ensure their project is built to withstand potential seismic threats. The state share contributed for seismic retrofits to existing SCAP projects would be determined by the state funding assistance percentage (FAP) formula.

For financially stable districts performing a standalone seismic retrofit project, OSPI would examine district financial data to determine what percentage of the retrofit project would be funded by the state.

**What will the request produce or construct (i.e., building predesign or design, construction of additional space, etc.)? When will the project start and be completed?**

Funds provided for this request will support seismic retrofit projects, as well as engineering/seismic assessments performed using the American Society of Civil Engineers (ASCE) 41-17 standard seismic evaluation. OSPI estimates that a minimum of 2,800 school buildings in Washington require seismic retrofits. Due to the abundance of school buildings that require retrofits, OSPI suggests that retrofit projects are phased to ensure that necessary levels of state funding are available to districts.

School districts will benefit from having seismic safety assessments completed in order to incorporate the findings into their school's safety plans and have the needed information included in their county's hazard (seismic, volcanic, tsunamis, landslide, wildland fire, and flood) mitigation planning. In addition, this information is needed to complete FEMA's Benefit Cost Analysis (BCA) which is required to apply for FEMA seismic retrofit grant funding when available.

**How would the request address the problem or opportunity identified in question? What would be the result of not taking action?**

This request will help Washington schools prepare for a potential seismic event by ensuring school buildings are up to date with modern seismic building code. Should the state decide not to act, Washington schools will continue to be unprepared for potential seismic events. These mitigation efforts will ensure districts are better prepared for natural hazards and reduce potential seismic risks.

**What alternatives were explored? Why was the recommended alternative chosen?**

The overall cost associated with retrofit construction prevent the state from simultaneously performing seismic retrofits to every school building in the state. This proposal will allow Washington to prepare its school facilities for a potential seismic event while phasing the costs associated with seismic retrofits over time.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.**

Under this proposal, all school districts will be able to apply for a seismic retrofit grant, regardless of their district's ability to raise local funds. Based on the cost estimates provided by DNR's *Washington State School Seismic Safety Project Phase 1 Final Report*, OSPI anticipates issuing between 5 – 15 building retrofit grants per fiscal year.

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

Use of local funds is not required and will vary depending on a district's ability to raise local funding. SCAP eligible districts will need to contribute a local share in order to receive state funding for a seismic retrofit.

School Districts receiving grant funding will be required to work with their county government to ensure that their district is part of their county's Federal Emergency Management Agency (FEMA) approved Hazard Mitigation Plan. By requiring a district to participate in a FEMA approved Hazard Mitigation Plan, school districts will become eligible for potential federal grant funding.

Capital Project Request

2019-21 Biennium

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Project Title: School Seismic Safety Retrofit Program

**Description**

Describe how this project supports the agency’s strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

This project supports Superintendent Reykdal’s K-12 Education Vision of his goal for Washington’s public education system to prepare every student who walks through our school doors for post-secondary aspirations, careers, and life.

Does this project include IT-related costs, including hardware, software, cloud-based services, contracts or IT staff?

OSPI will utilize its existing Information and Condition of Schools (ICOS) Database to determine which projects and facilities should be prioritized when awarding seismic safety retrofit grants. No funding requested will be used to modify the ICOS database.

If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

The proposed grant program will not impact the Puget Sound Action Agenda.

Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy use? If yes, please elaborate.

School Districts that receive a School Seismic Safety Retrofit Grant will be required to construct their modernized facility in accordance with modern energy standards.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Grants

Grant Recipient Organization: Local School Districts

RCW that establishes grant: N/A

**Application process used**

OSPI will develop an application process in collaboration with school districts and stakeholders.

**Growth Management impacts**

School Districts are responsible for determining whether and how they need to participate in the planning process with the city or county planning authority. Many districts have expressed difficulty locating potential new school facilities within established urban growth boundaries.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2019-21 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	225,000,000				25,000,000
	<b>Total</b>	<b>225,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000,000</b>
<b>Future Fiscal Periods</b>						
		<u>2021-23</u>	<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	

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Capital Project Request

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**Funding**

		Future Fiscal Periods			
		2021-23	2023-25	2025-27	2027-29
057-1	State Bldg Constr-State	50,000,000	50,000,000	50,000,000	50,000,000
	<b>Total</b>	<b>50,000,000</b>	<b>50,000,000</b>	<b>50,000,000</b>	<b>50,000,000</b>

**Operating Impacts**

No Operating Impact

**Narrative**

This capital grant program will not impact the state's operating budget.