Technology Tool for K-12 Community Use: Cost Calculator

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New Tool for Fair Community-Use Fees

www.BestFacilities.org/jointusecalc
Agenda

- Who’s in the room?
- Context: Why a cost calculator?
- Calculator Mini-Tutorial
- Discussion: policy + implementation

An Action Research Policy Center

“Strong cities, successful young people”

- Housing
- Transportation
- Regional sustainable communities planning
- Engaging young people and schools in city and regional planning
- School facilities + joint use
The Partners

A community of practice dedicated to sharing and developing knowledge to improve urban public school facilities and the communities they serve.

Joys of Community Use
Joys of Community Use

- Expanded outdoor recreational opportunities
- Expanded indoor recreational opportunities
- Shared library services
- Shared performance arts facilities
- Expanded student/community social services
- Curriculum enhancement
- Public or private meetings, events, and activities
- Administrative uses or tenant type arrangements

Pressures on Public School Facilities

U.S. Public School Enrollments Grow

Source: National Center for Education Statistics
### Demand for After-School Facilities

2009 After-School Alliance survey of 30,000 U.S. households:

- 8.4 million children participate in an afterschool program; increase of 3 million children since 2004.
- 15.1 million children are left alone after school day.

### Key Challenges

- Lots of demand – users and uses
- Risk aversion
- Designs for single use
- City + district planning not integrated
- Insufficient staff
- Inadequate state and local policies
- Chronic facilities underfunding: M+O and capital
A New Social Contract

For the full benefits of joint use to be realized, communities need to develop a new social contract with public school districts on the use of public school infrastructure.
Age and Condition of Public Schools

- Average age of facilities = 44 years (NCES)
- Inadequate maintenance and capital funding

Figure 7: Public School Construction in California and Florida by Student and 2000 Census Median Household Income, 1995-2004 [5]

<table>
<thead>
<tr>
<th>Expenditures per Student</th>
<th>Vary Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
<th>Middle Income</th>
<th>High Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>California</td>
<td>$21,329</td>
<td>$3,718</td>
<td>$3,967</td>
<td>$5,336</td>
<td>$8,375</td>
</tr>
<tr>
<td>Florida</td>
<td>$4,634</td>
<td>$6,132</td>
<td>$5,446</td>
<td>$7,046</td>
<td>$8,846</td>
</tr>
</tbody>
</table>

Sources: McGraw-Hill Construction, U.S. Census 2000; analyzed by zip code
Figure 10: Public School Construction Spending per Student by Neighborhood Racial composition, California and Florida, 1995-2004

Expenditures per Student

<table>
<thead>
<tr>
<th>Predominantly Minority</th>
<th>Majority Minority</th>
<th>Majority White</th>
<th>Predominantly White</th>
</tr>
</thead>
<tbody>
<tr>
<td>California</td>
<td>$2,344</td>
<td>$3,046</td>
<td>$4,098</td>
</tr>
<tr>
<td>Florida</td>
<td>$3,325</td>
<td>$5,059</td>
<td>$5,295</td>
</tr>
</tbody>
</table>

National Average = $6,519

Sources: McGraw-Hill Construction, 2000 U.S. Census, analyzed by zip code

Figure 8: California Public School Construction Spending per Student by Project Type and Median Household Income, 1995-2004

Expenditure per Student

<table>
<thead>
<tr>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
<th>Middle Income</th>
<th>High Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>$14,474</td>
<td>$5,189</td>
<td>$1,647</td>
<td>$1,883</td>
<td>$2,308</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$1,306</td>
<td></td>
<td>$3,203</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,117</td>
</tr>
</tbody>
</table>

Sources: McGraw-Hill Construction, U.S. Census 2000; analyzed by zip code
Students Qualifying for F/RL, County, 2011

%F/RL

SFP Modernization Funds per Student by County, 1998-2012

Mod $/students, 25 y.o. clsrms
Why a School Facilities Cost Calculator?

Build **public support for adequate funding** of public school facilities by increasing public understanding and appreciation for the costs of actual and adequate public school infrastructure.

Maximize community access to public school buildings and grounds by facilitating **public dialogue on costs** and fair community use fees for school spaces.

Calculator does 2 things

- Cost of ownership
- Establish fair fees
A Simple Calculation

**COST** of facilities ($ per square foot per hour)

\[ \times \]

**SPACE** used (square feet)

\[ \times \]

**TIME** used (hours)

www.BestFacilities.org/jointusecalc
A Simple Calculation

**COST** of facilities ($ per square foot per hour)

\[ \text{COST} \times \text{SPACE used (square feet)} \times \text{TIME used (hours)} \]

**ADD**

- OPERATING COSTS
- ADMIN COSTS
- CAPITAL COSTS

\[ \text{TOTAL COSTS} \]

San Francisco Unified School District

- Many partners/users
- Partners disagreed on policy and implementation
- Partners lacked shared understanding of schools as community assets
- District wanted to link use to educational goals
San Francisco Unified School District

- 55,000 students
- 134 K-12 schools (197 total facilities)
- Current capital program: $850 million
- Unfunded Facility needs: $690 million
- > 400 community based organizations
- ~1,200 use permits per year
SFUSD Findings

- **Utilization:**
  - high & varied demand

- **Management:**
  - limited capacity & tracking

- **Policy:**
  - little policy and procedural guidance

- **Budget:**
  - low revenue; limited capital funds

[www.BestFacilities.org/jointusecalc]
School Facilities COST CALCULATOR
A Joint-Use Tool for Fair Fees

Select a School District

Welcome!
In just 10 steps, this tool calculates the cost of operating, administering, and maintaining public school facilities in good repair and sets fair community-use fees.

SUGGESTION: If you have your own data, or if you want to calculate costs on one building or facility, rather than an entire district, go back to Home and choose START WITH YOUR DATA.

State Code: Select a state
School District: The district list is currently empty select a state

NEXT

21:CENTURY
School Fund

Step 1: Name the School District Scenario

Facilities and related expenditure data for entire districts and charter agencies is reported annually to the National Center for Education Statistics (NCES). School district financial data has been pre-loaded into the Joint Use Cost Calculator to provide a foundation for estimating the cost of school district ownership and setting fair joint use fees.

DATA SOURCE: Revenues and Expenditures for Public Elementary and Secondary Education: School Year 2010-11 (Fiscal Year 2011)

Session ID: CAL092414-26573
Scenario Name: San Francisco USD - BRTB Webinar
School Year: 2010
Student Enrollment: 55071
State Code: CA
District Name: SAN FRANCISCO UNIFIED
Level: Elementary/Secondary District

BACK SAVE NEXT
### Step 3: View or Enter Facility Maintenance and Operating Costs

School districts are responsible for the maintenance and operations of buildings and grounds so that they are open, comfortable, and safe for use. This includes custodial services, routine and preventive maintenance, repairs, security, utilities, refuse removal, the supervision of personnel and contractors engaged in these activities, as well as materials and supplies.

**Suggestion:** If you have detailed costs, replace the default TOTAL OPERATION AND MAINTENANCE OF PLANT number with 0 so that you do not double count your district’s costs and overwrite the row field names and amounts with your more detailed or updated expenditures.

<table>
<thead>
<tr>
<th>Cost Categories</th>
<th>Annual Costs</th>
<th>Costs Per 1000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Operation and Maintenance of Plant</td>
<td>$2,470,000</td>
<td>$6.29</td>
</tr>
<tr>
<td>Custom Operating Cost Category 1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Custom Operating Cost Category 2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Custom Operating Cost Category 3</td>
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<tr>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Custom Operating Cost Category 9</td>
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<td>0</td>
</tr>
</tbody>
</table>

**TOTAL OPERATING COSTS:** $2,470,000

### Step 4: View or Enter Facility-Related Administrative Costs

The management of public-school facilities requires daily interaction with the end users in the schools; planning, budgeting, accountability; and oversight by boards of education and executive leadership, as well as support from personnel, legal, and other departments of the central administration.

For most school and central-office administrative cost categories, only a fraction of the total costs would be related to facilities planning, administration, or oversight. We have entered a default amount of 0%. Enter an estimated percentage of campus- and general- and school-administration costs to calculate the district’s total administrative costs associated with school facilities ownership or use the default figure provided and then proceed to Step 5.

<table>
<thead>
<tr>
<th>Cost Categories</th>
<th>Annual Costs</th>
<th>% Shared Dedicated to Facilities</th>
<th>Annualized Cost for Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Administration</td>
<td>1,930,900</td>
<td>1%</td>
<td>1,930,900</td>
</tr>
<tr>
<td>Business/Central/Other</td>
<td>1,206,950</td>
<td>1%</td>
<td>1,206,950</td>
</tr>
<tr>
<td>Custom Administrative Cost Category 1</td>
<td>0</td>
<td>100%</td>
<td>0</td>
</tr>
<tr>
<td>Custom Administrative Cost Category 2</td>
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<td>0</td>
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<tr>
<td>Custom Administrative Cost Category 8</td>
<td>0</td>
<td>100%</td>
<td>0</td>
</tr>
</tbody>
</table>

**TOTAL ADMIN COSTS:** $3,137,850
A Simple Calculation

COST of facilities/SF/Hour ($0.00746) × SPACE used (1,000 SF room) × TIME used (1 hour) = $7.46 per classroom per hour
Equitable and Transparent: Pricing School Facilities for Joint Use

Recommendations

- Adopt vision
- Establish policies & procedures
- Expand management capacity
- Establish budget support
Discussion of Strategies

1. How does your district support community use?
2. What are the key challenges?
3. What are the key solutions?
4. How do you determine fees?

http://citiesandschools.berkeley.edu
http://www.BestFacilities.org/jointusecalc

Thank You