

# West Virginia K–12 Public School Facilities

2013			
Enrollment	# of Schools	Area of K–12 District Buildings	Average Area per Student
282,310	755	42 million gross square feet (GSF)	149 GSF

K–12 school buildings and grounds have an impact on our children’s educational success, the health and economic vitality of our communities, and the environment. Local school districts and many states have been working hard to support the ongoing maintenance, operations, new construction, and capital improvements of public school facilities.

However, this work has been done without a standards framework and the communities with the least wealth are often the ones least able to meet the need. This fact sheet provides facilities spending and investment data within a standards framework to encourage a solutions-oriented public dialogue on how West Virginia can provide healthy, safe, and educationally appropriate schools for all students.

For background, analysis, and data sources, visit [www.stateofourschools.org](http://www.stateofourschools.org) for the companion report **State of Our Schools: America’s K–12 Facilities 2016**.

## 20 Years of Facilities Spending and Investment

### Maintenance and Operations (M&O) Spending

Responsible maintenance and operations result in healthy and safe environments and help to secure the full life of school-construction investments already made. From 1994 through 2013, West Virginia public school districts reported to the U.S. Census of Governments that they spent an inflation-adjusted total of \$6.1 billion from their annual operating budgets on “Maintenance and Operation of Plant,” which includes cleaning, routine and preventive maintenance, minor repairs, utilities, and school security. During this period, West Virginia school districts spent 10.0% of their total operating funds on maintenance and operations.

Maintenance & Operations of Plant FY 2011–2013 (in 2014\$)	National Average	
Annual Average	\$324 M	\$50 B
Annual Average per 2013 Student	\$1,148	\$1,039
Annual Average per GSF	\$7.71	\$6.64

### Capital Construction Investments

Changes in enrollments; updated standards for education, health, and safety; and normal deterioration of building systems and components require capital investments over the lifespan of every school facility. From 1994 through 2013, West Virginia K–12 school districts reported spending an inflation-adjusted \$3.0 billion on school-construction capital outlay. An estimated 55% of West Virginia’s construction spending in these years went to new school construction, either as replacement schools or to serve growing enrollments. West Virginia school district enrollments decreased by 11.4% between 1993-94 and 2012-13 as compared with an increase at the national level of 11.3%.

Capital Outlay for School Construction FY 1994–2013 (in 2014\$)	National Average	
Annual Average	\$151 M	\$49 B
Annual Average per 2013 Student	\$534	\$1,008
Total Investment 1994–2013 per 2013 Student	\$10,687	\$20,157

West Virginia’s school districts paid 91% of the costs for K–12 capital projects with local funds and West Virginia’s local school districts’ long-term debt at the end of fiscal year 2013 totaled \$0.4 billion or \$1,497 per student, as compared with the national average of \$8,465. The state provided 9% of the cost of capital construction as compared with the national average of 18%.

## Using Standards to Plan for the Future

### M&O Spending Standards

For West Virginia school districts to operate healthy, safe, and educationally appropriate school facilities, they should plan to spend from annual operating budgets an amount equal to at least 3 percent of the facilities’ current replacement value (CRV) on maintenance and operations—an estimated \$312 million per year. From 2011 through 2013, West Virginia spent 104% of this standard.

Average Cost of New Construction		Facilities Gross Square Footage		Current Replacement Value
\$247 per GSF	X	42 million GSF	=	\$10 billion

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## Capital Construction Investment Standards

West Virginia should plan to spend an amount equal to at least 4% of its facilities' CRV annually in capital funds on building system and component renewals, reducing accumulated deferred maintenance, and making alterations to ensure that its existing facilities support the educational programs and modern health and safety requirements—an estimated total of \$416 million per year. On average, from 1994 through 2013, West Virginia districts spent 36% of the standard. Meeting the standard for its existing facilities would require an increase in annual average capital construction investments of about \$265 million statewide or \$939 per student.

## New Construction to Meet Enrollment Growth

The National Center for Education Statistics projects that, between 2012 and 2024, West Virginia will experience a statewide total enrollment decrease of 32,344 students or 11.4 percent. Nevertheless, any West Virginia district that does experience substantial enrollment growth will need to plan to spend additional capital funds to construct new facilities.

New Seats <sup>1</sup>	GSF per New Seat	Cost per GSF	Estimated 10-Year Cost	Estimated Annual Cost
0	149	\$ 247	\$0 M	\$0 M

(1) 80% of the projected increase in enrollment.

## Projected Annual Gap in Facilities Spending and Investment

Including the costs of any new construction required to accommodate enrollment growth, West Virginia should plan to spend an average annual total of \$727 million on its K–12 facilities. Based on historic rates of spending, meeting this standard would require spending an additional \$252 million statewide or about \$893 per student.

K–12 Facilities Responsibilities		Modern Standards	Historic Spending	% of Standard	Projected Annual Gap
Maintenance & Operations at 3% of CRV		\$312 M	\$324 M <sup>2</sup>	104%	\$-12 M
Capital Construction	Existing Facilities at 4% of CRV	\$416 M	\$151 M <sup>3</sup>	36%	\$265 M
	New Facilities	\$0 M			
<b>TOTAL</b>		<b>\$727 M</b>	<b>\$475 M</b>	<b>65%</b>	<b>\$252 M</b>

(2) FY2011-13 average; (3) 20-year (FY1994–2013) average, including NEW construction.

## Notes

*For purposes of clarity, the figures in this profile have been rounded.*