Joint Legislative Task Force on School Construction Funding
Regional Differences • Additional Data

At the October 27th meeting of the Joint Legislative Task Force on School Construction, data were presented regarding regional differences in materials and labor costs as measured by RSMeans which represents standardized, national indices of construction costs. These differences were also correlated to school districts' matching ratios. In summary, the RSMeans data for nine Washington cities and the matching ratios for the associated school districts are reproduced below.
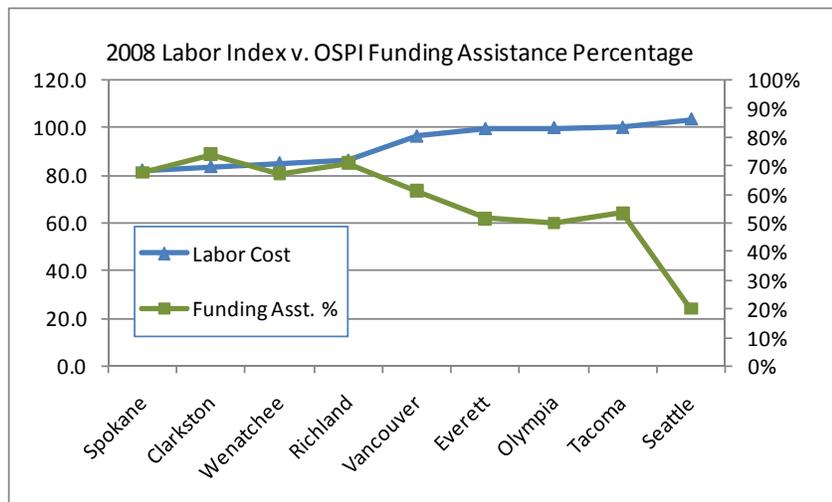
RSMeans Data:

Washington City:	2008 Material	2008 Labor
Clarkston	103.9	83.3
Everett	104.4	99.4
Olympia	102.5	99.8
Richland	104.6	86.0
Seattle	104.7	103.5
Spokane	105.3	81.8
Tacoma	104.4	99.9
Vancouver	106.0	96.2
Wenatchee	104.5	84.9

100 = average of 730 cities

Comparison of Labor Index to OSPI School District Funding Assistance Percentages

Regional variation in labor costs inversely correlates to the funding assistance percentages in the School Construction Assistance Program (correlation = -0.90). One possible conclusion from this might be that, since the matching ratio is a function of the property valuation per-pupil, adding a regional adjustment based on labor costs would reduce the effect of the tax-equity factor.

2008 Labor Index v. OSPI Funding Assistance Percentage
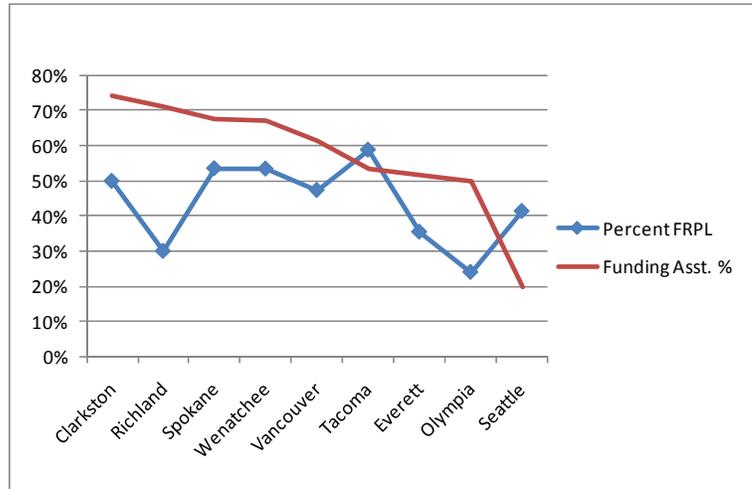
Follow-up Data:

As a follow-up to the October 27th information, Task Force members requested additional data for further analysis:

1. What is the relationship in school districts between poverty rates, measured by the percentage of student participation in the Free and Reduced Price Lunch (FRPL) program, and the state funding assistance percentage in the School Construction Assistance Program?
2. How do poverty rates compare to differences in labor costs?
3. What would be the effect of using U.S. Census data reporting the age 5 to 18 population, rather than student enrollment data, in calculating eligible space in the School Construction Assistance Program?

Poverty Rates & State Funding Assistance Percentages:

A comparison of the student poverty rate, measured by participation in the Free and Reduced Price Lunch (FRPL) program, and the funding-assistance percentages from the state funding formula shows little correlation (0.22). Presumably, this is a result of the measures reflecting two different types of poverty: individual student levels versus property wealth.
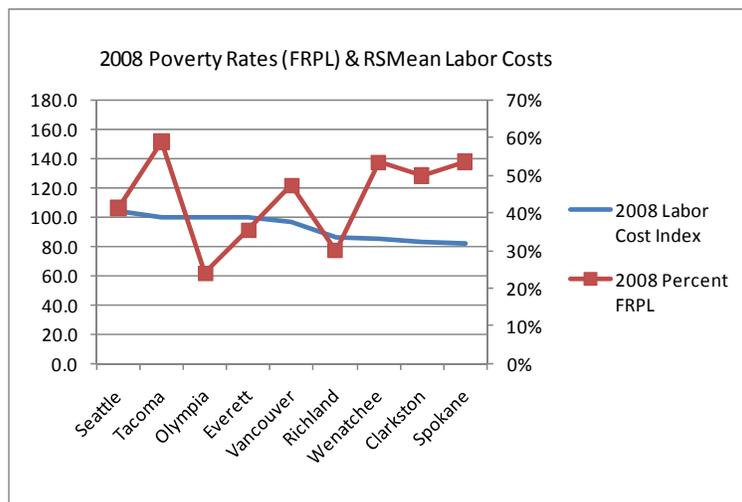
	Percent FRPL	Funding Asst. %
Clarkston	49.9%	74.0%
Richland	29.9%	70.9%
Spokane	53.5%	67.7%
Wenatchee	53.4%	67.3%
Vancouver	47.3%	61.2%
Tacoma	58.8%	53.4%
Everett	35.4%	51.6%
Olympia	23.9%	49.9%
Seattle	41.3%	20.0%

Poverty Rates & Labor Costs:

A comparison of the student poverty rate and regional labor costs reveals little correlation (-0.31).

	2008 Labor Cost Index	2008 Percent FRPL
Seattle	103.5	41.3%
Tacoma	99.9	58.8%
Olympia	99.8	23.9%
Everett	99.4	35.4%
Vancouver	96.2	47.3%
Richland	86.0	29.9%
Wenatchee	84.9	53.4%
Clarkston	83.3	49.9%
Spokane	81.8	53.5%

2008 Poverty Rates (FRPL) & RSMean Labor Costs

Enrollment versus U.S. Census as Source of Student Population Data
There was interest among Task Force members in exploring the use of U.S. Census data for age 5 to 18 population counts, rather than student enrollment data, in calculating eligible space in the School Construction Assistance Program.

An initial review indicated some challenges with the data itself. The October 2008 enrollments by school district were compared to the district 5 to 17 U.S. Census population counts. Enrollment data measured headcounts rather than Full-Time Equivalents (FTEs) since headcount is more equivalent to U.S. Census data.

The percentage differences between the two sources suggested potential data issues. U.S. Census methodology relies on sampling which, especially in small districts, could yield large numerical variances when extrapolated.

In addition to potential data issues or methodological differences, other sources of differences between the two sources include: private school enrollments, homeschooling, students who have dropped out, online learning enrollment, and other transfers between resident districts and serving districts. (Please see Appendix I for school-district detail.)

Hypothetical School Construction Project
Another way to look at district comparisons and the state funding-assistance percentages is to examine the resulting relative tax burdens. The following displays a sampling of school districts with various demographics - Eastern, Western, urban, rural, high property wealth, and low property wealth. The size of the school is scaled to the number of students in the district and, as in the state funding formula, the construction-cost allowance (CCA) and square-feet-per-student values are constant at $168.79 and 90 square-feet-per-student.

The resulting tax burden per-one-thousand-dollar property value is displayed, along with the tax on a $150,000 house, as well as the tax on a house set at the median value for the resident county.

	Match Ratio	Assesed Value	Students	AAV Per Student	Median Resale Price
Seattle	20%	$120,926,051,235	42,729	$2,830,063	$387,500
Yakima	82%	4,181,072,574	13,370	312,715	158,600
Olympia	50%	7,767,892,954	8,673	895,687	240,000
Centralia	61%	2,565,609,939	3,266	785,659	150,000
Medical Lake	84%	439,327,641	2,048	214,510	177,900
Statewide	**0.5**	**$841,812,246,965**	**975,436**	**$863,011**	**$265,100**

	Hypothetical Sq. Ft. Based on # Students	State Funding	Taxpayer Cost	Rate Per $1,000	$150K House	Based on Median Price
Seattle	4,865	$14,780,053	$59,120,213	$0.49	$73.33	$189.45
Yakima	1,522	18,921,670	4,202,250	1.01	150.76	159.40
Olympia	987	7,489,074	7,510,160	0.97	145.02	232.04
Centralia	372	3,417,520	2,230,271	0.87	130.39	130.39
Medical Lake	233	2,983,170	558,946	1.27	190.84	226.34
Statewide	**111,053**	**$843,511,566**	**$843,511,566**	**$1.00**	**$150.30**	**$265.64**

APPENDIX I: Population Data Comparison by School-District

School District	U.S. Census	CFC Headcount	Percent Difference	School District	U.S. Census	CFC Headcount	Percent Difference
PALISADES	133	27	20.3%	CAPE FLATTERY	599	452	75.5%
DIXIE	105	22	21.0%	POMEROY	436	329	75.5%
DAMMAN	145	31	21.4%	MOUNT BAKER	2,805	2,123	75.7%
BRINNON	144	31	21.6%	CHIMACUM	1,471	1,114	75.7%
EVALINE	163	42	25.7%	SELKIRK	406	308	75.8%
BOISTFORT	202	73	36.1%	PORT TOWNSEND	1,924	1,466	76.2%
SKAMANIA	189	71	37.6%	PALOUSE	266	203	76.3%
INDEX	61	23	37.8%	LAMONT	42	32	76.3%
GREAT NORTHERN	130	49	37.8%	MCCLEARY	347	266	76.7%
QUEETS-CLEARWATER	77	30	38.9%	EAST VALLEY (SPK)	5,400	4,149	76.8%
HOOD CANAL	736	289	39.3%	CENTERVILLE	104	80	76.9%
SATSOP	132	52	39.3%	NEWPORT	1,490	1,148	77.1%
COLLEGE PLACE	1,866	738	39.5%	RIVERVIEW	4,031	3,107	77.1%
EASTON	205	90	44.0%	NASELLE-GRAYS	420	325	77.4%
NESPELEM	330	148	44.9%	KAHLOTUS	81	63	77.4%
ORONDO	427	197	46.1%	SEATTLE	58,505	45,335	77.5%
SHAW ISLAND	30	14	46.6%	SULTAN	2,797	2,181	78.0%
PIONEER	1,529	740	48.4%	OAK HARBOR	7,087	5,535	78.1%
STAR	21	10	48.5%	CUSICK	376	294	78.3%
MILL A	111	55	49.4%	DAYTON	641	504	78.6%
DIERINGER	2,527	1,273	50.4%	ORTING	2,845	2,239	78.7%
THORP	309	159	51.5%	ENUMCLAW	5,572	4,388	78.8%
WHITE PASS	828	428	51.7%	INCHELIUM	262	207	78.9%
COSMOPOLIS	338	177	52.3%	KETTLE FALLS	1,001	791	79.0%
ORCHARD PRAIRIE	150	79	52.6%	CARBONADO	219	173	79.1%
ENDICOTT	138	73	53.0%	TACOMA	36,656	29,022	79.2%
GARFIELD	177	95	53.7%	WHITE RIVER	5,334	4,236	79.4%
PRESCOTT	427	241	56.5%	COLTON	238	189	79.5%
OAKVILLE	494	284	57.5%	WINLOCK	939	748	79.6%
LIBERTY	791	458	57.9%	SOUTH KITSAP	12,847	10,238	79.7%
MOUNT PLEASANT	66	39	59.3%	GRANITE FALLS	2,812	2,253	80.1%
GLENWOOD	98	58	59.3%	BREWSTER	1,075	862	80.2%
GRIFFIN	1,057	632	59.8%	RAYMOND	678	545	80.3%
CURLEW	387	232	60.0%	SAN JUAN ISLAND	1,125	909	80.8%
SOUTHSIDE	383	233	60.9%	GOLDENDALE	1,301	1,052	80.8%
OCOSTA	1,076	658	61.2%	PENINSULA	11,415	9,236	80.9%
LYLE	534	331	62.0%	NORTH BEACH	826	668	80.9%
BENGE	10	6	62.7%	KLICKITAT	147	119	81.0%
ALMIRA	107	67	62.8%	EDMONDS	24,991	20,278	81.1%
CRESCENT	445	281	63.2%	RIDGEFIELD	2,606	2,116	81.2%
LOPEZ	339	220	64.9%	WISHKAH VALLEY	179	146	81.4%
MARY M KNIGHT	272	177	65.2%	COLUMBIA (STEV)	238	194	81.4%
SPRAGUE	127	84	65.9%	MARY WALKER	685	562	82.0%
CONWAY	651	434	66.7%	ROOSEVELT	36	30	82.2%
CASCADE	1,805	1,208	66.9%	WASHOUGAL	3,632	2,995	82.5%
TENINO	1,890	1,280	67.7%	COUPEVILLE	1,315	1,087	82.7%
OAKESDALE	169	116	68.7%	VASHON ISLAND	1,834	1,518	82.7%
KIONA-BENTON	2,182	1,506	69.0%	NORTH KITSAP	7,991	6,616	82.8%
SNOQUALMIE VALLEY	8,371	5,787	69.1%	FINLEY	1,174	976	83.1%
ORCAS ISLAND	681	472	69.4%	EATONVILLE	2,399	1,997	83.2%
COULEE-HARTLINE	246	173	70.3%	CLOVER PARK	14,256	11,912	83.6%
DARRINGTON	661	472	71.4%	BETHEL	21,335	17,840	83.6%
MORTON	504	360	71.5%	MARYSVILLE	13,939	11,664	83.7%
MANSON	838	601	71.7%	OMAK	2,029	1,701	83.8%
METHOW VALLEY	749	538	71.9%	ROSALIA	264	222	84.0%
GRAPEVIEW	277	199	71.9%	WILLAPA VALLEY	383	322	84.0%
NOOKSACK VALLEY	2,231	1,615	72.4%	NORTHSHORE	23,187	19,516	84.2%
STEPTOE	51	37	72.4%	SPOKANE	35,242	29,669	84.2%
REPUBLIC	551	400	72.5%	ANACORTES	3,282	2,766	84.3%
SOUTH WHIDBEY	2,554	1,862	72.9%	CHEWELAH	1,204	1,019	84.6%
PATERSON	130	95	73.0%	MOSSYROCK	733	621	84.7%
LYNDEN	3,771	2,771	73.5%	BREMERTON	6,415	5,446	84.9%
ENTIAT	487	358	73.6%	PORT ANGELES	4,942	4,196	84.9%
CONCRETE	978	720	73.6%	LAKE WASHINGTON	27,865	23,765	85.3%
RIVERSIDE	2,309	1,703	73.8%	CENTRAL VALLEY	14,501	12,404	85.5%
SKYKOMISH	89	66	73.9%	TAHOLAH	234	201	85.9%
MOUNT ADAMS	1,272	940	73.9%	RAINIER	1,087	934	85.9%
ROCHESTER	2,806	2,083	74.2%	QUINAULT	262	226	86.1%
OCEAN BEACH	1,256	933	74.3%	CHENEY	4,418	3,812	86.3%
ODESSA	293	218	74.4%	TOPPENISH	3,910	3,380	86.4%
OROVILLE	813	607	74.7%	PATEROS	325	281	86.5%
CLE ELUM-ROSLYN	1,247	940	75.4%	STANWOOD	6,048	5,238	86.6%

(cont)

School District	U.S. Census	CFC Headcount	Percent Difference	School District	U.S. Census	CFC Headcount	Percent Difference
ONALASKA	996	863	86.7%	LA CONNER	659	641	97.3%
MABTON	1,070	928	86.7%	SUNNYSIDE	5,983	5,831	97.5%
LA CENTER	1,819	1,579	86.8%	TOUTLE LAKE	629	614	97.6%
NAPAVINE	877	762	86.9%	ST JOHN	189	185	97.7%
HARRINGTON	144	125	86.9%	NORTH FRANKLIN	1,897	1,857	97.9%
SNOHOMISH	11,039	9,614	87.1%	WARDEN	983	965	98.1%
GREEN MOUNTAIN	137	120	87.3%	OLYMPIA	9,396	9,238	98.3%
SOAP LAKE	576	503	87.3%	ELMA	1,767	1,748	98.9%
FERNDALE	5,990	5,230	87.3%	EVERGREEN (CLARK)	26,676	26,430	99.1%
WATERVILLE	332	290	87.3%	PASCO	13,821	13,700	99.1%
ARLINGTON	6,272	5,480	87.4%	OKANOGAN	1,066	1,057	99.2%
ROYAL	1,583	1,384	87.4%	WENATCHEE	7,622	7,564	99.2%
SHORELINE	10,225	8,949	87.5%	MERIDIAN	1,843	1,836	99.6%
EVERETT	21,399	18,743	87.6%	WOODLAND	2,208	2,205	99.9%
CLARKSTON	3,016	2,644	87.7%	GRANDVIEW	3,430	3,428	99.9%
TONASKET	1,205	1,056	87.7%	KENNEWICK	15,521	15,537	100.1%
BELLINGHAM	12,082	10,594	87.7%	LIND	210	211	100.3%
QUILCENE	284	250	87.9%	ASOTIN-ANATONE	590	593	100.5%
REARDAN-EDWALL	771	678	87.9%	MOSES LAKE	7,413	7,489	101.0%
KALAMA	1,119	985	88.0%	MONTESANO	1,287	1,303	101.3%
CENTRAL KITSAP	13,433	11,829	88.1%	COLVILLE	2,340	2,383	101.8%
WAHKIAKUM	527	464	88.1%	NORTHPORT	273	278	102.0%
HIGHLAND	1,274	1,126	88.4%	OTHELLO	3,415	3,483	102.0%
MOUNT VERNON	6,837	6,042	88.4%	BURLINGTON-EDISON	3,882	3,962	102.1%
VANCOUVER	25,042	22,235	88.8%	COLUMBIA (WALLA)	900	920	102.2%
NORTH THURSTON	15,425	13,733	89.0%	ORIENT	172	176	102.4%
HIGHLINE	19,842	17,713	89.3%	CRESTON	114	117	102.5%
KENT	30,032	26,831	89.3%	ELLENSBURG	2,944	3,020	102.6%
RENTON	15,405	13,791	89.5%	WASHTUCNA	60	62	102.7%
BAINBRIDGE ISLAND	4,429	3,984	89.9%	MEAD	9,077	9,346	103.0%
NINE MILE FALLS	1,881	1,699	90.3%	WALLA WALLA	5,888	6,070	103.1%
PROSSER	3,154	2,850	90.4%	EASTMONT	5,386	5,564	103.3%
BLAINE	2,383	2,158	90.6%	TUKWILA	2,679	2,769	103.4%
WHITE SALMON	1,324	1,207	91.1%	WEST VALLEY (YAK)	4,710	4,889	103.8%
FEDERAL WAY	23,829	21,752	91.3%	CHEHALIS	2,605	2,710	104.0%
LACROSSE	135	123	91.4%	UNIVERSITY PLACE	5,152	5,363	104.1%
FRANKLIN PIERCE	8,233	7,537	91.5%	WILSON CREEK	121	126	104.5%
MUKILTEO	16,311	14,949	91.6%	AUBURN	13,926	14,563	104.6%
SEDRO-WOOLLEY	4,702	4,311	91.7%	TUMWATER	6,327	6,620	104.6%
YELM	5,940	5,447	91.7%	WAHLUKE	1,876	1,965	104.8%
STEHEKIN	20	18	91.7%	EAST VALLEY (YAK)	2,622	2,763	105.4%
SEQUIM	3,160	2,901	91.8%	BRIDGEPORT	724	763	105.4%
LAKEWOOD	2,731	2,509	91.9%	GRAND COULEE	644	685	106.3%
SUMNER	8,820	8,136	92.2%	YAKIMA	13,894	14,804	106.5%
ADNA	654	604	92.3%	NACHES VALLEY	1,398	1,492	106.7%
GRANGER	1,584	1,466	92.5%	HOCKINSON	1,859	1,994	107.3%
LONGVIEW	7,651	7,091	92.7%	FREEMAN	898	964	107.3%
PULLMAN	2,528	2,343	92.7%	BELLEVUE	15,867	17,077	107.6%
ISSAQUAH	17,433	16,161	92.7%	FIFE	3,232	3,497	108.2%
RICHLAND	11,321	10,524	93.0%	CAMAS	5,226	5,684	108.8%
COLFAX	718	671	93.5%	UNION GAP	548	598	109.1%
MEDICAL LAKE	2,264	2,119	93.6%	TROUT LAKE	152	168	110.5%
BATTLE GROUND	14,163	13,282	93.8%	WAITSBURG	305	343	112.6%
ABERDEEN	3,608	3,387	93.9%	SHELTON	3,699	4,165	112.6%
WAPATO	3,537	3,327	94.1%	RITZVILLE	314	354	112.7%
QUINCY	2,596	2,449	94.3%	WISHRAM	60	68	112.9%
TAHOMA	7,679	7,250	94.4%	MANSFIELD	69	79	114.0%
CENTRALIA	3,658	3,456	94.5%	MONROE	6,961	7,988	114.8%
LAKE CHELAN	1,448	1,371	94.7%	SOUTH BEND	476	552	116.0%
KELSO	5,319	5,054	95.0%	DAVENPORT	483	566	117.1%
EPHRATA	2,354	2,243	95.3%	TEKOA	179	211	118.0%
HOQUIAM	2,053	1,958	95.4%	DEER PARK	2,071	2,480	119.8%
MERCER ISLAND	4,229	4,037	95.5%	TOLEDO	793	952	120.1%
STEVENSON-CARSON	1,159	1,107	95.5%	NORTH RIVER	43	58	133.7%
WILBUR	256	246	96.0%	TOUCHET	240	322	134.2%
PE ELL	318	305	96.1%	ZILLAH	979	1,345	137.3%
CASHMERE	1,518	1,468	96.7%	WEST VALLEY (SPK)	2,560	3,786	147.9%
NORTH MASON	2,296	2,226	96.9%	BICKLETON	61	102	166.0%
LAKE STEVENS	7,882	7,643	97.0%	KITTITAS	584	1,014	173.6%
SELAH	3,545	3,440	97.0%	STEILACOOM	3,035	5,432	179.0%
CASTLE ROCK	1,385	1,346	97.2%	STARBUCK	14	27	199.2%
PUYALLUP	22,167	21,560	97.3%	WELLPINIT	313	625	199.7%
				QUILLAYUTE VALLEY	1,329	2,770	208.4%