

Procurement of School Facilities by BTL

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교육과학기술부
MINISTRY OF EDUCATION, SCIENCE AND TECHNOLOGY

Educational Facilities Support Division



순서

I . General

II . Investment Plan

III. Present Status

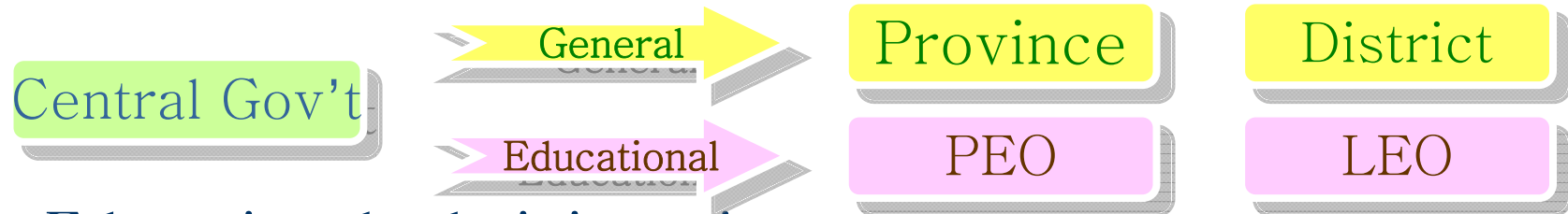
IV. Performance Appraisal

V . Others

1. Educational Administration System

I . General

❖ Local autonomy structure

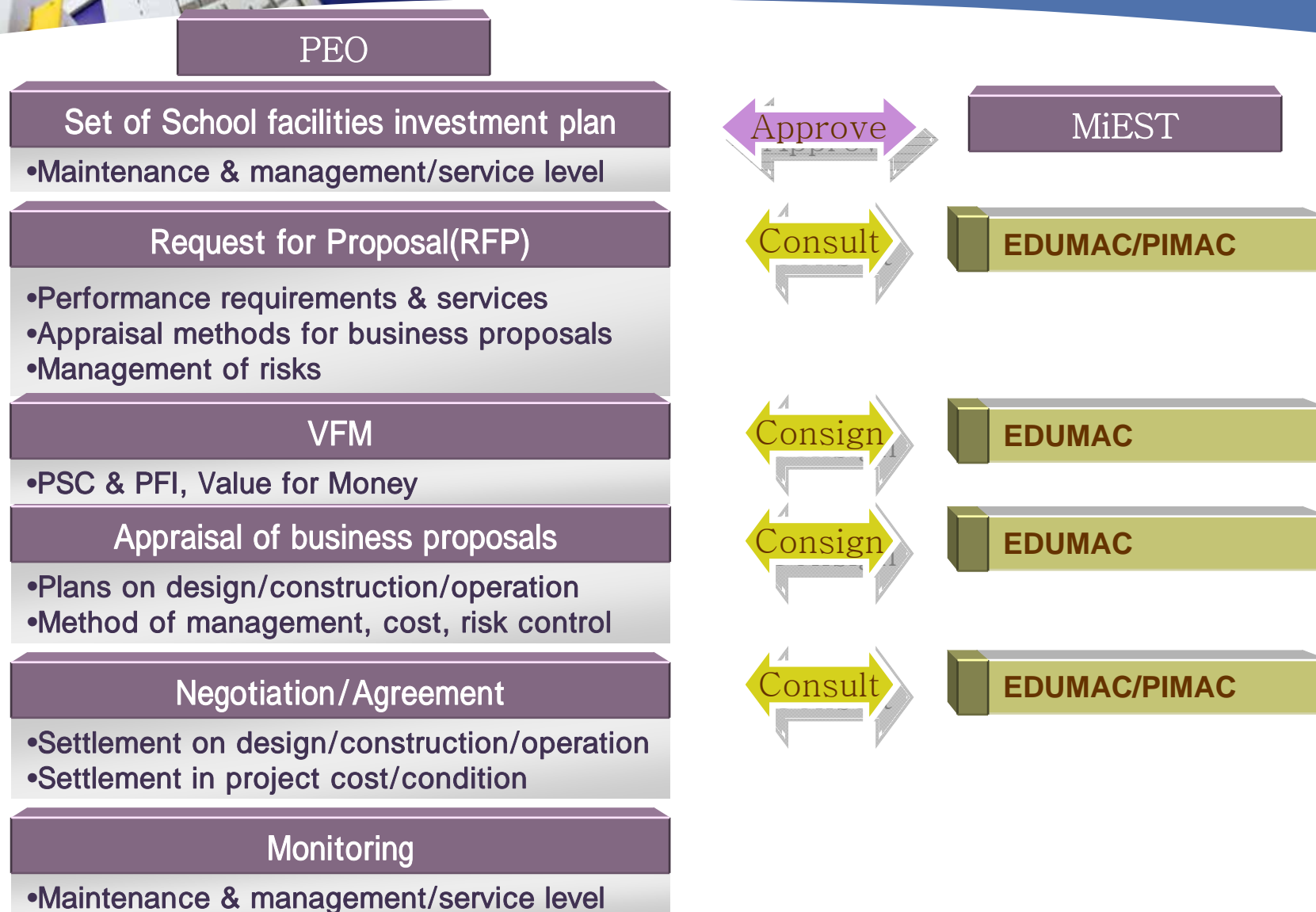


❖ Educational administration

- Main body for School establishment & Operation
 - Secondary school : PEO(Provincial Education Office)
 - Primary school : REO(Regional Education Office)
- Separation of roles between MEST/PEO
 - MEST : Distribution of finance, Approval of Investement plan, Guidelines on school facility projects
 - PEO : Set up of Investment plan(local assembly review), enforcement of plans
- Finance
 - Mest : new school building
 - PEO : rebuild, extension, operation

2. BTL Process/Roles

General



1. Mid-term finance plan

II. Investment plan

❖ Prospects

➤ Situation of finance

- freeze on project budget due to economic contraction, reduction in tax revenue

➤ School facilities projects

- Steady demand for new schools due to development of housing area – About 100 schools per year
- Continuous investment for rebuilding of old schools, environment improvements

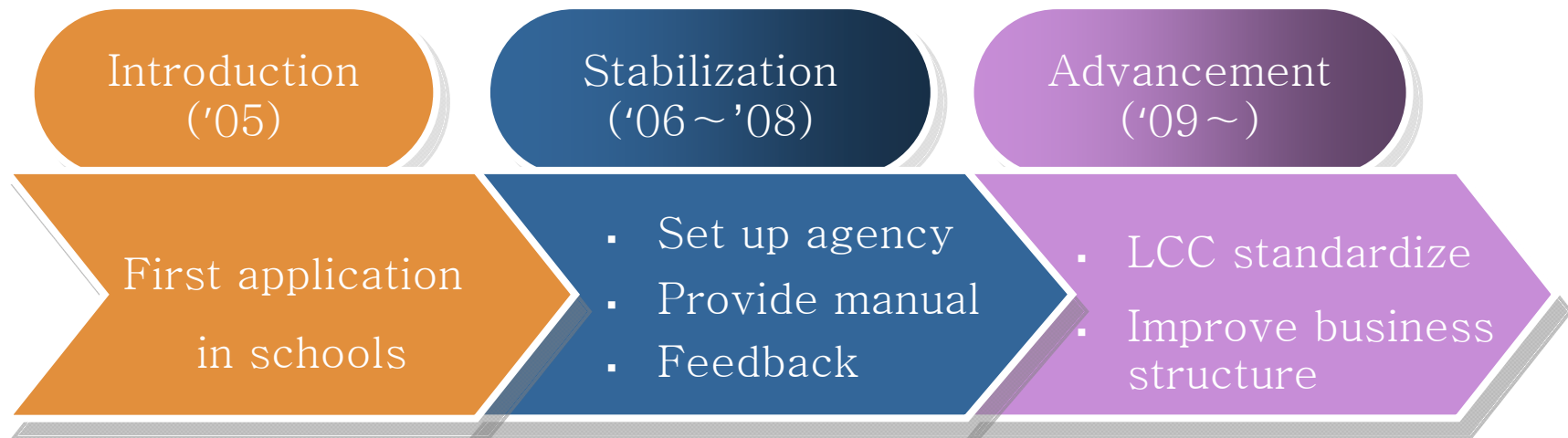
❖ Application principles

- Giving priority to new buildings, Re-build & Extension subject to financial condition in PEO
- Yearly accumulated repayment in BTL is limited to 2% of budget expenditure of each PEO

1. Progress & application

III. Present status

❖ Progress



❖ Application for BTL in school facilities

- New build : Schools in housing development areas
- Re-build : Old school having problem in structural safety
- Extension : Small-scale facilities such as gym & cateria

2. Investment & Operation

Ⅲ. Present status

❖ Investment execution

(unit : 100 Mil. Won)

	'05		'06		'07		'08	
	Amount	Schools	Amount	Schools	Amount	Schools	Amount	Schools
New Build	10,294	124	14,955	154	11,620	115	9,068	92
Re-build	1,403	33	6,503	81	4,950	59	367	4
Extension	673	65	2,636	177	5,135	328	–	–
total	12,372	222	24,094	412	21,705	502	9,435	96

❖ BTL schools in operation

	Elementar y school	Middle school	High school	Special school	total
'07	50	20	10	–	80
'08	38	45	25	4	112
total	88	65	35	4	192

3. Features of Projects

III. Present status

- ❖ bundling
 - Combined business execution of several schools for economy of scale
 - 3~5 schools/30~50 Bil won
- ❖ Business scope of SPC
 - Construction : design, construct, supervise
 - Operation : Clean, security, maintenance and repair
 - Funding
- ❖ Monitoring



1. Key indices

IV. Performance appraisal

❖ Share structure in SPC

	No. of projects	Constructors	Operators	Financial investors
'05	30	6%	20%	74%
'06	41	7%	18%	75%
'07	23	9%	8%	83%

❖ Financial investors

	No. of projects	Banks	Insurance	Securities	Funds	Pension & foundation
'05	30	48%	40%	8%	5%	–
'06	41	49%	2%	44%	5%	–
'07	23	23%	26%	17%	6%	28%

2. Design quality

IV. Performance appraisal

❖ Method of appraisal

- PSC : 21 applicants for Good facility school contest by MEST in 2006
- PFI : 90 schools of notified projects in 2006
- ※ Appraisal scale : 5 points(very satisfied/satisfied/ordinary/poor/very poor)

< Site Plan >

	Land usage	outdoor space	approach/ movement
PSC	4.38	4.24	4.33
PFI	4.45	4.60	4.32

< Floor Plan >

	Zoning/ movement	Unit plan	Indoor space plan	Barrier free
PSC	4.00	4.14	3.86	3.86
PFI	4.29	4.24	4.11	4.11

3. User satisfaction

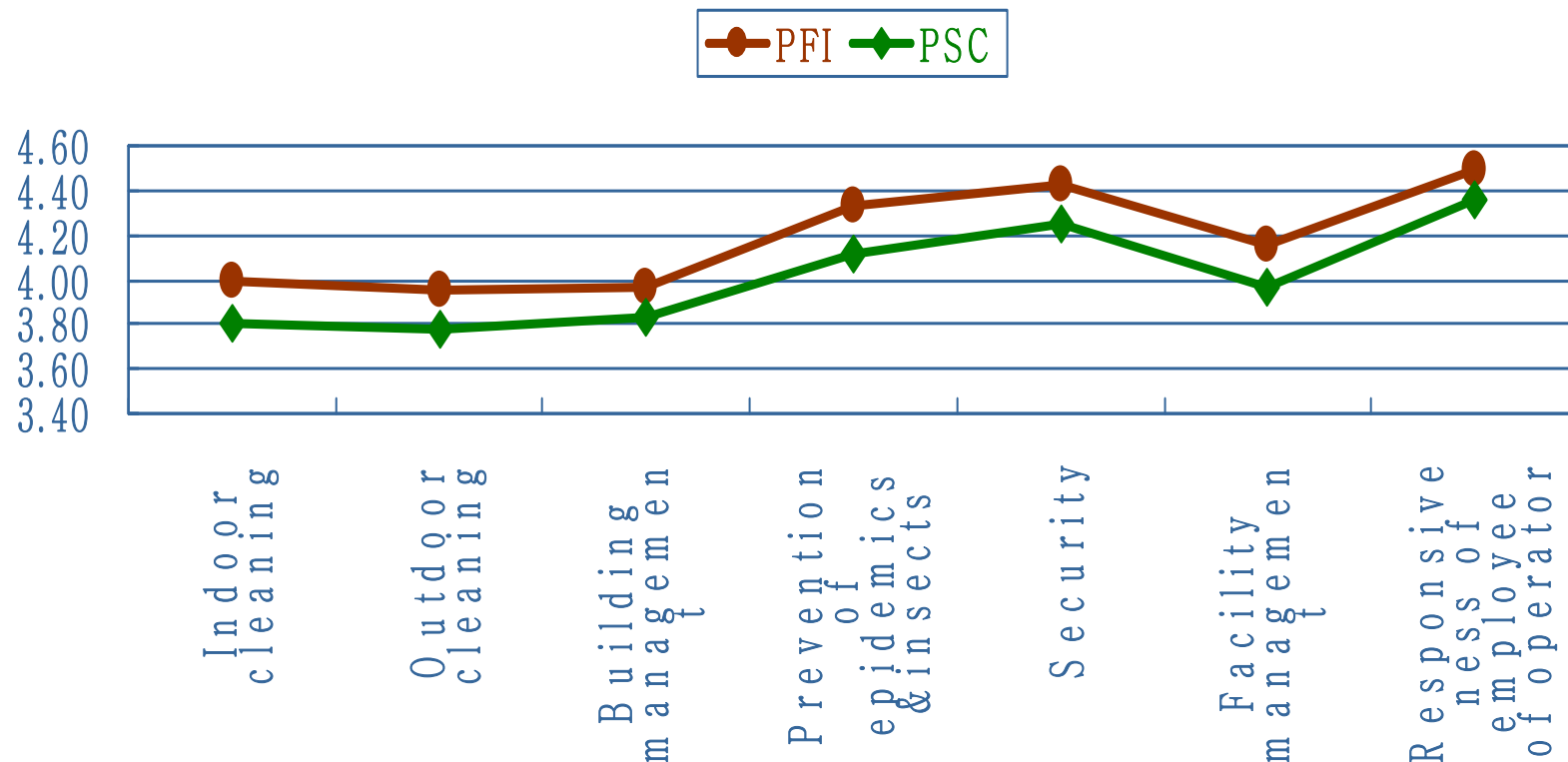
IV. Performance appraisal

❖ Method of appraisal

➤ PSC : 7 schools opened after 2005

➤ PFI : 7 schools opened after 2007

※ Appraisal scale : 5 points(very satisfied/satisfied/ordinary/poor/very poor)



4. Problems/Solutions

IV. Performance appraisal

- ❖ Excessive initial investment cost, low competition
 - Cost for making business proposals excessive, low competition ratio due to low profit
 - ☞ Reduce the proposal cost through simplification of proposals and indicate a proper project cost,
- ❖ Down in financial markets
 - Primary financial institution including banks shy away from participation due to unstability of financial markets for foreign currency exchange/interest rate
 - ☞ Subject to market mechanism
- ❖ Gap between existing schools and new ones by BTL
 - BTL schools' level of facilities & operation higher than existing schools
 - ☞ Enlargement of investment to improve conditions in existing schools

1. Key subjects to do

V. Others

❖ Community schools

➤ Basic concepts

- Jointly set up with school and community facilities such as nursery/education/culture/sports/welfare

➤ Key features

- Identify and spread model projects thru establishment of support system across gov't departments
- Encourage local gov't participation thru incentive such as increase of nat'l subsidy ratio

❖ Energy saving/Eco school

➤ Basic concept

- Response to national policy for carbon neutral

➤ Key features

- Application of technical factors to reduce energy load
- Minimize air-conditioning facilities by fossil fuels,

❖ Completed

- A model for calculation of standard operation cost in school facilities at BTL projects
 - Calculation of standard operation cost for each student by school levels according to performance requirements
- Evaluation tools for energy usage in school facilities
 - Standardize weather data, profile by school levels (types of rooms/usage/hours)
 - Simultaneous calculation of heat acquisition and loss

❖ Ongoing

- Develop a model for carbon-neutral school facilities
- Develop a computerized system for school facilities at BTL projects incorporated management and DB building
- Seismic design criterion for school facilities

3. Partnership(Sugestion)

V. Others

❖ Ministry level – MEST : MEXT

➤ Key contents

- Exchange information regarding systems, regulations, policies in educational facilities
- Set up a cooperative system to advance educational facilities in Southeastern Asia

➤ Methods

- Regularize exchange visit and set up a mechanism for consistent interaction and cooperation

❖ Institution level – KEDI : NIER

➤ Key function

- Executive function for interaction and cooperation

➤ Method

- Interaction and cooperation events
- Co-host seminar, symposium, school architecture contest, sharing R&D result and etc.