

CALIFORNIA'S COALITION *for* ADEQUATE SCHOOL HOUSING

SPRING CONFERENCE

May 13-14, 2008
Westin Gaslamp Quarter
910 Broadway Circle
San Diego, CA

Tuesday, May 13
9:50 a.m. – 10:10 a.m.

Division of the State Architect Update



David Thorman, Division of the State Architect



www.cashnet.org

CALIFORNIA'S COALITION *for* ADEQUATE SCHOOL HOUSING
1130 K St., Suite 210 Sacramento CA 95814 Phone (916) 448-8577 Fax: (916) 448-7495 cashnet.org

Handout materials are available online after the workshop. To download the materials, visit www.cashnet.org/meetings and click on the link labeled "Workshop and Conference Handouts."



DIVISION OF THE STATE ARCHITECT

A DIVISION OF  DGS

Coalition for Adequate School Housing

DSA Update

May 2008

What's New at DSA

Fiscal Analysis & Program Evaluation

- DSA will be contracting with consultants to perform a fiscal analysis and a program evaluation of the organization.
- The fiscal analysis will examine DSA's financial situation.
- The program evaluation will focus on the organizational structure of DSA to see what changes can be made to increase productivity and efficiency.

Code Appeals Process

- The Rapid Interpretation Process (RIP) will be replaced with the Code Appeals Process.
- The new Code Appeals Process will ensure that issues are properly elevated through DSA.

Collaborative Process

- The purpose is to ensure the continued public safety of community college and K-12 facilities through the implementation of a collaborative, consistent, and timely project development and review process in a regulatory environment.
- Strategic partnering efforts continue between DSA and LAUSD, SFUSD, LACCD and Sweetwater Union High School District.
- DSA is currently drafting regulations for the implementation of the formal Collaborative Process.

Electronic Plan Review

- DSA plan reviewers are utilizing new software and will soon have new monitors to perform electronic plan review.
- Web-conferencing is being offered as a method of reviewing plans electronically as an alternative to in-person backchecks.
- Over 100 projects have already been reviewed electronically in 2008.

Deferred Approvals

- Approval of certain aspects of construction may be deferred until the construction contract has been awarded. Some of the design elements that may be deferred are:
 - Automatic fire sprinkler systems, fire pumps and water tanks
 - Access floors
 - Skylights
 - Bleachers (seating layout must be shown at time of submittal though)
 - Elevator guiderails and support brackets
 - Visit the DSA website (www.dsa.dgs.ca.gov) for more information.

DSA Academy

Date	Class	Location
May 23 & 24	Inspector Indepth-FLS	Los Angeles
May 27 - 29	FLS Plan Review	Los Angeles
May 30 & 31	Inspector Overview	Los Angeles
Jun 17 - 19	FLS Plan Review	Sacramento
July 9	Structural Code	Los Angeles
July 10	Access Code	Los Angeles
July 23 & 24	Access Plan Review	Sacramento
Aug 19 - 21	FLS Plan Review	San Diego
Sep 9 & 10	Structural Plan Review	Sacramento
Sep 12 & 13	Inspector Indepth-FLS	Sacramento
Sep 19 & 20	Inspector Overview	San Diego
Oct 8 & 9	Access Plan Review	Los Angeles
Oct 17 & 18	Inspector Indepth-Electric	San Diego
Oct 22	Access Code	Sacramento
Oct 23	Structural Code	Sacramento
Oct 31 & Nov 1	Inspector Indepth-FLS	San Diego
Nov 7 & 8	Inspector Overview	Sacramento
Nov 18 - 20	FLS Plan Review	Sacramento
Dec 3 & 4	Structural Plan Review	San Diego
Dec 12 & 13	Inspector Indepth-Electric	Sacramento

Project Close-Out Initiative

- Temporary staff was utilized to address the backlog.
- A closing manual is being developed to ensure that there won't be a backlog problem in the future.
- Significant improvements are being made to eTracker.
- Course developers are considering a project close-out class for the DSA Academy.
- Of the approximate 7,500 projects originally identified as "backlog," approximately 300 remain.
- All backlog projects are slated to be closed by June 30, 2008.

Field Supervision Pilot

- Provides increased levels of service from DSA on projects during construction phase.
- Increases quantity and expertise of DSA field staff.
- Pilot underway in Sacramento Regional Office.
- Currently there are 3 Construction Supervisors in Sacramento Regional Office. There are plans to hire 2 additional Construction Supervisors in the near future.

Paperless Office Pilot

- The goal is to create a system so that all documents required for project certification can be submitted and managed electronically.
- The pilot was launched in the San Diego Regional Office.
- The Regional Offices will be working together to align their document processing and management procedures.

Building Green Schools


Grid Neutral

The goal we are working towards is to have all new school construction include provisions for ultraclean or renewable energy generation that provides for the facility to be grid neutral (i.e., net zero energy on an annualized basis).

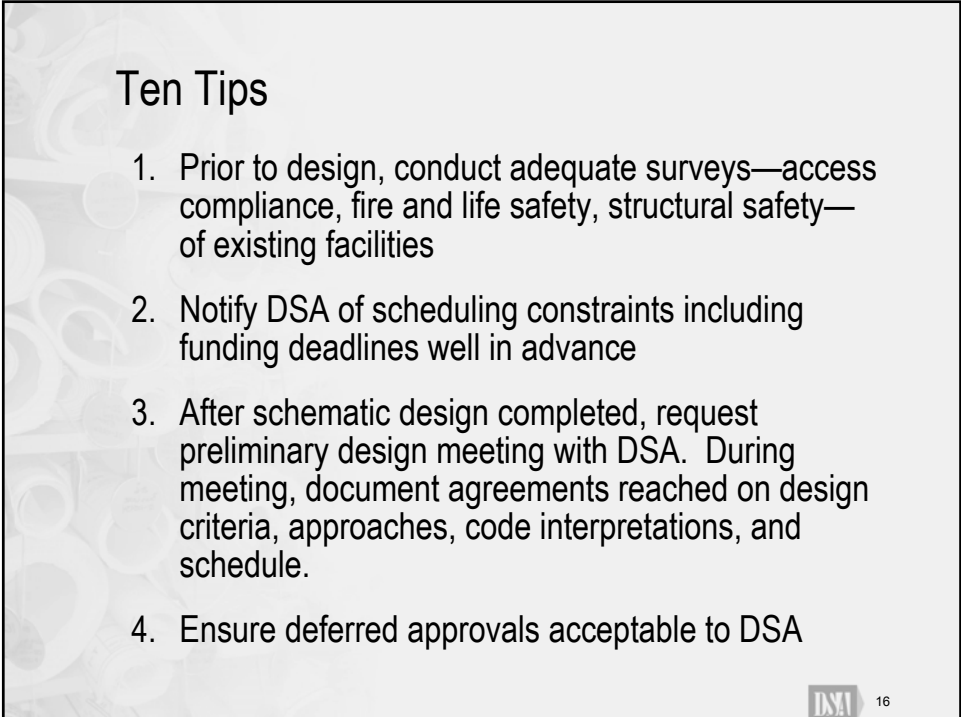
Collaborative effort is currently under way with Roy McBrayer (of Governor's Green Team) and Rob Cook (of OPSC).

Zero Net Energy (Grid Neutral)

- The goal is for schools to not only self-generate all the energy they need, but to also put excess energy back into the grid.
- Workshops discussing the Grid Neutral concept and strategies for making it a reality are being planned for later this summer.
 - Comprehensive planning teams.
 - Energy efficient designs.
 - Continued advances in energy generating technology.
 - Innovative financing methods.



Ten Tips for Project Success with DSA



Ten Tips

1. Prior to design, conduct adequate surveys—access compliance, fire and life safety, structural safety—of existing facilities
2. Notify DSA of scheduling constraints including funding deadlines well in advance
3. After schematic design completed, request preliminary design meeting with DSA. During meeting, document agreements reached on design criteria, approaches, code interpretations, and schedule.
4. Ensure deferred approvals acceptable to DSA

DSA's Ten Tips (cont.)

5. Submit complete construction documents to DSA for plan review
6. In preparation for back check and project approval, ensure:
 - a) Plan review comments are understood by A/E
 - b) A/E responses thoroughly address plan review comments
 - c) A/E staff familiar with project participate in back check
7. Processes—informal and formal—exist for elevating issues regarding DSA plan review comments
8. Award construction contract only after receipt of DSA approval letter

DSA's Ten Tips (cont.)

9. District responsible for effectively managing the 'inspector of record'
10. In preparation for project close-out, collect and submit documents during construction