



CALIFORNIA'S
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SCHOOL HOUSINGSM

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C.A.S.H. Maintenance Network Regional Workshop

Thursday, October 29, 2009

8:00 a.m. to 12:00 p.m.

Los Angeles County Office of Education

9300 Imperial Highway

Downey, California

FINDING THE FUNDS FOR SCHOOL FACILITY MAINTENANCE: A CBO PERSPECTIVE

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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."

Finding the Funds for School Facility Maintenance: A CBO Perspective



CASH Maintenance Network, Regional Workshop
LACOE
October 29, 2009

Eric Hall, President
Eric Hall & Associates LLC
Helping your school facility program measure up

Introduction School Facilities are

- ◆ The realization of a communities dreams
- ◆ The environment where teaching and learning occurs
- ◆ The center of a community, utilized by more than our students
- ◆ Emergency centers
- ◆ Include our hopes of housing students for decades, built and maintained to last!

Introduction

School Facilities are.....

- ◆ Catalyst for economic growth in our communities
- ◆ Facilities happen against all odds!
- ◆ Require leadership and persistence
- ◆ Highly regulated and controlled activities
- ◆ Multi-disciplinary and multi-layered
- ◆ The most complex and politically influenced school business program area
- ◆ One of your most rewarding activities

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What's new in School Facilities?

- ◆ Diminishing resources
- ◆ Deferral of Payments
- ◆ Cash flow crisis brewing
- ◆ Deferred and Routine Maintenance
- ◆ Declining Property Values and AV
- ◆ Pooled Money Investment Board
- ◆ State audit efforts

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What's new in School Facilities?

- ◆ Debt ceilings hit, difficult to sell bonds
- ◆ State bond Sales Frozen by PMIB
- ◆ SAB making unfunded project approvals
- ◆ More federal funds, fewer State dollars
- ◆ Qualified School Construction Bonds
- ◆ ARRA fund loans for energy efficiency and renewable projects
- ◆ Focus on real property assets

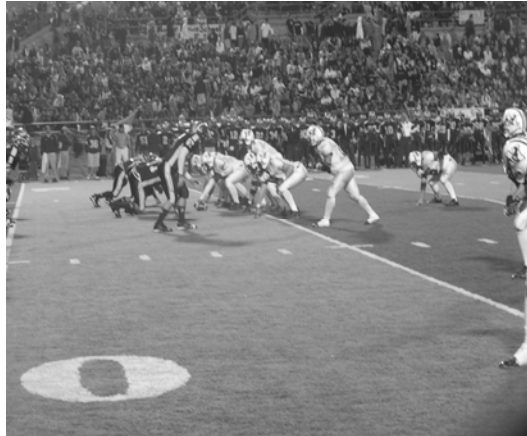
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Strategy on Facility Funding

- Funding is scarce
- Never enough to do everything
- Be resourceful
- Be aggressive
- Good teams have a strong offense!



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Where's the Money? Finding the Funds

A variety of sources:

- ◆ Local
- ◆ State
- ◆ Federal
- ◆ Your Plan



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Where's the Money? Finding the Funds

◆ Local Sources

- 66.66% GO Bond
- 55% / Prop 39 GO Bond
- SFID – Bond
- Developer Fees – Level 1, 2, 3
- CFD's Tax / Bond
- Parcel Tax / Bond
- RDA – Tax Incentive / Bond
- COP's
- Asset Management of Surplus Sites
- Facility Use Fees

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Where's the Money? Finding the Funds

- State Sources / Prop 1D, Nov 2006
- New funding, new programs
- Increasing Specialization of Funding
 - Seismic Upgrades, \$199.5M
 - Charter School Provisions, \$500 M
 - Overcrowded Relief, \$1.0 B
 - Small High Schools, \$200 M
 - Career Technical Ed Facilities, \$500 M
 - High Performance Schools, \$100 M

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Where's the Money? Finding the Funds

- ◆ State Sources
 - SFP, New Construction
 - SFP, Modernization
 - Facility Hardship
 - Financial Hardship
 - Critically Overcrowded Schools
 - Joint Use
 - Deferred Maintenance
 - Facility Hardship
 - Preschool Modernization – CDE

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Federal Funds....New Opportunities!

- ◆ AARA stimulus funds: one time, ideal for facilities!
 - Technology
 - IDEA, special education
 - Title I, Small improvement projects
 - Technology improvements
 - Qualified School Construction Bonds
 - Child Care facility grants
 - Energy efficiency and conservation grants
- ◆ Resource:
<http://www.cde.ca.gov/ar/fa/arrafacilities.asp>

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How to keep Maintenance Alive in Tough Times

- ◆ Maintain the 5 year DM plan
- ◆ Keep the plan updated
- ◆ Keep your CBO, Superintendent and Board informed
- ◆ You can't do everything on the list
- ◆ Find funds to do some things on the list
- ◆ Press but be a realistic member of the team
- ◆ Mix and Match funding
- ◆ inquire and investigate alternative funding sources

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How to keep Maintenance Alive in Tough Times

- ◆ Speak to the achievement of students as a top priority
- ◆ Speak to the importance of the "teaching and learning" environment
- ◆ Provide a voice for the buildings, the buildings are silent
- ◆ The Facility Director provides leadership and the voice for the need
- ◆ Consult CDE web site and use their stuff!

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Redefining Learning Spaces: Innovations from the Field

- ◆ Schools as Centers of Community
- ◆ Sustainability and Design
- ◆ Education Technology in Schools
- ◆ Learning Transformations in Action
- ◆ Safe, Healthy, and Positive
- ◆ Environmental Design

Source: California Department of Education:
Re□Visioning School Facility Planning & Design for
the 21st Century, Creating Optimal Learning
Environments

<http://www.cde.ca.gov/ls/fa/sf/documents/roundtablereport.pdf>

How to keep Maintenance Alive in Tough Times

- ◆ Craft a bullet proof plan!
 - Look for the annual request opportunity
 - Reflect the reality of declining revenues
 - Identify and request top priority items
 - Utilize the sell of safety and security
 - Talk about the problem of 'catch up'
 - The longer we wait the more it will cost
 - Look for "one time" money

To provide Leadership in Facilities Maintenance we must first recognize.....

- ◆ The needs of the buildings should be expressed, by whom?
- ◆ There is more competition now than ever before for programs
- ◆ More flexibility than ever before, BTW, there is money!
- ◆ More federal money and less state money
- ◆ State fiscal crisis and impact on your district
- ◆ The emerging cash flow crisis
- ◆ Fiscal solvency trumps all
- ◆ This too shall pass! And...
- ◆ The conditions will we be facing in the future
- ◆ Today's decisions are tomorrow's problems!

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Thank You!



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