



# REGISTER

Volume XXIII, No. 6

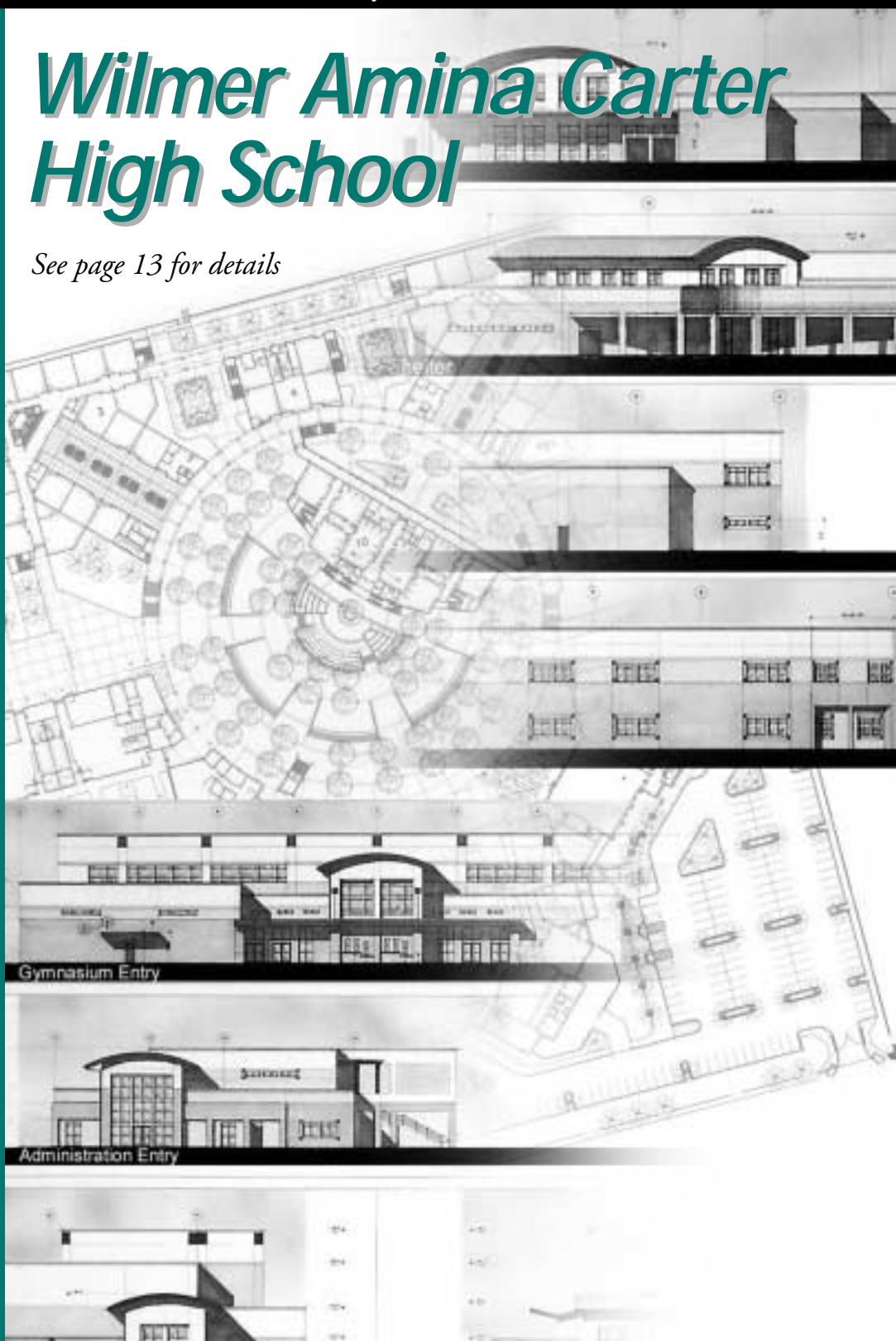
THE NEWSLETTER OF THE COALITION FOR ADEQUATE SCHOOL HOUSING

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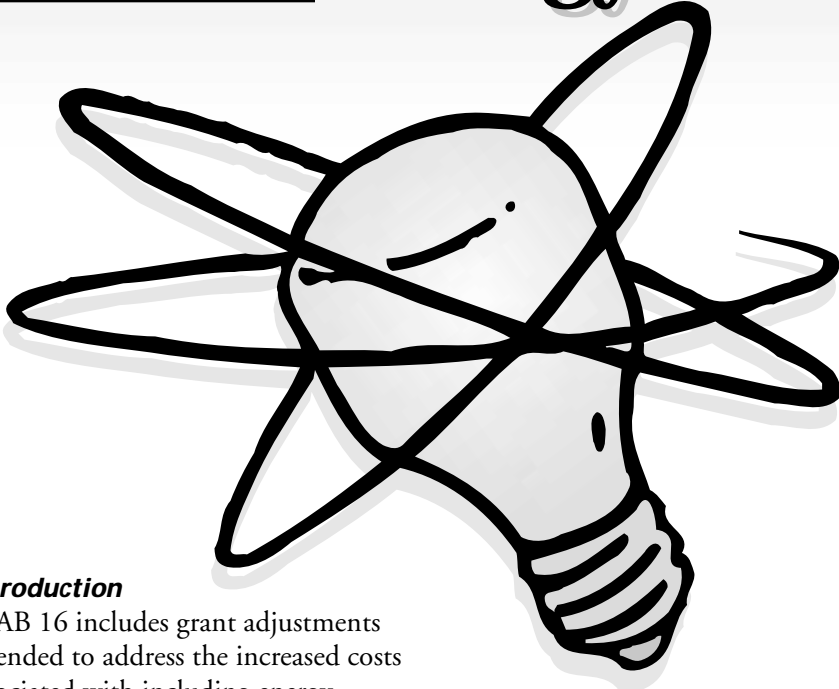
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## *Wilmer Amina Carter High School*

*See page 13 for details*



# AB 16: Energy Efficiency Grants



## Introduction

AB 16 includes grant adjustments intended to address the increased costs associated with including energy efficiency components as part of school construction projects. Eligible components include conservation, load reduction technologies, peak-load shifting, solar water heating technology, ground source heating and cooling, photovoltaics and other technologies that meet emerging technology eligibility criteria.

## Regulations

With the Legislature and Governor's approval of AB 16, the task of writing the enacting regulations fall to the Office of Public School Construction (OPSC). The California Energy Commission (CEC) has been working with the OPSC to create a simple method of determining energy allow-

ances under AB 16. The model developed by the CEC includes the following variables in the formula: energy usage, energy balance, utility rates, size of school, and number of students. OPSC expects to fund approximately 100 projects with the \$20 million in the first bond.

## Eligibility Requirements

- The district has not received funding from the *Renewable Energy Program* administered by the State Energy Resources Conservation Development Commission for the proposed project.
- The facilities in the proposed project exceed the nonresidential building energy efficiency standards as specified in Title 24, Part 6 of the California Code of Regulations. New construction and modernization **projects that meet or exceed an energy efficiency standard by 15% and 10%**, respectively, qualify for the additional grant.
- The energy savings **must return the cost of the initial investment over a period not to exceed seven years.** (Note: discussions during Implementation Committee leaned toward defining the 7-year payback requirement as "Energy savings expected by project design enhancements must payback cost of incremental State Grant bonus..." as opposed to "Energy savings expected by project design enhancements achieving payback on installation cost of equipment to achieve savings.")
- The district is required to certify that the cost for the project exceeds the amount of funding otherwise available to the applicant.

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## REGISTER

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The CASH Register is published eleven times a year (January through November) by the Coalition for Adequate School Housing (C.A.S.H.) and distributed to C.A.S.H. members. Over 1,000 rapidly growing school districts, county offices of education, architects, attorneys, bond counsel, financial institutions, developers, contractors, consultants, inspectors, licensed professionals, manufacturers of portable classrooms, maintenance suppliers and others who are concerned about school construction issues hold C.A.S.H. memberships.

The CASH Register solicits articles on school facility-related topics from the membership. If you are interested in submitting an article, please send it or a letter of inquiry to: Editor, CASH Register editorial office, 1130 K Street - Suite 210, Sacramento, CA 95814. Sorry, we are unable to return or acknowledge unpublished manuscripts. The views expressed herein are those of the authors and not necessarily those of the Coalition for Adequate School Housing, its board, staff or general membership.

# Legislative Update

The Senate Education Committee met on June 26, 2002 to hear a full calendar of over 60 bills in order to meet the June 28th deadline for bills to move out of policy committee. Several bills of interest to C.A.S.H. were heard in committee and amended in a positive manner with respect to the goals of the organization.

## **AB 320 (Reyes) – Portable Classrooms**

AB 320 proposed that portable classrooms leased or purchased by school districts from the state on or after January 1, 2006 be required to have at least one emergency exit or fall-out window. C.A.S.H. opposed the bill testifying to the Committee that such a requirement would impose undue cost burdens on districts that lease or purchase such buildings as increased construction costs would be incorporated into a lease. Further, it was argued that existing building codes do not require other similar buildings to meet these specifications and the requirements for relocatable classrooms within AB 320 would be more stringent than those for permanent structures.

Ultimately, C.A.S.H. recommended, and the committee accepted, an amendment which replaces the existing provisions of the bill with language that directs the Division of the State Architect to conduct a study of the safety of relocatable buildings concerning emergency exiting. In its watered-down form, the bill was approved by the committee and moved to the Suspense File due to its fiscal component.

## **AB 2424 (Goldberg) – Local School Construction Authority**

AB 2424, as proposed by Assembly Member Jackie Goldberg, would enable a school district governing board to

form a local school construction authority to perform the tasks associated with the construction of a school project. The intent of the bill is to expedite the construction of school facilities through the formation of an 8-member joint powers authority composed of 3 members with technical expertise and 5 members of the community. C.A.S.H. testified in opposition to this bill because of the local authority's proposed composition. C.A.S.H. requested that the bill be amended to specify that each member of the authority have technical expertise in the area of school construction.

The governing board of a school district would retain the authorities and responsibilities of the power of eminent domain, the possession of property title, the receipt of funds for construction and the development of a facilities master plan. The local construction authority would identify and acquire school sites, develop school sites including working with CDE and DTSC, and manage the school construction project.

Assembly Member Goldberg addressed confusion over the allocation of funds for projects built by a local construction authority. There was concern among some in the industry that AB 2424 would give funding priority to such projects; however, the author quickly addressed the misunderstanding stating this was not the case. Finally, the author reported that amendments have been made to the bill to specify that each member of the authority have technical expertise in school facility construction. With the Committee's adoption of the author's amendments, C.A.S.H. testified that it would withdraw its opposition.

The Senate Education Committee adopted the amendments, the bill was

approved and moved to the Suspense File due to its fiscal component.

## **AB 2588 (Hertzberg) – Collaborative Community Planning**

Under the auspices of the State Allocation Board, AB 2588 would establish the School Facilities Collaboration Implementation Advisory Commission to promote the planning and construction of joint-use projects. The Commission would be charged with recommending statutes and regulations eligible for waiver for joint-use projects as a way to promote community collaborative efforts. The Commission, under the provisions of the bill, would be able to charge service fees to school districts. C.A.S.H. testified in opposition to AB 2588 stating that the responsibilities of the Commission are mirrored in those of an existing body and the organization does not support any act that would establish additional financial burdens for school districts. Assembly Speaker Emeritus Robert Hertzberg told the Senate Education Committee that the intent of this bill is to provide a resource for school districts that wish to engage in joint-use ventures and clarified that the bill is strictly permissive and that only those districts that utilize its services would be required to pay the Commission's service fee.

Assembly Member Hertzberg stated that his office will submit amendments for purposes of clarification to state explicitly that the Commission serves only in a voluntary advisory capacity and is not required to be used by school districts engaged in a joint-use project. The author further stated that the amendments would clarify who may seek the services of the Commission and which entity would be liable for the

*Continued on page 7*

# Conference Committee Meets to Address Charter Schools and Toxics

The Joint Legislative Conference Committee on School Facilities met on Wednesday June 19<sup>th</sup> to discuss charter school facilities and toxics, issues that the Committee did not address during its initial discussions of AB 16 (Hertzberg). Members of the Committee in attendance were co-chairs Senator Dede Alpert and Assembly Member Virginia Strom-Martin, Senator Charles Poochigian, and Assembly Members Jackie Goldberg and Bill Leonard.

## **Charter School Facility Funding**

During the course of discussions, key questions and concerns arose about the charter school facilities funding proposal. The following is a summary of the those issues:

- Should charter schools be required to comply with the Field Act and DTSC requirements? (Assembly Member Goldberg argued for greater flexibility with regard to the Field Act, but stated that she did not support different standards for traditional and charter schools)
- Who should hold the title to a facility used by a charter school?
- Should a priority funding criteria be established if funding becomes oversubscribed? (Assembly Member Goldberg suggested that priority should be granted to schools with overcrowding)
- Should loans apply to non-profit charter schools only?
- Should the membership of the School Finance Authority be changed to ensure a balanced political perspective?

In its attempt to decide how to fund charter schools out of the new bond, the Committee has developed a "General Principals" document which attempts to integrate components of the competing

proposals. The following is a summary of the Committee's working proposal:

## **Apply to 2002 Bond Only**

Legislation to govern the \$100 million setaside for charter schools in the 2002 Education Bond. Future legislation would govern the expenditure of up to \$300 million setaside for charter schools in the 2004 Education Bond.

## **Loan Program**

Establish a program to provide loans for charter school facilities physically located within the jurisdiction of the chartering authority.

## **Administered by the School Finance Authority**

Specify that the program for charter school facilities loans will be administered by the School Finance Authority (SFA) with appropriate involvement from the State Allocation Board.

## **Loan Limits In Statute**

Specify limits of loan amounts in statute.

## **Alignment with SFP**

Modify the State School Facilities Program (administered by SAB) to better align with new charter school loan program:

1. Clarify that school districts may continue to file applications with SAB on behalf of their charter schools to receive "regular" new

construction or modernization funds if they comply with current SFP laws.

2. Prohibit a school district from receiving facility funds for charter schools that they have chartered outside of their own district.
3. Prohibit a school district from receiving facility funds for a charter school's students, if that charter school has received a facilities loan through SFA.

## **Clean up of Toxic Contamination on School Sites**

The Committee began with presentations from

Hamid Saebfar (Department of Toxics Substance Control) who outlined the school site toxic guidelines developed in response to toxic legislation, Dr. David Siegel (Integrated Risk Assessment Section, Office of Environmental Health Hazard Assessment) who discussed the state reimbursement for costs of school site assessment and clean-up, Bruce Hancock (Office of Public School Construction) to discuss OPSC's perspective, and Ernest Silva (C.A.S.H.) who discussed C.A.S.H.'s position (Note: for a detailed summary of this discussion, please refer to Ernie Silva's article entitled "Facilities Bond Conference Committee Discusses Toxics" posted on June 20).

Discussion was notable in that Conference Committee members carefully but openly questioned whether or not the toxic legislation had resulted

*Continued on page 7*

*Discussion was notable in that Conference Committee members carefully but openly questioned whether or not the toxic legislation had resulted in safer school sites.*

## **Thank You C.A.S.H. Member Contributors to the 2002 Bond Campaign (as of 6/30/02)**

### **Platinum Level ► \$10,000 or more**

California Financial Services	PJHM Architects Southwest
Douglas E. Barnhart	School Facility Consultants
HMC Group	Spectrum Communications
Jones Hall	Stone & Youngberg LLC
LPA Inc.	UBS Paine Webber
Murdoch Walrath & Holmes	Virco Mfg. Corp.
Nacht & Lewis	WLC Architects
NTD Architects	

### **Gold Level ► \$5,000 or more**

3D/International	Neff Construction Inc.
Aurora Modular	PCH Architects, LLP
Bernards Bros. Const. Mgt.	PCM3 Inc.
Blach Const. Mgt. LLC	Reynolds and Associates
Bowie Arneson Wiles & Giannone	Ruhnau Ruhnau Clarke & Assoc.
Checkpoint Communications	Stafford-King-Wiese Architects
HTI Architects	Talega Associates LLC
Lionakis Beaumont Design Grp.	tBP/Architecture
McCarthy Building Companies	Thomas Blurock Architects
Meehleis Modular Buildings	Tilden-Coil Construction
Miller Brown & Dannis	TLCD Architecture
Modtech Holdings, Inc.	Vanir Const. Mgt., Inc.
Murray & Downs, AIA Architects	

### **Silver Level ► \$1,000 or more**

AC Design Inc.	Inland Inspections & Consulting
Armstrong & Brooks Engineers	Kelling Northcross & Nobriga
Autumn Capital Investment	Leland Saylor Associates
Constantine Baranoff	NMG Geotechnical Inc.
Best Best & Krieger	Ordiz-Melby Architects
Construction Controls Group	Pacific Program Management
Couts Heating & Cooling	Parker & Covert LLP
Cumming LLC	Quattrocchi and Kwok Architects
Current Enterprises	Rainforth Grau Architects
David Taussig & Associates	RGM & Associates
EDGE Development	School Services of California
Eligibility Inc.	Stradling Yocca Carlson & Rauth
Empire Economics Inc.	The Alley Group & Associates
Frick, Frick & Jetté Architects	The Development Planning & Financing Group
Fundament & Associates	Vose Properties Inc.
Fusco Engineering Inc.	West Coast Air Conditioning Co.
Glumac International	Weston, Benshoof Rochefort, et. al.
	WLC Construction Services

COALITION FOR ADEQUATE SCHOOL HOUSING

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**ISSUES COMMITTEE**  
FPPC I. D. No. 980-478

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**Contribution Request Form**

Please take a moment and contribute to the Coalition for Adequate School Housing Issues Committee.

Contributor Name: \_\_\_\_\_

Contributor Contact Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

If Contributor is an individual, please include:

Occupation: \_\_\_\_\_

Employer: \_\_\_\_\_

To contribute by credit card, please provide the following information:

Cardholder: \_\_\_\_\_

Card Number: \_\_\_\_\_

Visa     MasterCard    Signature: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Otherwise, please include a check to be deposited and mail or messenger to:

Coalition for Adequate School Housing Issues Committee  
Steven S. Lucas, Treasurer  
591 Redwood Highway, No. 4000  
Mill Valley, CA 94941  
(415) 389-6800

Contributions to the Coalition for Adequate School Housing Issues Committee are not deductible as charitable contributions for federal income tax purposes. Moreover, contributions are for the purpose of influencing voters on ballot measures and are regarded as payments for "grassroots lobbying" which are not deductible as a business expense (IRS Regulation 1.162-20 [b], [c]). Contributions from foreign principals may not be accepted.


## AB 16: Energy Efficiency Grants

Continued from page 2

### Documentation Process

- Architect or engineer provides a completed Title 24 whole building energy forms to the Division of the State Architect (DSA).
- DSA makes a simple calculation taken from the output of the Title 24 energy forms resulting in a number that indicates the percentage above Title 24 for the school.
- DSA provides this number to OPSC.
- OPSC looks up per student allowance amount corresponding to the percent above Title 24 and multiply by the number of students in the school for the total allowance.

### Contacts


In response to input during Implementation Committee discussions, the CEC and OPSC staff are in the process of making further refinements to the regulations. If you have questions, please contact Daryl Mills (CEC) at (916) 654-5070 or Steve Paul (OPSC) at (916) 322-1838. C.A.S.H. will update members as information becomes available. 

– Ian Padilla

### Legislative Update

Continued from page 3

Commission's service fees. If the amendments as stated by the author at the hearing are made, C.A.S.H. agreed to withdraw its opposition. The bill was moved to the Committee's Suspension File due to its fiscal component.

These bills will be heard once again by the Senate Education Committee in their amended forms on Wednesday, July 3 and will likely pass onto Senate Appropriations.  – Ian Padilla


# State Allocation Board Actions

The State Allocation Board met on Wednesday June 26<sup>th</sup>. Board Members in attendance were Senators Dede Alpert and Jack O'Connell, Assembly Members John Dutra and Marco Firebaugh, Dwayne Brooks (CDE), Annette Porini (DOF), and Clothilde Hewlett (Interim Director of DGS).

The most significant actions taken by the Board was its approval of \$91,105,746 in New Construction apportionments, approval of the proposed regulations for SB 575 (automatic fire alarm detection and sprinklers), and approval of a clarifying technical amendment for

construction of underground parking structures.

As you will recall, AB 16 requires two additional members to be added to the Board representing the minority party. This meeting marked the first time newly-appointed member of the Board, Senator Bob Margett (R-Arcadia), attended the committee in this capacity. The other member has yet to be named.

The next meeting of the State Allocation Board is scheduled for Wednesday July 24, 2002. 

– Ian Padilla

### Conference Committee


Continued from page 4

in safer school sites. Furthermore, Committee members asked the following substantive questions:

- How long does the DTSC review and approval process take?
- Is this increased level of DTSC review required by legislation an overreaction to Belmont?
- How extensive was DTSC reviews of school sites before the legislation?
- Can innovative technologies help reduce the cost of remediation?
- Are current state grants sufficient to address review and remediation of school sites?
- Is speed or expense more important?

During its testimony, members of the Committee asked Mr. Silva how the current DTSC process might be improved from the school district perspective. Mr. Silva responded that fixed standards would be very helpful to districts. DTSC representatives re-

sponded that fixed standards would have to be very strict to protect young children who are the most affected by the presence of toxic substances. Senator Alpert concluded the discussion by directing the Implementation Committee to address the toxic issue with the assistance of C.A.S.H.

Finally, the Committee also addressed smaller "clean-up" issues including correction of language in AB 16 concerning the School Fee Program administered by CHFA, making State Special Schools eligible for state education facilities bond funds, clarifying that the SAB and CDE are not "responsible agencies" under CEQA, and correction of AB 16 language concerning the three-year freeze in eligibility calculation for small school districts. The Joint Legislative Conference Committee on School Facilities is scheduled to meet again next Wednesday, June 26, to continue discussions on these issues. 

– Ian Padilla

## Spring 2002 Washington D.C. Trip



*The Cal-Fed contingent in front of the capitol during their recent trip to Washington D.C.*

## Cal-Fed returns with new direction for the coming year!

By Emily Kozak

Cal-Fed took a group of 20 people to Washington D.C. on May 6-7, 2002 including two representatives each from the Office of Public School Construction and California Department of Education.

The group met with the US Department of Education including Deputy Secretary of Education William Hansen to discuss topics such as the Qualified


Zone Academy Bond Program (QZAB), the Federal Renovation Program and new opportunities for partnerships on the school construction issue. The US Department of Education is impressed by the work completed on the Federal Renovation Program by California and the Office of Public School Construction. The US Department of Education is impressed

with California's own Department of Education and their administration of the QZAB Program. Deputy Secretary Hansen requested that Cal-Fed provide suggestions on other opportunities that may lay ahead for a federal role in school construction.

In addition, the group met with the Senator's offices as well as over fifteen different key California Congressional Representative offices focusing on Republican members. The goal of the trip was to educate our representatives on the need for school facilities in California and demonstrate how programs such as QZAB and the Federal Renovation Program are excellent Federal resources while still keeping local control.

Cal-Fed focused on Republican members who traditionally feel that school construction is a local issue. For the first time, Cal-Fed experienced significant interest from the Republicans and many offices made requests of Cal-Fed to provide more information and suggestions for what would most help California's school facility needs.

Cal-Fed will be following up on these requests as well as working to circulate a letter to the entire delegation outlining how existing opportunities such as QZAB can be expanded to help more. We want to keep the momentum of support going! We need your help to do it. Cal-Fed will be contacting our members to request that they invite their Congressional Representative to visit their school district and see first hand how programs like QZAB and the Federal Renovation Program help. If we do not keep them informed, they will not be able to assist us.

Cal-Fed will be planning our next trip to D.C. this fall. Join Cal-Fed, participate in D.C. and educate your Congressional Representative. A new statewide bond measure will not solve all of our facilities problems. Please call Emily Stone at (916) 441-5063 if you have any questions. 

– Emily Kozak is the Executive Director of Cal-Fed

# Cal-Fed Elects New Officers

Cal-Fed's new officers were officially elected at the May 16 membership meeting in San Diego. The new officers are:

**Chair:**

Mike Vail, Vista USD

**Vice Chair:**


Jeffrey Baratta,  
Stone & Youngberg LLC

**Secretary Treasurer:**

Tom Robinson, San Diego COE

**Board of Directors:**

Lettie Boggs, Colbi Technologies Inc.  
Gary Mekeel, Burton SD  
Gary Rainwater, Los Angeles USD  
Mamie Starr, Lodi USD

Cal-Fed would like to thank Immediate Past Chair, Terry Bradley, Clovis USD, for his outstanding leadership and dedication to Cal-Fed. Under Terry's leadership Cal-Fed successfully supported a \$1.2 billion Emergency Repair Funding Program of which California received \$138 million; saved California school districts more than \$10 million by actively opposing the Federal Emergency Management Agency's proposed regulations to require California's schools to increase facility insurance; and lobbied heavily for and received a two year extension of the Qualified Zone Academy Bond (QZAB) program, from which California will receive \$50-\$55 million each year for 2002 and 2003. 

# Propositions on the November 5, 2002 General Election Ballot

(as of July 3, 2002)

The following initiatives have made it on to the November 5, 2002 General Election ballot. There are still more initiatives that have not been formally added to the ballot. For more information visit the Secretary of States website at [www.ss.ca.gov](http://www.ss.ca.gov).

**Proposition 46 – SB 1227**

Topic: Housing and Emergency Shelter  
Trust Fund Act of 2002

**Proposition 47 – AB 16**

Topic: Kindergarten – University Public Education  
Facilities Bond Act of 2002

**Proposition 48 – ACA 15**

Topic: Court Consolidation

**Proposition 49 – 952**

Topic: After School Programs. State Grants.  
Initiative Statute.

**Proposition 50 – 940**

Topic: Water Quality Supply and Safe Drinking Water  
Projects. Coastal Wetlands Purchase and Protection.  
Bonds. Initiative Statute.

**Proposition 51 – 935**

Transportation. Allocation of Sales and Use Taxes Raised  
from Sale or Lease of Motor Vehicles. Initiative Statute.

**Proposition 52 – 936**

Election Day Voter Registration. Initiative Statute.

# CMAS Update

As many of you are aware, the troubles surrounding the Oracle software contract with the State of California have resulted in a re-evaluation of the various non-competitive procurement methods available to state and local agencies, including school districts. It has been alleged that the Oracle contract, which was awarded

without competitive bidding, will result in a \$94 million loss to California taxpayers. On May 20, Governor Gray Davis issued Executive Order D-55-02 which, among other things, placed a spending cap of \$100,000 on purchases made by state agencies through CMAS (California Multiple Award Schedules) contracts. This Executive Order is intended to reduce the likelihood of abuse of non-competitive procurement methods until the Department of General Services develops procedures that will ensure program integrity.

In light of the Oracle debacle and the Governor's Executive Order, some have argued that local agencies, including school districts, do not have the authority to use CMAS for acquisition of information technology. This, however, is simply not the case.

Section 10299 of the Public Contract Code clearly grants local agencies and school districts the authority to purchase information technology without competitive bidding. Part (b) of section 10299 states "school districts

may, without further competitive bidding, utilize contracts, master agreements, multiple award schedules, cooperative agreements, or other types of agreements established by the department for use by school districts for the acquisition of information technology, goods, and services. Section 10299 was passed by the California

Legislature and signed into law by Governor Davis. The Governor's recent Executive Order does not, and cannot, revoke the authority granted to school districts in section 10299. Nor does the Executive Order purport to revoke such authority. Consequently, it is abundantly clear that school districts have the authority to use CMAS for the purchase of acquisition technology.


The next issue is whether the spending cap of \$100,000

imposed in the Executive Order applies to school districts as well as to state agencies. Again, we need look no further than the Executive Order itself and also the California Public Contract Code to determine that this cap does not apply to school districts but to state agencies only. Section 4 of the Executive Order states that during the review period, "no *state* contract or procurement greater than \$100,000, including those bid under CMAS, any Statewide Master Service Agreement, and the CalStore Master Service Agreement (CalStore), shall be executed unless awarded pursuant to a competitively

bid process." (emphasis added). Thus, the cap applies only to contracts entered into by state agencies. It does not apply to school districts or local agencies.

Public Contract Code section 10290.1 parts (a) and (b) establish the authority of the Department of General Services (DGS) to set contracting limits. Parts (a) and (b) taken together clearly show that the DGS has the authority to delegate contracting authority (contract limits) to state agencies "wishing to contract with suppliers who have multiple award schedules." Thus, the legislation grants the DGS the authority to set, or delegate, contracting limits only for *state* agencies. The legislation does not grant any authority to set limits for school districts or local agencies.

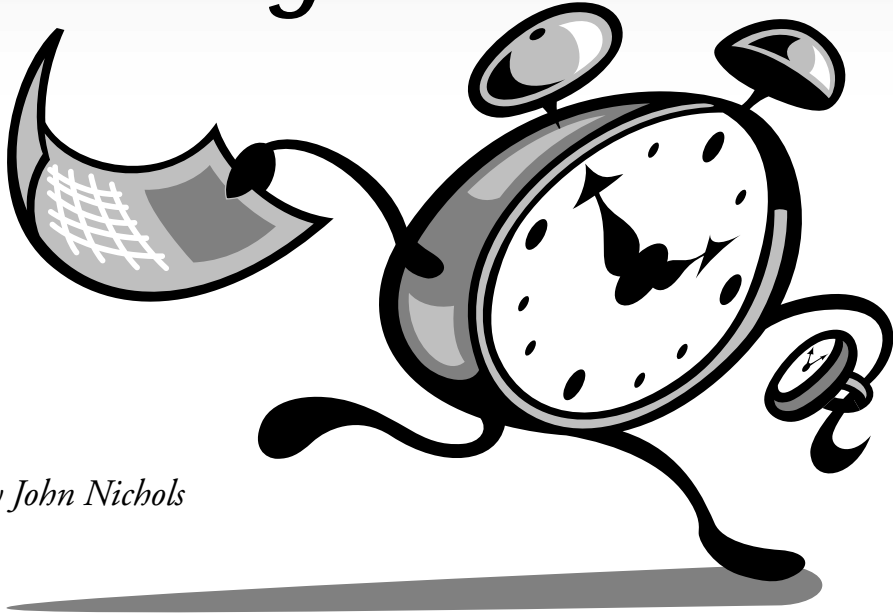
Moreover, the Local Agency Information Packet issued by the DGS and revised in January, 2002, clearly shows an intent for local agencies to establish their own contracting limits for CMAS purchases. Attachment B states that "Local government agencies are NOT subject to the CMAS maximum order limits but should make a determination of order limits that are consistent with their own policies and procedures." (emphasis in original).

In summary, school districts and local agencies do have the right to use CMAS for the purchase of technology information and to set their own contract limits for such purchases. These rights are established in the Public Contract Code and, despite rumblings to the contrary, are reinforced by both the DGS and the Governor's Executive Order. Nevertheless, every purchase should be scrutinized carefully and only suppliers who have proven to be reliable and efficient should be selected. 

— Robert Rivera is a C.A.S.H. member and President of Spectrum Communications.

***In light of the Oracle debacle and the Governor's Executive Order, some have argued that local agencies, including school districts, do not have the authority to use CMAS for acquisition of information technology.***

# Getting to Class Before The Bell Rings – Avoiding the Mad Rush



By John Nichols

***Soliciting architectural and construction management services well ahead of when a district actually needs them can be tremendously advantageous to all parties involved.***

Good architects and construction managers often chart their workload calendars as far as 6-12 months into the future. Specific project teams, especially the better ones, can have their schedules tied up for even longer periods of time.


Often a district will set artificial target dates to solicit proposals for professional services such as after a state or local bond passes. Unfortunately, many districts are on the same funding cycle creating an environment where several districts are soliciting for services simultaneously.

It takes an appropriate amount of time and effort to develop design contract documents and actual construction that meet client needs within increasingly restrictive budgets. In the end, efforts to shortcut the proper process costs more and hurts all interested parties.

Three distinct advantages can be gained by all team members if a selec-

tion process is completed 3-6 months prior to services being needed.

- First, the architects and construction managers can identify the best team members for the job well in advance and can wrap up current responsibilities appropriately.
- Second, architects and construction managers can avoid taking on less desirable busy work if they know there is a commitment early on from the district.
- Third, more accurate budgets, schedules and overall expectations can be established early on with the team carrying out the work included in the process.


It must be remembered that it is never too early to assemble your team. The district, as well as the professional service firms, will be very appreciative, and the end result will be a much more successful project. 

– John Nichols is a Principal with HMC Architects in Ontario California.

## C.A.S.H. Urges Districts to Select Pest Control Firms Carefully

C.A.S.H. urges districts to use care in selecting a firm to do any kind of pest control around a school. This is especially true for mold control. The use of pesticides around schools has become a very sensitive issue.

We have become aware of unlicensed firms doing mold control. Some of these firms have used chemicals, such as formaldehyde or ozone, which are unapproved for use as pesticides. DTSC advises that this could result in the creation of a hazardous situation.

A firm doing pest control must have, depending on the type being done, a license from either the Structural Pest Control Board in the Department of Consumer Affairs or from the Department of Pesticide Regulation in the California Environmental Protection Agency. 

– Ian Padilla



# June Workshops Focus on Timely Issues

With the passage of AB 16 and a possible \$12 billion available in the upcoming November bond election, many school districts are preparing now and looking for land for new construction. C.A.S.H. recently held workshops in Sacramento and Ontario regarding property acquisition, which may

media and community.

In the afternoon, C.A.S.H. held a workshop on SB 575, which became effective



(l to r) Carol Shellenberger, Office of Public School Construction and Leslie Billington, State Fire Marshall's Office.



(l to r) Brian Heyman, Division of the State Architect and Dennis Lockard, Newport Beach Fire Department

include Eminent Domain, and how to maintain positive relations with the community while acquiring land through this sometimes unpopular method.


Beth Hamby and Lorena Padilla-Melendez from Los Angeles USD and Richard White from Glendale USD were on hand to provide a district perspective. Steve Hartsell with School and College Services of California and Jerome Behrens with Lozano Smith shared information on the legal aspects of enforcing eminent domain. Lettie Boggs, formerly with Anaheim City SD and now with Colbi Technologies, highlighted public relations techniques that are helpful in dealing with the

July 1, 2002. The workshop brought out over 100 attendees interested in hearing from the state agencies who are going to enforce this piece of legisla-

tion that was adopted as emergency regulations and will require districts funded with state School Facility Program bond dollars to install automatic fire detection and/or sprinkler systems for projects submitted to the Division of the State Architect.

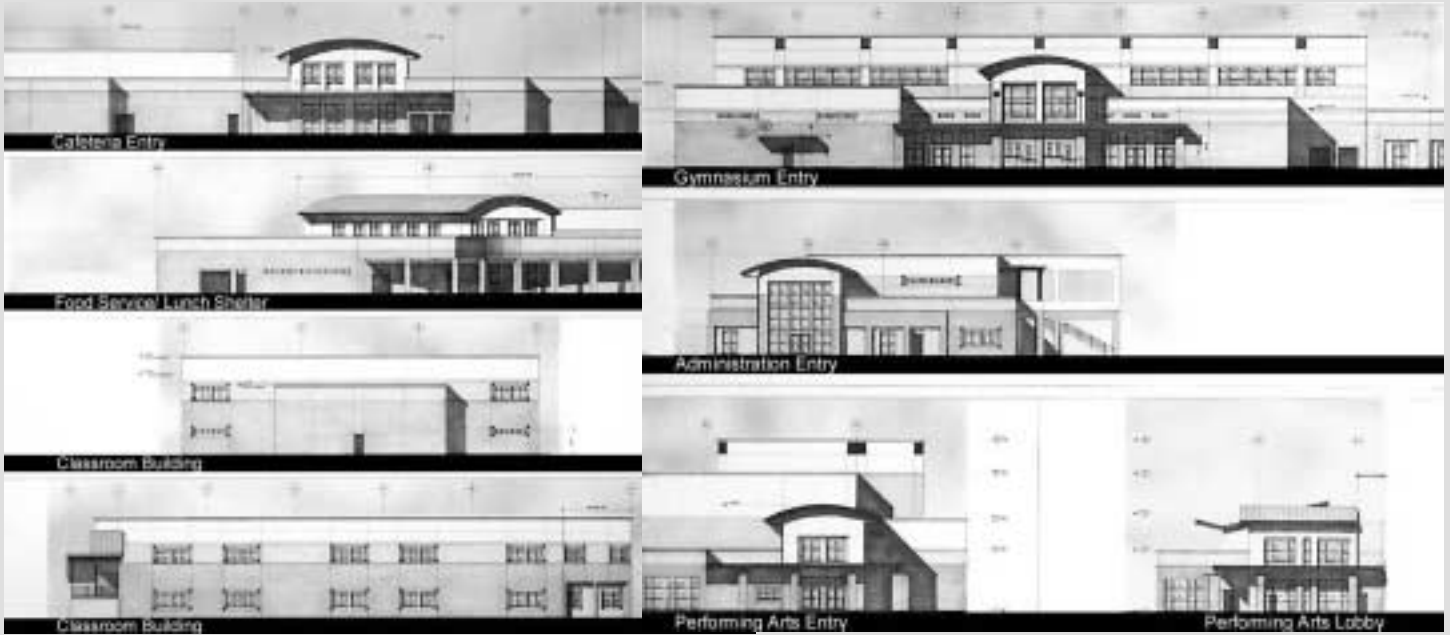
State Agency representatives on hand included Leslie Billington, Office of the State Fire Marshall, to discuss the regulations, Brian Heyman, Division of the State Architect, to discuss the implementation and Carol Shellenberger, Office of Public School Construction, to discuss implementation and funding. Dennis Lockard, Newport Beach Fire Department, shared techniques for effective interfacing with local agencies.

Feedback from both workshops was very positive. Attendees were very thankful for the timely information.

If you have any questions on either topic, please contact Tom Duffy at (916) 448-8577 or [tduffy@m-w-h.com](mailto:tduffy@m-w-h.com). 



(clockwise from top) Jerome Behrens, Lozano Smith, Beth Hamby, Los Angeles USD, Lettie Boggs, Colbi Technologies, Lorena Padilla-Melendez, Los Angeles USD.



# *Wilmer Amina Carter High School*

## *Rialto Unified School District*

The educational planning of the Carter High School for the Rialto Unified School District was a collaborative effort involving input of nearly 60 committee members comprised of Board Members, administrators, District personnel, students, community and city representatives. This consensus-based process led to the formation of a vision statement for the new school that envisioned the high school as being “a flexible facility that can adapt to changes in student and staff needs as learning systems continue to evolve in the future.”

Other committee recommendations that served as key organizational design criteria were:

- To maximize the opportunities for integrated instruction
- Provide safe and efficient student circulation throughout the campus
- Develop a student center that integrates academic counseling, career guidance, health services and ASB services within easy access of the students
- Develop a ninth grade academic


core that strengthens the instructional relationships and communications between faculty and first year students

- Promote after-hours community usage of key program spaces
- Maximize the infusion of student technology resources to facilitate daily instructional support

The resulting design of this 40-acre facility achieves these goals by encircling the 2-story campus buildings around a central outdoor terraced courtyard and circular pedestrian “street.” This arrangement provides for an efficient campus footprint which can be easily supervised, minimizes student travel distances and offers ample shelter from the seasonal heat and wind extremes intrinsic to this school’s locale. The Administration, Media Center, Performing Arts and Gymnasium spaces are positioned prominently around an entry forecourt allowing for after-hours usage while maintaining secured access to the remainder of the school. The instructional program areas are delineated as separate academic “core

complex” buildings clustered radially around a central Science and Technology core building. These adjacent classroom buildings represent the distinct Ninth Grade core, Upper Grade level core and Visual/Vocational Arts core programs. Each is designed to support interdisciplinary teaching methodologies, without precluding a more traditional departmentalized instructional delivery in the future. All buildings are fully networked for data, video, and voice communications.

The Student Services Center is easily accessible from the central courtyard, adjacent to the Ninth Grade core complex, and separate from the Administration areas to encourage continual usage of these supporting guidance related services by the student body.

Brick veneer and plaster exterior building materials are utilized to evoke a traditional civic building image. Durability and ease of maintenance for all integrated systems and building components were scrutinized by the District and Design Team to promote the longevity of the school. 

## C.A.S.H. MONTHLY MEETING MINUTES

– June 26, 2002 –

C.A.S.H. Vice Chair Eric J. Hall called the meeting to order at 11:10 a.m. New members and guests were introduced and welcomed.

### **LEGISLATIVE REPORT - Ian Padilla**

Ian reported on the School Facility Conference Committee. The committee has created a general principals documents that outlines how money will be distributed and other guidelines for charter schools. The committee is also focusing on toxics issues and how to improve the process. The end result will be cleanup legislation for AB 16.

Ian noted that the bond campaign coordination has begun. A campaign firm will be selected soon.

### **BOND ELECTION FUNDRAISING - Dave Doomey**

Dave thanked members for their continued financial support for the bond campaign. Dick White from Glendale USD provided a \$5,000 contribution from Check Point Consulting. Current contributions total approximately \$300,000. A letter is going out soon to Superintendents around the state emphasizing the importance of the awareness and need for AB 16 to pass in November.

### **ARCHITECTS' COMMITTEE REPORT - Dennis Dunston**

Dennis reported on the SB 575 workshop regarding fire sprinkler systems. The Implementation Committee has been reviewing the guidelines for energy incentives as it relates to AB 16. The Implementation Committee is also reviewing the switch from 80/20 to 60/40 and how it will affect the architect's requirements on the 60% rule. The next meeting of the Architects' Committee will be July 24 (the next C.A.S.H. meeting day). Please contact Dennis Dunston with any questions about the meeting or agenda topics.

### **C.A.S.H. ANNUAL CONFERENCE PLANNING COMMITTEE - Eric J. Hall**

Eric reported the committee is still hard at work. 40 - 50 workshops are being selected from over 150 submittals. Eric noted that the C.A.S.H./AIACC Leroy F. Greene Design Award winners from this year's annual conference are on display at the Capitol.

### **CAL-FED - Emily Kozak**

Emily reported that Cal-Fed is planning their next trip to Washington DC in early October. Cal-Fed is also working on setting up meetings with school districts and their legislative representatives at the school district.

The next general membership meeting is during the C.A.S.H. Fall Conference in October.

### **CALIFORNIA DEPARTMENT OF EDUCATION - Jim Bush**

Jim thanked Michelle Collins for her work in the Facilities Planning Division and wished her luck as she moves on to another department within the Department of Education.

Jim noted that on July 2, CDE would hold a workshop on the pipeline study. George Shaw is coordinating the workshop.

Jim thanked the CDE staff for their hard work in completing the applications for the final distribution of funds.

### **IMPLEMENTATION COMMITTEE - Dave Doomey**

The next meeting of the committee is July 9 & 10 in Lake Tahoe. Discussion is continuing on AB 16 regulations.

### **OFFICE OF PUBLIC SCHOOL CONSTRUCTION/**

### **STATE ALLOCATION BOARD - Lori Morgan & Sue Reese**

Today is the last day to get applications in for the final distribution of funds from Proposition 1A in August. OPSC staff will contact districts with incomplete applications next week to get the missing information. Those interested in being part of a test group for an online application should contact Todd Hoig at (916) 322-4205 for more information.

Lori reported on the highlights of the current SAB agenda.

The meeting was adjourned at 11:45 a.m.

## C.A.S.H. MONTHLY MEETING AGENDA

Esquire Building  
1215 K Street, 14<sup>th</sup> Floor  
California Chamber of Commerce  
Meeting Room  
Sacramento, CA

**Wednesday, July 24, 2002  
11:00 a.m. to Noon**

- 1. Introductions**  
*Kathleen Moore Baratta*
- 2. Legislative Report**  
*Jim Murdoch*
- 3. Bond Election Fundraising**  
*Dave Doomey*
- 4. C.A.S.H. Architects' Committee Report**  
*Dennis Dunston*
- 5. C.A.S.H. Annual Conference Planning Committee Update**  
*Eric J. Hall*
- 6. CAL-Fed Update**  
*Emily Kozak*
- 7. California Department of Education Update**  
*Jim Bush*
- 8. Division of the State Architect Update**  
*Patricia Heerhartz*
- 9. Implementation Committee Update**  
*Dave Doomey*
- 10. Office of Public School Construction Update**  
*Audrey Edwards*
- 11. Job Exchange**  
*Kathleen Moore Baratta*
- 12. People's Choice**

# July Workshops Scheduled

C.A.S.H. will hold workshops on Tuesday, July 23 in Sacramento at the Doubletree Hotel and Friday, July 26 in Ontario at the Ontario Airport Marriott on the following topics.

When It Rains... It Pours – A Practical Guide to Storm Water Management

The Federal Clean Water Act of 1987 established a framework for regulating municipal and industrial storm water discharges. In response, California water boards established policies to implement the mandates of the federal law.

State and regional guidelines initially were more general in nature, but over time have become more prescriptive. Specifically, the definition of compliance has moved away from a performance-based system to one of prescriptive requirements that can be audited with a checklist. In addition to more stringent requirements comes a reliable enforcement mechanism and substantial penalties for instances of noncompliance.

Furthermore, with multiple agencies now responsible for storm water discharges, inspections and enforcement can come from the local, regional, state, or in some cases, federal agencies. As a result, the terms of compliance have become significantly more complex for school construction.

This workshop will provide an opportunity for participants to learn more about the significance of new requirements for storm water management. Specifically, the workshop will include:

- An overview of the issue
- A regulatory panel discussion including representatives from state and municipal agencies
- Presentations by attorneys and environmental consultants on

practical compliance issues

- A representative from a school district to discuss the significance of the issue for school construction

## **Understanding Labor Compliance Issues**

Schools and the Legislature work to ensure that workers are adequately paid and fairly treated. Construction projects bring on a number of specific labor law requirements and interaction with enforcement agencies that school districts would not otherwise work with.


The **Understanding Labor Compliance Issues** workshop will feature attorneys and contractors discussing how to comply with the law and how to determine what labor requirements are negotiable and which are mandated. Pending legislation, AB 1506 (Wesson), reinforces the importance of understanding what the requirements are for school districts.

The **Understanding Labor Compli-**

**ance Issues workshop** will focus on increasing your understanding of these important labor law components:

- What is a Labor Compliance Program?
- What is Prevailing Wage?
- What is a Project Labor Agreement?

The workshop will help you understand the relationships between unions and contractors, contractors and subcontractors, and the Department of Industrial Relations and you. This information is important as you prepare to embark on an AB 16 school construction program and it will help you to understand the requirements of California's new design-build program.

For more information on the workshops or to register on-line please visit the C.A.S.H. website at [www.cashnet.org](http://www.cashnet.org) in the meetings and conference section. 

## Mark Your Calendar

**C.A.S.H. 24<sup>th</sup> Annual Conference**

**February 24 – 27, 2003**

**Sacramento Convention Center**

**C.A.S.H. 25<sup>th</sup> Annual Conference**

**February 23 – 26, 2004**

**Sacramento Convention Center**

## SCHOOL PROFILES

**Attention School Districts, Architects, and Construction Management firms:  
C.A.S.H. would like to highlight your interesting and unique school projects.**

Following are the guidelines for placing information in the *CASH Register* about a school project:

- 2-3 black and white photos of the school.
- One to one and one-half pages of typed text (single spaced) about the project. This information needs to be about the project and not the architectural firm or other firms associated with the project.
- Projects are featured in the *CASH Register* in the order they are received.

Please mail this information to:  
*CASH Register*/School Profile  
1130 K Street, Suite 210  
Sacramento, CA 95814

Questions: Call (916) 448-8577

## C.A.S.H. REGISTER ARTICLE POLICY

The *CASH Register* is published 11 times a year (January through November) and is circulated to school district superintendents, business managers, facility planners, architects, maintenance personnel, contractors, developers, financial institutions, attorneys, licensed professionals, construction inspectors and consultants throughout California. Distribution is about 2,000 copies.

The *CASH Register* will accept articles from C.A.S.H. members only.

- Articles must be no longer than 3 pages, typed, single-spaced (Approximately 1,000 words).
- Articles should relate to facilities issues and school maintenance.
- Articles can be reprinted from other sources (Please get permission in advance).
- If pictures are available, they can be used to enhance the article. Photos sent electronically should be Greyscale, .JPG files, 300dpi at 100% of the size they will be printed at (4" x 300dpi for inside photos).
- Articles must be received by the 15<sup>th</sup> of the month. Example: articles received by October 15, will appear in the October issue that is distributed in early November.

Please send your articles to: C.A.S.H.  
*CASH Register* Editorial Office  
1130 K Street - Suite 210  
Sacramento, CA 95814  
By fax to (916) 448-7495  
By e-mail to sfife@m-w-h.com

*Note: Photos will only be returned upon request.*

For more information, please call the C.A.S.H. office.  
Other questions? Call the C.A.S.H. office at (916) 448-8577.

## ADVERTISING POLICY

The *CASH Register* is published 11 times a year (January through November) and is circulated to school district superintendents, business managers, facility planners, architects, maintenance personnel, contractors, developers, financial institutions, attorneys, licensed professionals, construction inspectors and consultants throughout California. Monthly readership is minimally 1,800. The *CASH Register* will accept advertising from C.A.S.H. members only.

- Ads may identify specific products and services only and may not include specific prices for such products and services.
- Ad position is not guaranteed – we reserve the right to place and position all advertisements.
- All ads will be printed in black ink unless other arrangements are made.

Your ad must be submitted as film, 133 line screen, emulsion side down to the C.A.S.H. office by the 15th of the month prior to publication; full payment, not a purchase order, must accompany ad copy. **Please make checks payable to "Treasurer, C.A.S.H."**

Contact Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

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If your firm is represented by an advertising agency, please check here  and include contact information for the agency.

Quarter-Page (3-1/2" W x 5" H) .....  1 month = \$262.50 .  1 year = \$2,598.75 (discount)

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Issues Requested: (please check all that apply)

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Please send form with film and payment to: C.A.S.H. *CASH Register* Editorial Office, 1130 K Street - Suite 210, Sacramento, CA 95814  
All rates and specifications are effective June 2002, and subject to change without notice.



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**Questions?** Call (916) 448-8577.

# C.A.S.H. Meetings, Conferences & Workshops

<b>July 23, 2002</b> Tuesday	<b>Storm Water Management (a.m.) and Labor Compliance (p.m.) Workshops</b> Doubletree Hotel, 2001 Point West Way, Sacramento, CA
<b>July 24, 2002</b> Wednesday	<b>C.A.S.H. General Membership Meeting</b> California Chamber of Commerce 1215 K Street 14 <sup>th</sup> Floor, Sacramento, CA 95814
<b>July 26, 2002</b> Friday	<b>Storm Water Management (a.m.) and Labor Compliance (p.m.) Workshops</b> Ontario Airport Marriott, 2200 E. Holt Blvd., Ontario, CA
<b>August 27, 2002</b> Tuesday	<b>Site Acquisition (a.m.) and Local Government &amp; School Planning (p.m.) Workshops</b> Doubletree Hotel, 2001 Point West Way, Sacramento, CA
<b>August 28, 2002</b> Wednesday	<b>C.A.S.H. General Membership Meeting</b> California Chamber of Commerce 1215 K Street 14 <sup>th</sup> Floor, Sacramento, CA 95814
<b>August 30, 2002</b> Friday	<b>Site Acquisition (a.m.) and Local Government &amp; School Planning (p.m.) Workshops</b> Ontario Airport Marriott, 2200 E. Holt Blvd., Ontario, CA
<b>October 9, 2002</b> Wednesday	<b>Design Build Workshop</b> Hilton Hotel, 3050 Bristol Ave., Costa Mesa, CA
<b>October 10-11, 2002</b> Thursday- Friday	<b>C.A.S.H. Fall Conference</b> Hilton Hotel, 3050 Bristol Ave., Costa Mesa, CA

***Monthly C.A.S.H. meetings are held from 11:00 a.m. to Noon in Sacramento. The monthly meetings are always scheduled to coincide with the monthly meetings of the State Allocation Board on the fourth Wednesday of the month, except in November and December, to enable C.A.S.H. members to attend the SAB's afternoon session. Both SAB meetings and General membership meetings are subject to change.***



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