



REGISTER

Volume XXVII, No. 8

THE NEWSLETTER OF THE COALITION FOR ADEQUATE SCHOOL HOUSING

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See page 6 for details



Message From The Chair



Pamela T. Johnson, C.A.S.H. Chair

As Labor Day approaches, the traditional start of the campaign season, it is a good opportunity to consider the substantial unmet needs of schools as we prepare for the November 2006 General Election. The issue of most interest to C.A.S.H. will be carefully considered by California voters – Proposition 1D, the \$10.4 billion bond to build and renovate school facilities.

The most recent Field Poll shows

Bond Fatigue a Challenge for Proposition 1D Approval


that the public support for the infrastructure bond package is slipping. While public support for Proposition 1D has ranged from the high forties to the low sixties since May of this year, C.A.S.H. and other groups have become concerned that support for the infrastructure bonds including Proposition 1D may be softening as we approach election day.

Although many factors contribute to the public's uneasiness over the infrastructure bonds on the ballot, such as high gasoline prices, a volatile stock market, rising interest rates and softening housing prices and consumer spending, most political experts agree that "bond fatigue" might be the primary cause of the public's uneasiness concerning the approval of school bonds.

In the four-and-a-half year period since March of 2002, California has had six statewide elections, including a very contentious special election where

the Governor and public employee unions spent \$300 million against each other in a non-election year bombarding the public with radio and television messages in the process. The most recent election in June produced one of the lowest voter turnouts in California's history at 32% among registered voters and saw the voters reject the \$600 million library bond, which, with no opposition, was considered a slam dunk. Perhaps the most disturbing result of the June 2006 primary was the passage rate of local bonds at about 60%, which is for Proposition 39 elections, the lowest historically. Since 2001, 86% of Proposition 39 bonds have been approved.

With yet another election held five months after the most recent election, an exceptionally long ballot will be in front of the voters in November. We have reason to worry. The November 2006 ballot includes 13 propositions, all statewide constitutional offices except for the Superintendent of Public Instruction, one United States senate seat, 53 congressional seats, 20 state senate seats, 80 assembly seats, and numerous local bond and school board races. The ballot will exhaust voters' patience.

The challenge for C.A.S.H. and the school community therefore will be to ensure that our message is heard among the many issues that will be considered by the voters. It is important to remember that the last school facilities bond measure, Proposition 55, was approved by the voters by a margin of less than a percentage point, so it is essential that C.A.S.H. members work to inform and educate voters about how important the approval of Proposition 1D is to schools and the children they serve. 



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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.

Yes on 1D Fact Sheet




1) Yes on 1D is an investment in our schools, in our children and in California's future.

- Providing a quality education for our kids is the most important thing we can do to invest in their future. The best way to grow our economy and create good-paying jobs is to create world-class public schools that give our students the skills they need to succeed in the workforce. ***That's why parents, teachers, business groups and seniors have joined to actively support Yes on 1D.***
- Many students who don't plan on going to college need career education and vocational training, but our schools don't have facilities to accommodate them. Yes on 1D updates our schools with new technology and builds vocational education facilities so that all students are given the skills they need to get a job and succeed in life.
- To prepare for the jobs of the future, our children need to learn with the latest technology. Yes on 1D will help pay for wiring classrooms and providing 21st Century technology for our students.
- California's community colleges and state universities (UC and CSU) continue to grow exponentially. With community colleges providing instruction to over 2 million students every year, and California's universities expected to grow to accommodate nearly 650,000 students, we need to provide funding to modernize and upgrade teaching and research facilities to remain competitive with other states.
- For every dollar California invests to get students in and through college, the state's economy receives a \$3 net return on that investment.
- This measure is so important for California's future that both candidates for Governor, Phil Angelides and Arnold Schwarzenegger, as well as a bipartisan majority of the Legislature, all agree – Yes on 1D.

2) Yes on 1D will make schools safer and relieve overcrowding

- The California State Architect says that more than 7,000 schools aren't earthquake-safe. The safety of our students should be our top priority. Yes on 1D will allocate funds to retrofit and upgrade our schools and colleges to ensure they can withstand the impact of natural disasters like earthquakes.
- California classrooms are overcrowded. Students are trying to learn in schools that house 75% more students than they were built to accommodate. By building more classrooms, Yes on 1D will relieve overcrowding, help reduce class sizes and give students a real opportunity to learn.
- With half a million children born in California every year, many school districts continue to grow and many more are severely overcrowded. Prop. 1D provides \$1.9 billion for design, inspection and construction of projects to adequately house students. If we don't build new schools now and plan for the future, the overcrowding will only get worse.
- This measure includes funding directed at our kids' safety, including school security, playground safety, removal of asbestos, and replacing leaky and dangerous roofs.
- With restrooms leaking and buildings in disrepair, we send our students the wrong message – we tell them education is not important. A clean, well-maintained and safe school sends the right message: that education is a high priority.

3) Yes on 1D provides strict accountability to ensure that the money is spent properly.

- Prop. 1D contains strong accountability provisions to guarantee that every single dollar goes to improving schools for students in California.
- Funds from 1D will be subjected to independent audits, and misusing them is a crime, punishable by time in jail. This information will be made available to the public so taxpayers can ensure their money is spent properly and will NOT go to waste. 

DRAFT RESOLUTION

Support for Proposition 1D

WHEREAS, Proposition 1D is an investment in our schools, in our children and in California's future; and

WHEREAS, Providing a quality education for our kids is the most important thing we can do to invest in their future; and

WHEREAS, The best way to grow our economy and create good-paying jobs is to create world-class public schools — with adequate educational facilities — that give our students the skills they need to succeed in the workforce; and

WHEREAS, For every dollar California invests to get students in and through college, the state's economy receives a \$3 net return on that investment; and

WHEREAS, Proposition 1D provides over \$7 billion for Kindergarten through 12th grade education and an additional \$3 billion for Higher Education; and

WHEREAS, California's community colleges and state universities (UC and CSU) continue to grow exponentially — with community colleges providing instruction to over 2 million students every year and California's universities expected to grow to accommodate nearly 650,000 students — we need to provide funding to modernize and upgrade teaching and research facilities to remain competitive with other states; and

WHEREAS, Proposition 1D will help pay for wiring classrooms and providing 21st Century technology, and builds vocational education facilities so that all students are given the skills they need to get a job and succeed in life; and

WHEREAS, Proposition 1D will relieve overcrowding, help reduce class sizes and give students a real opportunity to learn; and

WHEREAS, more than 60 percent of California's schools are 25 years of age or older and require major repairs; and

WHEREAS, Proposition 1D allocates funds to retrofit and upgrade our schools and colleges to ensure they can withstand the impact of natural disasters like earthquakes; and

WHEREAS, Proposition 1D includes funding directed at our kids' safety, including school security, playground safety, removal of asbestos and replacing leaky and dangerous roofs; and

WHEREAS, Proposition 1D provides strict accountability to ensure that the money is spent properly; and

WHEREAS, Proposition 1D will be subjected to independent audits, and misusing them is a crime, punishable by time in jail. This information will be made available to the public so taxpayers can ensure their money is spent properly and will NOT go to waste; and

WHEREAS, Proposition 1D is so important for California's future that both candidates for Governor, Phil Angelides and Arnold Schwarzenegger, as well as a bipartisan majority of the Legislature, support the measure.

THEREFORE BE IT RESOLVED by (organization name) that we support Proposition 1D on the November 7, 2006 ballot.

Contributors to the 2006 Statewide Bond Campaign

(As of August 31, 2006)

The C.A.S.H. Board of Directors thanks the following members who have made generous contributions to our fundraising efforts for the 2006 Statewide School Bond Campaign. The Board encourages all members to make a generous contribution to our efforts. If you or your firm would like to make a contribution, please visit the C.A.S.H. website for a printable form or to contribute online.

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\$25,000 +

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- KPI Architects
- LPA, Inc.
- NTDSTICHLER Architects
- PJHM Architects, Inc.
- Ruhnau Ruhnau Clarke & Associates
- WLC Architects, Inc.

Construction Managers

- barnhart, inc.
- Bernards

Consultants & Planners

- California Financial Services
- Murdoch Walrath & Holmes
- School Facility Consultants

Financial Consultants/Institutions

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- Stone & Youngberg
- UBS Securities, LLC

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Modular Building Manufacturers/Dealers/Suppliers

- Meehleis Modular Buildings

Diamond Level

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Program Managers

- PinnacleOne

Silver Level

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- Carmichael-Kemp Architects
- Darden Architects
- DLR Group
- Dougherty & Dougherty Architects LLP
- Higginson + Cartozian Architects, Inc.
- Lionakis-Beaumont Design Group, Inc.
- Murray & Downs AIA Architects, Inc.
- MVE Institutional, Inc.
- PCH Architects
- PSWC Group Architects
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Consultants & Planners

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Environmental/Toxics Consultants

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Program Managers

- Capital Program Management

Bronze Level

\$1,000 - \$4,999

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- ATI Architects and Engineers
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- BCA Architects
- Beverly Prior Architects
- Corlett, Skaer & DeVoto Architects, Inc.
- Gonzalez Architects
- Henry Woo Architects

- Imageworks Architecture
- Kasavan Architects
- LMA/Lentz Morrissey Architecture
- Ordiz-Melby Architects, Inc.
- Quattrocchi and Kwok Architects
- TDM Architects, Inc.
- TLCD Architecture

Attorneys

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- MuniFinancial
- Richard Gonzalez & Associates, Inc.
- School Services of California
- School Site Solutions, Inc.
- The Planning Center
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Construction Managers

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- Kramer Project Development Company
- Sierra West Group
- TBI & Associates
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- WCS/Ca, Inc.

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- Buehler & Buehler Associates
- Kanda and Tso Associates
- Lawrence Nye Andersen Associates
- LP Consulting Engineering
- Warren Consulting Engineers

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- Modular Technology

Other

- Davillier-Sloan, Inc.
- Henrikson Owen & Associates
- Konsortum 1
- KPFF Consulting Engineers

Technology/Telecommunications Consultants

- Johnson Consulting Engineers
- Time and Alarm Systems

Nonmembers

- BP & Associates
- Lee George Structural Engineers
- OMB Electrical Engineers, Inc.

C.A.S.H. School Facilities Leadership Academy

After more than a year of planning and preparation, the C.A.S.H. School Facilities Leadership Academy kicked off its inaugural session, August 9-11 in Sacramento. Over lunch, the 25 students in this initial cohort were met by their mentors, their teachers, C.A.S.H. and Academy staff, and a galaxy of Sacramento notables who praised the mission of the Academy and the commitment of its participants.

Before the work commenced in earnest, C.A.S.H. Chair Pamela T. Johnson initiated the afternoon with a



C.A.S.H. Chair, Pamela T. Johnson, Montebello USD



Kathleen Moore, Director, CDE/School Facilities Planning Division, and Dr. William J. Ellerbee, Jr., Deputy Superintendent, CDE/School and District Operations Branch

summary of the Academy's vision – the preparation of the next generation of California's school facilities leadership – and acknowledged the universal debt that everyone present owed to two "giants" who could only be present in memoriam – Jim Murdoch and Leroy Greene.

Chair Johnson then introduced Superintendent of Public Instruction Jack O'Connell, who retold his decades-long struggle to provide better school facilities through a lowered vote threshold for passage of local bonds. FCMAT Chief Executive Officer Joel Montero affirmed that an intensive, elite program could indeed make a difference across the state with merely 25 students in each class, while admitting that such a rigorous program "isn't for sissies." The Director of the Department of General Services, Ron Joseph, committed the support of his Department – the state's largest – and Anne Sheehan, who sits on more than 80 boards and commissions on behalf of the Administration as Chief Deputy Director of Policy for the Department of Finance, suggested that the Academy participants contact the members of the



Ron Joseph, Director, Department of General Services

State Allocation Board for their insight into that critical body. Also present were representatives from the State Allocation Board, Office of Public School Construction, Division of the State Architect, Department of Education, and Department of Toxic Substances Control.

Once the luminaries adjourned, the Academy got down to business over the next two days, with introductions and an outlining of expectations, with leadership and team-building exercises, with presentations ranging from written communications skills to Tom Duffy's perspective on the history of school facilities in California and C.A.S.H.'s



Anne Sheehan, Chief Deputy Director, Policy, Department of Finance



Joel Montero, Chief Executive Officer, Fiscal Crisis & Management Assistance Operations (FCMAT)

place in that history, with panels providing superintendents' perspectives, facilities directors' perspectives, and a breakneck 3-hour overview of the eight strands that will be taught in detail by core faculty members Eric Hall, Lettie Boggs and Bill Savidge (and others) over the next 10 months.


The three days provided numerous highlights, including the participants breaking into small groups to brief a mock school board in real-world scenarios. (Former C.A.S.H. Chairs Kathleen Moore and Mamie Starr and C.A.S.H. and Academy staff Dave Walrath, Duwayne Brooks and Bob Blattner served with distinction on this board.) This exercise was only one of several that engendered a tremendous sense of class unity. But equally heartening was the interface of the participants and their mentors, who truly represent the gold standard of school facilities leadership as shown by the fact that nine



Core Presenter, Bill Savidge, West Contra Costa USD, Core Presenter Lettie Boggs, Colbi Technologies, Inc., C.A.S.H. Chair Pamela T. Johnson, Montebello USD, Lori Morgan, Deputy Executive Officer, State Allocation Board/Office of Public School Construction, Luisa Park, Executive Officer, State Allocation Board/Office of Public School Construction, Hamid Sabfar, Division Chief, School Property Evaluation and Clean-Up Division, Department of Toxic Substances Control

former C.A.S.H. chairs volunteered their time to serve this inaugural class as mentors – Gene Hartline, Connie Baranoff, Bill Cornelison, Mike Vail, Kelvin Lee, Mamie Starr, Terry Bradley, Dave Doomey, and Kathleen Moore.

The students returned home Friday

with a challenging homework assignment in preparation for the September strand on planning. C.A.S.H. Leadership and the Academy staff left with the daunting knowledge that everyone's high expectations for the project had just been ratcheted up higher still. 

C.A.S.H. School Facilities Leadership Academy Participants and Mentors

Participants

Julie Arthur, San Jacinto USD
 Myles Billheimer, North Monterey County USD
 Joanne Branch, San Diego Co. Ofc. of Educ.
 Michael Brummel, Chaffey Jt. Un. HSD
 Jeanne Cockrell, Lewis Planned Communities
 Kathy Daniels, El Dorado Co. Supt. of Schools
 Tim Flood, Grossmont-Cuyamaca CCD
 Al George, Liberty Elem. SD – Tulare
 Rich Graham, Tulare Co. Ofc. of Educ.
 David Guckert, Romoland Elem. SD
 Brian Hawkins, Richland Un. Elem. SD
 Melinda Hennes, Atwater Elem. SD
 George Lopez, Santa Cruz Co. Ofc. of Educ.
 Myra Lopez, Irvine USD
 David Loverin, Earlimart Elem. SD
 Marysia Ochej, Orcutt Un. Elem. SD
 Alexandra Parslow, School Advisors
 Joseph Quinonez, Montebello USD
 Susan Ryan, Riverside Co. Ofc. of Educ.
 Ken Spencer, Cotati-Rohnert Park USD
 Andrea Sullivan, Orange Co. Dept. of Educ.
 Mary Talentinow, Yolo Co. Ofc. Of Educ.
 Ken Testa, Merced City Elem. SD
 Steve Turner, Ukiah USD
 John Von Flue, Lamont Elem. SD

Mentors

Constantine Baranoff, Elk Grove USD
 Jeff Baratta, UBS Securities, LLC
 Michael Bishop, Sr., Paramount USD
 Terry Bradley, Clovis USD
 Margaret Brown, San Ramon Valley USD
 James Bush, School Site Solutions, Inc.
 Joe Camara, Hanford Elem. SD
 Leigh Coop, Vacaville USD
 Bill Cornelison, Lake Co. Ofc. of Educ.
 Dave Doomey, Capistrano USD
 Michael Fine, Riverside USD
 Gene Hartline, Calif. Financial Services
 Kelvin Lee, Dry Creek Elem. SD, Retired
 Sandra Lee Lepley, Pleasanton USD
 Gary Mekeel, Round Valley Jt. Elem. SD
 Russell Miller, San Luis Coastal USD
 Kathleen Moore, CDE/School Facilities Planning Division
 Lynn Murphy, Chaffey Jt. Un. HSD
 G. Wayne Oetken, Cajon Valley Un. SD
 Curt Pollock, Rio Linda Un. Elem. SD
 Paul Reed, Newport-Mesa USD
 Mamie Starr, San Joaquin Co. Ofc. of Educ.
 Kathy Tanner, San Marcos USD
 Mike Vail, Vista USD
 Donald Zimring, Las Virgenes USD

Board Member Spotlight




James F. Bush

Prior to establishing School Site Solutions, Inc, Jim was the Assistant Director of the California Department of Education's School Facilities

Planning Division and was responsible for supervising the staff that approved all K-12 school sites in the State and for all the written policies related to the school site approval process.

In addition, Jim's experience has included work as an Assistant City Planner for the City of Roseville. There he specialized in land use and zoning policy, development projects, the public hearing process and CEQA compliance. Mr. Bush was also a School Planner for thirteen school districts, including Elk Grove Unified and Roseville City and High School Districts. Later, he was the Director of School Planning for the Placer County Office of Education. His responsibilities included facility master planning, site acquisition, negotiations with developers for school developer fees and school sites, board and community presentations and state funding.

Jim also served as a Sierra Community College District Trustee for seventeen years (1983-2000). Because of his background in school facility planning issues, he was the Board's representative on all major facility projects facing the District, including educational and facility master planning, site identification and acquisition, and property negotiation. Currently, Mr. Bush serves on the distinguished C.A.S.H. Board of Directors and serves as co-chair of the Maintenance Network. He previously served on the C.A.S.H. Environmental Working Group.

Jim has been married to his wife Mary, a family law attorney, for over 30 years. They have 2 children and 3 beautiful grandchildren. Jim enjoys building classic cars and shows them at events around Northern California. 

FRC Update

ASSET MANAGEMENT

The following presentations on **Asset Management** are an example of some of the information that is available on the Facility Resource Center at <http://www.cashnet.org>. Additional information can be found by entering Asset Management in the Search Resource Center box.

0.8.18 How to Avoid Pain in The Asset Management Process

Stephen L. Hartsell, Associate General Counsel, School and College Regal Services of California • February 2006

This brief presentation covers city and county zoning requirements, CEQA, and use of proceeds from the sale of property.

0.8.28 Managing Your Assets

Lori Raineri, Government Financial Strategies

Dan Santo, California Financial Services • April 2006

The who, what, when, where, why and how to develop an asset management plan is presented here.

0.8.29 LEA Case Study

John Palmer, San Juan Unified School District • April 2006

An asset management plan for the San Juan Unified School District is presented here that reflects significant declining enrollment.

0.8.30 Legal Issues in Asset Management

Marilyn Cleveland, Miller Brown and Dannis • April 2006

The issues covered in the disposal of surplus property include 7-11 committee, public offerings, public biddings, CEQA compliance and charter schools.

0.8.31 A Different Way to Handle Surplus Property

Marc Litchman, California Trust for Public Schools • April 2006

The California Trust for Public Schools presents an asset management option to surplus property disposal.

DSA Changes Featured at June C.A.S.H. Workshops



Jennifer Thornburg, California Geological Survey, Dan Levernier, Division of the State Architect, David Thorman, State Architect, Division of the State Architect, Dennis Bellet, Division of the State Architect, and Steve Newsom, LPA, Inc.





Shaf Ullah, Division of the State Architect, Chip Smith, Division of the State Architect, Aaron Noble, Division of the State Architect, Jennifer Thornburg, California Geological Survey, and David Thorman, State Architect, Division of the State Architect

"Maximizing Developer Fees: Who, What, How, When, and How Much?" Workshops Well Attended

The August C.A.S.H. Workshop was held in Sacramento on August 22 and in Ontario on August 25. The topic was Maximizing Developer Fees: Who, What, How, When, and How Much? There were nearly 100 attendees in Sacramento and well over 100 in Ontario.




Wendy Wiles, with Bowie Arneson Wiles and Giannone, provided an overview of applicable Education Code and Government Code sections and included legal tips. Harold Freiman and Lauri LaFoe, with Lozano Smith, presented on developer fee do's and don'ts, recent legal cases, and the Marina lawsuit. Dick Recht, with Schoolhouse Services, covered how to prepare a school facilities needs assessment. Addison Covert, with Kronick Moskovitz Tiedemann and Girard, covered alternatives to developer fees, including Mello Roos and School Facility Improvement Districts. Steve Shields from Merced City Elementary SD and Janet Dixon from Riverside USD provided the school district perspective.

The September C.A.S.H. Workshop will be on Planning, Passing, and Administering Local Bonds on September 26 in Sacramento and on September 29 in Ontario. 



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We are proud to present *The XYZs of California School District Debt Financing, Third Edition*.

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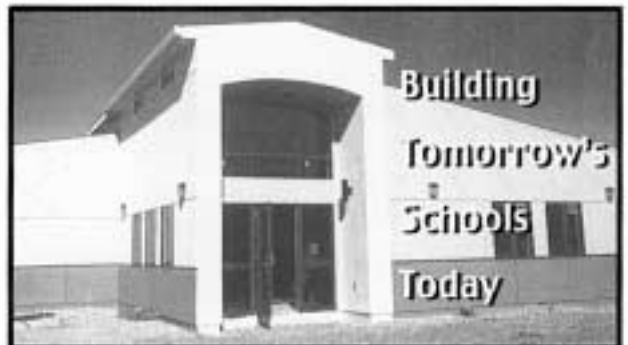
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C.A.S.H. Meetings, Conferences & Workshops

September 26, 2006
Tuesday
9:00 a.m. – 3:00 p.m.

Planning, Passing and Administering Local Bonds Workshop
Doubletree Hotel
2001 Point West Way, Sacramento, CA

Date TBD
Wednesday
11:00 a.m. – 12:15 p.m.

General Membership Meeting
Location TBD
Sacramento, CA

September 29, 2006
Friday
9:00 a.m. – 3:00 p.m.

Planning, Passing and Administering Local Bonds Workshop
Ontario Airport Marriott
2200 E. Holt Blvd., Ontario, CA

October 17, 2006
Tuesday
Noon – 4:00 p.m.

SFP Project Plan Review, Project Close Out, and Audits Workshop
Hilton Costa Mesa Hotel, 3050 Bristol Ave., Costa Mesa, CA

October 18-19, 2006
Wed. & Thurs.

**C.A.S.H. Fall Conference
Managing Growth/Declining Enrollment/
Asset Management**
Hilton Costa Mesa Hotel, 3050 Bristol Ave., Costa Mesa, CA

October 25, 2006
Wednesday
11:00 a.m. – 12:15 p.m.

General Membership Meeting
1215 K Street, 14th Floor, Sacramento, 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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