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REGISTER

THE NEWSLETTER OF THE COALITION FOR ADEQUATE SCHOOL HOUSING

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Arthur A. Benjamin Health Professions High School

See page 8 for details

Message From The Chair



Ted E. Rozzi, C.A.S.H. Chair

Little Hoover Commission's Report on the State Allocation Board

At the request of the members of the legislative members of the State Allocation Board (SAB), the Little Hoover Commission has completed a review of the SAB governance structure. On May 27th the Commission held a public hearing prior to the completion of their report to allow stakeholders to provide their perspectives. Those asked to provide testimony included Ann Sheehan (DOF), Senator Jack Scott, Rob Cook (OPSC), Kathleen Moore (CDE), Lori Morgan (OPSC), Mavonne Garrity (SAB), Luisa M. Park (formerly OPSC), Bruce Hancock (formerly SAB), and Christopher Ansell (UC Berkeley). I also had the opportunity to provide testimony on behalf of the Coalition for Adequate School Housing.

The Commission was asked to examine the following four areas of concern, with the objective of improving the SAB's efficiency and transparency:

- Unclear governance structure

- Potentially inappropriate board composition
- Lack of formal rules of operation
- Nebulous fiscal relationship with the Department of General Services

Commission's Recommendations

The Commission's report finds that the current governance structure is irrational and inefficient. Specifically, the report states that "The fractured chain of command and bifurcated reporting structure that resulted is impeding the effective internal functioning of the board, even if it has not materially compromised the ability of the board to fulfill its mission." The report concludes that "Public outcomes would be improved by reforming the composition and strengthening the governance structure of the SAB to enhance its accountability and transparency, and by streamlining and clarifying its internal organization and operations to improve its effectiveness and efficiency."

To achieve these objectives, the Commission recommended that the composition of the SAB be modified and that the Director of the Department of Finance serve as the chair of the SAB, that the OPSC staff and functions be transferred to the SAB and eliminate the position of assistant executive officer, and formalize the current operational procedures and practices including the role and composition of the Implementation Committee.

C.A.S.H.'s Perspective

In my testimony to the Commission, I informed the Commission that the

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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.

Message From The Chair

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current governance structure, while not perfect in every instance, has historically been very successful, ultimately allowing the allocation of \$28 billion in state bond funding in the past decade to meet the school facility needs of California's students. C.A.S.H. believes that the current governance structure provides for an appropriate balance between the legitimate interests of the Governor, the Legislature and relevant state agencies. A good example of how efficient the current system has been in the past is the effective working relationship between former executive officer Ted Dutton and former assistant executive officer Lyle Smoot. Because we believe the current system has worked well despite some challenges, C.A.S.H. respectfully disagrees with the Commission's report and supports the existing governance structure. 

State Budget Signed by Governor Schwarzenegger

Governor Schwarzenegger signed the 2007-08 State Budget on August 24, 2007. He did not veto any significant K-12 education funding.

Following are the primary actions:

- To ensure full funding of the 4.53% COLA for all programs that usually receive such funding;
- Maintain funding for enrollment growth for those districts that have enrollment growth;
- Approve the transfer of approximately \$275 million in Stage 2 childcare costs from Social Services and into Proposition 98;
- Continue \$50 million for the Community Based English Tutoring Program;
- \$5 million for the Early Mental Health Initiative;
- \$24.9 million to increase the Free and Reduced Price Meal Reimbursement;
- \$18 million for Charter School Lease Reimbursement (still subject to negotiation); and
- Delete \$65 million for implementation of CALPADS. It appears that the determination was this program can be started in 2008-09 as easily as in 2007-08.

These were the most significant changes to the ongoing budget. This is as close to a baseline budget as possible. 

Bond Fundraising

As of August 31, 2007

C.A.S.H. has begun fundraising in anticipation of a November 2008 statewide bond campaign. As you know, it is never too early since the costs of putting together a campaign can be tremendous.

The C.A.S.H. Board would like to thank the following firms and individuals for kicking off the fundraising season with a bang.

See page 5 of this issue for a contribution form and visit the C.A.S.H. website at www.cashnet.org to see an updated list of contributors throughout the fundraising effort.

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- Gretchen Kocinsky
- Ted Rozzi
- Linda Sweeney

State Allocation Board Meeting Notes

The August 22 SAB meeting lasted more than three hours. Several items that OPSC staff, stakeholders, and the SAB Implementation Committee had been working on were discussed, including the Project Information Worksheet, the High Performance Schools Grant Regulations, and the Seismic Mitigation Regulations. As explained below, the SAB decided after a lot of discussion that the Project Information Worksheet and the Seismic Mitigation Regulations needed further discussion and work and requested that those two items be brought back to next month's SAB meeting.

Assembly Member Garrick from Carlsbad substituted for Jean Fuller from Bakersfield as the Republican Assembly Member on the SAB.

Executive Officer's Statement

Rob Cook reported that the regulations implementing SB 1415 (Scott), regarding use of site sale proceeds, were approved by the Office of Administrative Law. Mr. Cook also reported that the entity contracted to review the OPSC internal administration of the hardship program was completing their report, and it should be ready to present to the SAB soon. After that study is completed the contractor will begin developing the methodology to determine the actual cost of building schools under the School Facility Program (SFP). Mr. Cook gave assurances that the stakeholder groups would be able to review and comment on the proposed methodology that the contractor proposes.

Status of Funds

After the actions of the SAB on August 22, there are about \$2.9 billion in new construction funds, \$2.8 billion in modernization funds, and \$288 million in emergency repair funds.

Joint Use Projects

OPSC recommended approval of 11 projects from 3 school districts totaling \$5.4 million. After approval of the 11 projects, \$12.3 million remains available for joint-use purposes. OPSC staff acknowledged that they were aware of two districts that were not funded and plan on appealing.

Some of the SAB members expressed concern regarding the type of nonprofit joint-use partners that two of the three districts were using. The SAB members had no problem with districts using a city as a nonprofit joint-use partner, but they did express concern over districts using district-sponsored charter foundations and school district foundations as nonprofit joint-use partners. SAB legal counsel informed the board that the partners listed in the August 22 SAB agenda met the definition of nonprofit joint-use partner in the board's regulations and therefore should be funded. Counsel informed the board that they could change the definition in the regulations, but legally they couldn't be applied until the next round of Joint-Use Funding.

The SAB members approved the joint-use projects on the agenda, but directed staff to develop amendments in the regulations to the definition of nonprofit joint-use partners for the next round of joint-use funding.

Project Information Worksheet

By the minimum number of votes necessary (6), the SAB voted to delay action on the worksheet for one month. The main issue the SAB wants staff and the stakeholders to work on is a request from C.A.S.H. not to use the information provided on the worksheet to penalize school districts that are unable to build complete schools due to insufficient state funding. C.A.S.H. requested that the worksheet be used as

a research tool, not a punitive tool to punish school districts that are unable to build complete schools due to insufficient state funding. C.A.S.H. requested that the tool be used to collect data to determine the extent of the problem in the SFP related to the inadequacy of the state grants and the impact such inadequacy has on building complete schools. C.A.S.H. also requested that a hold harmless statement be added to the worksheet to facilitate the collection of data from school districts. C.A.S.H. also indicated that there was no legal authority for the SAB to withhold funding from a school district that chooses not to complete the worksheet.

Davis Joint USD

The SAB approved the district's request for funding reimbursement under SAB Regulation 1859.70.2. OPSC staff had recommended denial of the district's appeal. After lengthy discussion and appearances from the district's current Assembly and Senate representatives and former Assembly representative on behalf of the district, the SAB voted 6 to 4 to approve the district's appeal.

Val Verde

The Val Verde issues were withdrawn and will be brought back to a future SAB meeting.

High Performance Incentive Grant Regulations

The SAB approved the proposed regulations. Several stakeholders appeared and testified that while the proposed regulations were not perfect, a lot of discussion, negotiations, and compromises had been made by various stakeholder groups and OPSC. All stakeholder groups thanked Mr. Cook for the time and effort that he personally put into meeting with the stakeholders and listening to their concerns. The regulations will be reviewed within a year, and any necessary modifications

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COALITION FOR ADEQUATE SCHOOL HOUSING

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To expedite recognition for your contribution on the C.A.S.H. web site, in the CASH Register, at C.A.S.H. meetings and other functions, please fax a copy of this form to the C.A.S.H. office at (916) 448-7495.

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.

Implementation Committee Holds Special Meeting on Project Information Worksheet

A “Specially Set Regular” SAB Implementation Committee was held on August 20 to discuss the Project Information Worksheet proposed by OPSC for approval at the August 22, 2007 SAB meeting. The Implementation Committee meeting started at 10 AM and lasted a little more than three hours.


As stated in the proposed SAB agenda item, the worksheet will be used to gather data for the purpose of determining the annual increase to the New Construction Base Grant per ECS 17072.11 and for bond accountability.

Several suggestions from the Implementation Committee members and audience were provided to make the information requested on the worksheet clear, practical, and useful for the intended purpose.

Two suggestions generated significant discussion. The OPSC material proposed requiring the district representative completing a form titled Summary of Actual and Estimated Costs for New Construction to certify that the information reported on the worksheet is:

1. True and correct for the contract amount(s) reported
2. To the best of my knowledge, all estimates include the most recent and updated information available
3. I am the authorized representative of the district as authorized by the governing board of the district
4. This worksheet is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC worksheet will prevail.

Implementation Committee and audience members stated that such certification was unnecessary and had a punitive, harsh, and accusing tone. OPSC suggested some modifications to the certification, but no consensus was reached.

The second item was a suggestion from Tom Duffy for C.A.S.H. C.A.S.H. proposed that the worksheet contain a statement that no punitive actions would be taken against a district due to the inability of the district to build a complete project with State funds. OPSC had problems with including such a statement, but said they would try to clarify the purpose of gathering the data and would discuss internally and further consider C.A.S.H.’s request to include such language. 


State Allocation Board Meeting Notes

Continued from page 4

will be brought back to the SAB for approval.


Seismic Mitigation Regulation Amendments

There was agreement on the proposed regulations with the exception of the source of funding for ancillary costs. OPSC recommended that all ancillary costs, including ADA Compliance, be funded from the limited \$199.5 million authorized in AB 127 and Proposition 1D. C.A.S.H. sent letters to the SAB members requesting that non-seismic items (such as fire and life safety, access compliance, lead and asbestos removal) be funded from

the appropriate modernization or new construction funding rather than from the \$199.5 million seismic retrofit funding, thereby freeing up more funds for actual seismic retrofit. C.A.S.H. also requested that funding for interim housing be provided and that funds be set-aside from the \$199.5 million for structural evaluations of buildings that meet the preliminary criteria of being most vulnerable in the case of a seismic event. The SAB agreed to postpone a decision on the proposed Seismic Regulations until next month to give the stakeholders a chance to continue working with OPSC on the above issues. 

~C.A.S.H. Staff

DTSC Accepting TSI Application Packages

DTSC is currently accepting applications from school districts for conducting PEAs which will be funded by the federal brownfields grant. Visit the August 24 Latest News Update on the C.A.S.H. website for a copy of the TSI application package, which is necessary for any district who would be interested in applying. 

SAB Implementation Committee Notes - August 3, 2007

The August 3 SAB Implementation Committee had two scheduled items on the agenda, Seismic Mitigation Regulations and modification to the High Performance Schools Rating Criteria.

Before starting discussion of the scheduled items the following issues were briefly discussed:

1. The issue of the role, responsibility, and composition of the SAB Implementation Committee will be brought up at a future Implementation Committee meeting.
2. The Project Information Worksheet that was proposed at the July 25 SAB meeting is being revised. The Grant Adequacy Task Force Implementation Committee Members will be invited to a meeting with OPSC the week of August 3 to discuss the revised worksheet.

Seismic Mitigation Criteria

Staff proposed four criteria to define the "most vulnerable" Category 2 buildings.

1. The location of the building where the horizontal acceleration response is 1.55 g or more based on the 2002 US Geological Survey National Seismic Hazards Maps.
2. The building is designed for occupancy by students and staff.
3. The building type is either C-1 (concrete moment frame), PC1A (Precast-tiltup concrete shear wall with flexible roof), PC2 (Precast concrete frame and roofs with concrete shear walls), or URM (unreinforced masonry bearing wall buildings).

4. A structural report is provided by a structural engineer that demonstrates the lateral force-resisting system of the building does not meet collapse prevention performance objectives and the specific deficiencies and reasoning for concluding that the building has a high potential for catastrophic collapse.

Staff acknowledged that the 1.55 g or more was selected on the basis that the funds available (\$199.5 million) would fund the estimated 142 buildings that fall within that parameter. In other words, the definition of most vulnerable would be based on the amount of money available in the bond. OPSC acknowledged that the \$199.5 million would not address all the seismic issues, and the information gathered under this program would provide data for future state bond seismic needs.

The Implementation Committee recommended that the OPSC write up be amended as follows:

1. Set aside money from the \$199.5 million to fund the cost of local school district structural evaluations.
2. Fund some of the items (access, fire and life safety, asbestos, and lead) from SFP new construction and modernization funds rather than from the \$199.5 million as proposed by OPSC.
3. Allow funding for interim housing.
4. Clarify whether projects being funded from the \$199.5 million must demonstrate that the building is still needed.


OPSC stated that while they would include the Imp Committee recommendations in the write up to the SAB, OPSC did not necessarily agree with those recommendations.

OPSC took the item to the August SAB, however, they shared the revised write-up with the Implementation Committee members before the August SAB meeting (see page 6).

High Performance Incentive Grant

OPSC is negotiating a licensing agreement with the Collaborative for High Performance Schools (CHPS) which will allow OPSC to "run" a CHPS program. The Executive Director of CHPS was at the Implementation Committee meeting and stated that he didn't see any problems with the licensing agreement being issued.

OPSC recommended several adjustments to the CHPS rating criteria to provide more incentive points for alternative energy and energy management systems and fewer or no points for the CHPS policy and operations criteria. Several of the Implementation Committee members and the audience expressed concern that the current proposal significantly altered the regulations adopted by the SAB in September 2006 and that many projects that were designed to the September 2006 criteria would not qualify for funding under the proposed revised criteria. OPSC stated that the changes were being made at the request of the Governor's Office. Implementation Committee members and the audience stated that the law passed by the Legislature placing the bond on the ballot, approved by the voters, and adopted by the SAB in September 2006 was a "high performance" program, not an energy efficiency program, and that's what the regulations should continue to reflect.

The consensus of the Implementation Committee was to recommend to the SAB that they retain the criteria the SAB adopted in September 2006 and that OPSC should finalize obtaining the licensing agreement with CHPS as suggested by the Office of Administrative Law. 

~C.A.S.H. Staff

Arthur A. Benjamin Health Professions High School

Small is big! Health Professions High School in the Sacramento City Unified School District presented a great opportunity to design a 500-student high school in a new direction of vocational theme-based small learning communities with a focus on the healthcare professions. It also posed a number of design challenges with a very small seven-acre site in a mixed-use area, consisting of commercial / industrial, institutional and residential neighborhoods.

The planning for this small 9-12th grade high school began by assembling the design team consisting of DC Architects, various district staff & personnel, community members, and local community colleges. In addition, Mr. Matt Perry, the principal for the new high school, was brought on early and was a driving force in the design and planning of the school. Design issues of curriculum, after-school activities, neighborhood safety, interfacing with local business and campus

appearance were addressed. The committee wanted to steer away from the perhaps more sterile environments often associated with healthcare and hospital environments. The team wanted to create a “home for healthcare students;” comfortable, warm, inviting and professional.

The design incorporates a compact cluster of buildings around an academic quad. The small site dictated this cozy design with an inward focus to the campus. Early input from the community prescribed an attractive, safe facility that complements the neighborhood, utilizing a stylized Northern California aesthetic. This is enhanced by the use of regional planting for the landscaped areas. A campus garden is “shared” by the high school and the adjacent elementary to promote healthy nutrition by growing organic fruits and vegetables.

The campus includes administration/library, multi-purpose/gymnasium, science labs, and two-story classrooms,

at approximately 40,550 square feet. A small field and hard court area, community garden and main parking area for 142 cars rounds out the site. Construction costs were \$228.00 per square foot.

The school opened in 2005 with the 9th grade freshman class housed at the interim campus (the parking lot area) in six relocatable classrooms, and a small multi-purpose and administration unit. In 2006, the permanent campus opened with 9th and 10th grades.

It’s been stated that the most sustainable thing one can do is to first design an attractive and functional school, where the students take pride in their campus and education. Since the State’s allowance for building schools falls short in the current construction climate, a fundamental and honest design approach was the mandate. The classroom, library, and lab spaces utilize natural light through high windows and controllable skylights. This design also provides enhanced security to address concerns of unauthorized access to






classrooms after-hours. The lab building is sited toward the front of the campus. With its own “front door” for easy access, evening classes are taught by the local community college as part of the joint-use program. A state-of-the-art lab casework and moveable bench system maximizes flexibility for both lecture and experimentation around sink and utility connections. Although not a certified “Green Building,” the design utilizes “green” and sustainable products with recycled content, energy efficient mechanical units and day-lighting.

HPHS enjoys strong support from area healthcare facilities such as Sutter, Kaiser, Catholic Health Care West, and University of California, Davis Health Systems. Along the way, community healthcare partners will provide a wide range of guided study tours (internships) from acute care, marketing, advocacy, and computer programming to legal, accounting and engineering. Graduates will be prepared for success in various college majors. HPHS receives extensive technical support from the National Consortium on Health Science and technology Education, Connect Ed “The California Center for College and Career,” Sacramento State University and Sacramento City College. The HPHS is available for

a wide range of students – those deeply interested in medicine and also for students who simply want to attend a local, small, focused, and safe high school with exceptional academics.

This campus is looked at as a national model for small learning communities. 

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C.A.S.H. website at
www.cashnet.org:

- ▶ Hotel Registration Materials
- ▶ Conference Registration Materials
- ▶ Sponsorship Information
- ▶ Trade Show Information

SBE Pulls Proposition 39 Regulations

The Department of Education and the State Board of Education Office jointly agreed to withdraw pending Proposition 39 Regulations relating to School District responsibilities for providing school facilities to charter schools.

The Office of Administrative Law identified issues that needed to be addressed in an additional 15-day public comment period. Probably the most significant issue is the inclusion of a statewide form for making facilities requests and incorporation of it into the regulations.

C.A.S.H. Advocate Ernest Silva has been working with CASBO, CSBA and ACSA on reviewing the form and regulations. The additional 15-day amendment period could set back implementation of the changes until the 2009-10 facility request cycle. The proposed form would result in consistent applications by all charter schools. Some charter school advocates are concerned that because of the form’s length and complexity, fewer Proposition 39 applications will be made to school districts. 

What's New on the C.A.S.H. Website?

In an effort to improve the way we serve our membership, C.A.S.H. has added several new items to the website that will benefit our members.

Online Invoice Payment

Now, when you get your invoices for membership, workshops and conferences or any other items, you can pay your invoice online. Payment information goes to a secure website where our bookkeeper processes it from there. It's easy and convenient.


Online Membership Information Update

Every year in preparation for the Annual Membership Directory, staff sends out letters to all of our members asking them to update their contact information. Now you can do that online any time. Let us know if you are changing jobs, email addresses, mailing addresses, phone or fax numbers or if you need to update a new contact person.

Members Only Section

As always we continue to provide Membership Directory information online as well as opportunities for our

member school districts to post job listings free of charge. Associate members are also welcome to post upcoming job listings for a nominal fee. All job postings are listed for 30 days and are sent out weekly by email through our Latest News Updates. If you don't already have your username and password, contact Shannon Mahoney in the C.A.S.H. office at sfife@m-w-h.com and request the information.

If you haven't done so in a while, visit the C.A.S.H. website at www.cashnet.org and see all that C.A.S.H. is doing! 

Dry-Land Farming *By Hamid Saebfar*


The information presented should be considered in scoping and scheduling DTSC oversight and site clearance.

The Department of Toxic Substances Control, Schools Program is currently revising its Agricultural Sampling guidance document. Based on the analysis of historical impacts at agricultural sites, DTSC is seeking to further streamline investigations through modified sampling strategies for special agricultural soil subgroups. The following is a summary of the modifications for three agricultural soil subgroups: Dry-Land Farming, Graze/Pasture Land and Production Crops.

Dry-land farming is the practice of growing a crop without irrigation. Such fields are seldom treated with pesticides, since the lack of water does not provide a desirable habitat for most agricultural pests. Because these

dry-land farmed (DLF) agricultural soils may not have received pesticide applications, they may not need to be further investigated for residual agricultural chemicals. Sites that clearly qualify as DLF do not need further investigation for pesticides or metals. For sites where there is uncertainty regarding DLF, limited sampling may be conducted at a rate of four samples per site, with one sample collected in each quadrant. The proposed sampling strategy may not apply if the site has been graded.

In the experience of DTSC, most DLF agricultural fields in California are grazing lands or pasture, where the topography is not conducive to pesticide application or the application of pesticides is not economically feasible. Aerial photographs, topographic maps, and a site visit should be used to evaluate the topography of the proposed school site and past land use.

Some production crops such as winter wheat and barley can be grown under DLF conditions. If the site has been planted in a DLF production crop, every assurance should be made to determine that the crop was not irrigated. This information may be obtained from interviews with farmers in the area, records that the County Agricultural Commissioner may have, and information the Commissioner may have about the irrigation practices for that crop in the specific county. If it cannot be clearly shown that irrigation did not take place, limited sampling for OCPs and arsenic may be necessary. At a minimum, this should include four samples per site, one sample per quadrant. 

Hamid Saebfar is the Acting Deputy Director, Site Mitigation and Brownfields Reuse Program for the Department of Toxic Substances Control.

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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 approximately 1,800 copies.

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.
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Your ad must be submitted electronically in an Adobe .pdf file (300dpi at actual size - 100%). Ads need to be to the C.A.S.H. office by the 15th of the month prior to publication with full payment, not a purchase order. Please make checks payable to "C.A.S.H."

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3. Who should you call when you need classroom buildings?
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- September 25, 2007**
Tuesday
Managing a Volatile Bid Climate Workshop
Doubletree Hotel
2001 Point West Way
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- September 26, 2007**
Wednesday
General Membership Meeting
1215 K Street, 14th Floor
Sacramento, CA 95814
- September 28, 2007**
Friday
Managing a Volatile Bid Climate Workshop
Ontario Airport Marriott
2200 E. Holt Blvd.
Ontario, CA
- October 8, 2007**
Monday
Choosing a Project Delivery Method Workshop
Westin Costa Mesa
686 Anton Blvd.
Costa Mesa, CA
- October 9 & 10, 2007**
Tues. & Wed.
Fall Conference
Westin Costa Mesa
686 Anton Blvd.
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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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