



# REGISTER

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Volume XXVIII, No. 10

THE NEWSLETTER OF THE COALITION FOR ADEQUATE SCHOOL HOUSING

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## Ronald E. McNair High School

*See page 14 for details*



# Message From The Chair



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

In my last message to you, I mentioned the tremendous effort of C.A.S.H. members and staff on the work that was done over the summer.

In this message, I would like to make you aware of more good work that your leadership and members have done in the areas of career technical education, high performance schools, facilities inspection, and membership outreach.

Proposition 1D created new programs for career technical education and high performance schools. In order for C.A.S.H. members to better understand these new funding programs, I appointed working groups for each and asked them to provide information back to the membership.

## High Performance Schools

Under the leadership of Bill Savidge, the High Performance Work Group devised a guidebook on this topic that outlines the aspects of the program from getting started to navigating the approval process. This tool has been distributed at C.A.S.H. workshops and conferences. If you would like a copy, call the C.A.S.H. office or go to the C.A.S.H. website at [www.cashnet.org](http://www.cashnet.org) in the resources section. I would like to thank the members of this working group for their efforts in putting together this helpful tool:

- William Savidge, Work Group Chair, *West Contra Costa USD*
- James Becker, *WCS/Ca*
- Duwayne Brooks, *Coalition for Adequate School Housing*

- Dennis Dunston, *HMC Architects*
- Kip Grubb, *Stafford King Wiese Architects*
- Cheryl MacKelvie, *Coalition for Adequate School Housing*
- Steve Newsom, *LPA, Inc.*
- Claudia Orlando, *California Energy Commission*
- Rob Samish, *Lionakis Beaumont Design Group, Inc.*
- Alice Sung, *Greenbank Associates*

## Career Technical Education

Following the good work of the High Performance Work Group, and under the leadership of Janet Dixon, the C.A.S.H. Career Technical Education Work Group met several times and created a brochure on this topic. This helpful tool outlines areas such as the required and recommended local committees and the application and submittal requirements/scoring the application. This guidebook was rolled out at the C.A.S.H. Fall Conference. If you would like a copy, please contact the C.A.S.H. office or go to [www.cashnet.org](http://www.cashnet.org) in the resources section. I would also like to thank the members of this committee for all of their hard work and time on this book:

- Janet Dixon, Work Group Chair, *Riverside Unified School District*
- Pat Ainsworth, *CDE/Secondary, Postsecondary and Adult Leadership Division*
- Duwayne Brooks, *Coalition for Adequate School Housing*
- Margie Brown, *San Ramon Valley Unified School District*
- Walt Byrd, *Clovis Unified School District*
- Leigh Coop, *Vacaville Unified School District*
- Mavonne Garrity, *State Allocation Board*
- Dennis Guido, *CDE/Secondary, Postsecondary and Adult Leadership Division*

*Continued on page 7*



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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.

*Thank You*

## **Contributors to the 2008 Statewide Bond Campaign**

*As of October 29, 2007*

### **Double Diamond \$30,000 +**

#### **Architects**

- HMC Architects
- LPA, Inc.
- NTD Architecture

#### **Construction Managers**

- Ledesma & Meyer Construction Co., Inc.

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- School Facility Consultants

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- Darden Architects
- DC Architects

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- Miller Brown & Dannis

### **Bronze - \$2,500 – 7,499**

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- HDA Design Group, Inc.

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- PCM3, Inc.

#### **Environmental Consultants**

- Earth System Services, Inc.

#### **Individual**

- Robert J. Hensley

#### **Labor Compliance**

- WCS/Ca

### **Contributor – \$1 – 2,499**

- Duwayne Brooks
- Bryant & Brown
- Dennis Dunston
- Phil Henderson
- Gretchen Kocinsky
- Ted Rozzi
- Joseph Serar
- Linda Sweaney
- Kathy Tanner

See page 5 of this issue for a contribution form and visit the C.A.S.H. website at [www.cashnet.org](http://www.cashnet.org) to see an updated list of contributors through-out the fundraising effort.

# Fall Conference Move to the Westin – *a Good Thing*

***Moving the Fall Conference to the Westin South Coast Plaza was highly lauded during the October 8-10 event.***

On October 8, there were over 90 attendees at the pre-conference workshop titled *Choosing a Project Delivery Method*. Topics included Agency CM, Design/Bid/Build, Multiple Prime CM & CM at Risk; Lease Leaseback; and Design-Build. There was a section on the LEA Perspective and an open interactive discussion.

Thank you to the following presenters who made this workshop a success:

- Margie Brown, San Ramon Valley USD
- Dick Cowan, Clark & Sullivan
- Robert Hartung, Alternative Delivery Solutions, LLC
- Dana LeSher, Harris & Associates
- Mark Mardock, McCarthy Building Companies
- Steve Newsom, LPA, Inc.
- Terry Street, Roebbelen Construction Management Services

In their evaluations about the workshop, attendees said “very informative,” “liked the nonpartisan type of presentation,” and “good handouts.”

That evening, the Association of California Construction Managers hosted a casino night reception.

The Fall Conference started October 9 with C.A.S.H. Chair Ted Rozzi welcoming attendees. Ted spoke of the 2008 school bond and thanked the Double Diamond contributors (see page 3 for a complete list of contributors).

Vice Chair Bill Savidge moderated the morning general session which included state agency updates from Rob Cook, Executive Officer, Office of



*(l to r) Leigh Coop, Vacaville USD; Eric Hall, Eric Hall & Associates; and Andrea Sullivan, Orange Co. Dept. of Education*



*Continued on page 10 (l to r) John Palmer, San Juan USD and Pamela Johnson, Montebello USD*

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.**

Contribution Amount: \_\_\_\_\_

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: \_\_\_\_\_

**Is this a personal credit card or a company card?**

Personal  Company      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

***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.

# Governor's Action on Key School Facilities Bills

## **SIGNED**

### **AB 1014 (Bass): Supplemental Mechanisms for Projecting Student Enrollment**

1. Authorizes the State Allocation Board to supplement the cohort survival enrollment projection method with "any of the following";
2. Projected pupils derived from proposed residential development (current law)
- Modified weighting mechanisms that are developed in consultation with DOF's Demographic Research Unit, including:
  - Forward weighting of the base years
  - Reverse weighting of the base years
  - No weighting of the base years
  - Two, three, four, or five base years
  - Percentage progression ratios using the average of the sum of the base years
3. Projection *adjustments* that reflect effects to kindergarten and first grade cohort enrollments resulting from birth rates within the district or high school attendance area (HSAA)

Additionally, AB 1014 authorizes school districts to calculate eligibility on:

1. A 5- or 10-year projection (from the fiscal year the application is made)
2. Pupil residency in attendance areas for unified and high school districts that calculate on a HSAA\*

\* *There are provisions to ensure that a district does not over-report or double-count students by requiring that any student included in the projection was included in the district's CBEDS for that enrollment year.*

### **SB 132 (SEC): Education Omnibus Bill**

AB 127 (Nunez), the 2006 school bond bill, authorized the State Allocation Board to adjust the New Construction base grants by 7% for elementary and middle schools and by 4% for high schools. The statute granting this authority stipulated that it would be in effect "until January 1, 2008." C.A.S.H. heard that the statute was being interpreted to read that the old base grants, in compliance with law, would be restored, thereby eliminating the grant increases authorized by the bond bill. SB 132, which is the annual education omnibus bill that contains technical clean-up provisions, was amended late in the session to clean up the statute and clarify that the grant increases of AB 127 would be permanent increases to the New Construction base grants.

### **SB 614 (Simitian): K-14 Design-Build**

Reduces the dollar threshold for school districts and community colleges entering into design-build contracts for projects from \$10 million to \$2.5 million and extends the current sunset provisions to January 1, 2014. Prohibits a school district or community college from withholding more than 5% in retention proceeds from the design-build entity if a payment and performance bond is required in the solicitation of bids. Explicitly authorizes the DSA to approve plans for foundations or other building systems prior to the receipt and approval of complete building plans.

### **AB 1368 (Mullin): Bond Anticipation Notes**

Authorizes a district to issue anticipation notes that mature within a period not to exceed 5 years, rather than one year. The total amount of

the notes or renewals of notes issued and outstanding would be prohibited from exceeding the amount of the unsold bonds.

### **AB 373 (Wolk): Community Facilities Districts/School Facilities Improvement Districts**

Makes various changes to the Mello-Roos Community Facilities Act and repeals duplicative statutes on School Facilities Improvement Districts (SFID), providing that SFIDs will be governed by school bond law. Makes conforming changes to the Government Code.

## **VETOED**

### **AB 1450 (Brownley): School Building Replacement**

Would have required the board to provide a supplemental grant for 50% of the replacement cost of an existing building if a school district proposes to demolish the building and replace it with a multistory building on the same site if, among other things, the cost of the demolition of the building on the same site is less than the cost of providing a new school facility and if the pupil capacity is increased on a district wide basis. Would have allowed school districts to reconfigure a school site to serve a different grade level (i.e., convert an elementary school site to a high school site) and would have required them to adjust their New Construction eligibility by the number and type of pupils the new site serves. The Governor, in his veto message, expressed concern about the lack of accountability within the measure for a district to increase pupil capacity by current regulatory requirements and the use of any possible disposal of land acquired in part with state funds. He did, however, offer to readdress the concept in the discussion of the next statewide bond.


**SB 18 (Perata):  
Labor Compliance Programs,  
Proposition 1D**

Would have continued the requirement to administer LCPs for Proposition 1D projects. The Governor's veto of SB 18 begs the question as to whether or not school districts that *voluntarily* administer LCPs for Prop. 1D projects could request and receive reimbursement from the State. This question was discussed at a State Allocation Board meeting in June 2007; however, no definitive answer has been provided.

**SB 35 (Torlakson):  
Joint-Use**

This was the C.A.S.H.-sponsored bill that would have expanded the types of eligible projects for state joint-use funding to include career technical education facilities or shops, physical education facilities and site development for outdoor recreational areas, as well as authorize a local joint-use partner to contribute equipment with a useful life of at least 10 years as part of the local match requirement, not to exceed 10% of the eligible project costs. In his veto message, the Governor stated that any discussion about the Joint-Use Program is better had in the context of the next statewide school bond measure; therefore, C.A.S.H. will continue to work on expanding the opportunities for joint-use endeavors.

**SB 121 (Romero):  
MTYRE Operational Grants "Hit"**

Would have restored New Construction funding eligibility for five school districts that received MTYRE Operational Grants in the 2006-07 school year and would have phased out the Operational Grants Program by 2012 upon the passage of AB 1014 (Bass). In his veto message, the Governor states that he would support the concept proposed in SB 121 in the discussions of the next statewide bond only if the program would be phased out and that the funds from it would be redirected to help charter schools meet their unmet needs.  -C.A.S.H. Staff

**Message From The Chair**

*Continued from page 2*

- Pamela Johnson, *Montebello Unified School District*
- Jim Kisel, *LPA, Inc.*
- Kelly Long, *Office of Public School Construction*
- Karyn Lowe, *State Allocation Board*
- Candace Ly, *Office of Public School Construction*
- Cheryl MacKelvie, *Coalition for Adequate School Housing*
- Glenn Massengale, *HMC Architects*
- Terry McAvoy, *Benicia Unified School District*
- Ted Rozzi, *Corona-Norco Unified School District*
- Matt Saldana, *Long Beach Unified School District*
- Tracy Sharp, *Office of Public School Construction*
- Carol Shellenberger, *Office of Public School Construction*
- Steve Turner, *Ukiah Unified School District*
- Peggy Williams, *Long Beach Unified School District*
- Mike Willis, *California Financial Services*
- Fred Yeager, *CDE/School Facilities Planning Department*

**Facility Inspection Tool**

In addition to the efforts of the High Performance and Career Technical Education Facilities Work Groups, C.A.S.H. is responding to an OPSC request to develop a guidebook outlining the Facility Inspection Tool (FIT). The C.A.S.H. FIT Committee has built the handbook's framework, which will provide technical information on how to complete the OPSC evaluation document as well as enhanced guidelines for high performance schools. Thank you to the following members of the C.A.S.H. FIT Committee for your continued work on this important guidebook. We look forward to the information the FIT guidebook will yield when it is complete.

- Chris Cox, *San Bernardino County Office of Education*

- Duwayne Brooks, *Coalition for Adequate School Housing*
- Joe Dixon, *Capistrano Unified School District*
- Kristin Heinen, *Collaborative High Performance Schools*
- Jenny Hill, *Coalition for Adequate School Housing*
- Vinceena Kelly, *Los Angeles County Office of Education*
- Kate Lorenzen, *Community Action to Fight Asthma*
- Tim Marsh, *Newport-Mesa School District*
- Deborah Moore, *Green School Initiative*
- Ian Padilla, *Coalition for Adequate School Housing*
- Mamie Star, *San Joaquin County Office of Education*
- Toni Stein, *California Environmental Protection Agency*
- Andrea Sullivan, *Orange County Department of Education*

**Outreach**

C.A.S.H. leadership and staff attended the ASBO Annual Conference and Trade Show, October 11-15 in Toronto, Canada. In an outreach effort to new associate members, we talked to several school facilities type vendors and suggested that they attend our annual conference and trade show.

C.A.S.H., as a high-level sponsor of the DSA Centennial, presented a pre-conference workshop and had a booth at the AIACC Monterey Design Conference, October 19-21, 2007 in Pacific Grove. C.A.S.H. was well represented as your Vice Chair, Bill Savidge, Board Member, Steve Newsom, and Legislative Director, Tom Duffy, led a workshop on the following topics:

- High Performance Design
- Seismic Funding
- Career Technical Education Facilities
- Integrated Project Delivery
- Collaborative Process/Early Review by DSA

The presenters spoke on each topic – from an owner's perspective, an

*Continued on page 15*

# Early Education and Schools: Development Projects That Work

*Maria Raff, Low Income Investment Fund, Affordable Buildings for Children's Development*

“More than just classrooms” is a motto often used to emphasize the importance of non-classroom space on school campuses – space that supports the overall quality of education provided to children on a campus. Many districts throughout California with early education programs serving children ages 0 - 5 on their campuses see this space as “more than just classrooms” because it supports the extension of quality education to pre-kindergarten. But how do schools make early education facility development projects work when pre-kindergarten children are not part of the public school system? Successful models of early education and school facility partnerships exist throughout California and can be a model for all districts.

Districts incorporate early education space in their campuses in various ways. Some include early education classrooms into new construction plans, using conventional construction, prefabricated, or modular buildings. Others modify existing K-12 classrooms or modular buildings to accommodate early education programs. In some communities where declining enrollment is a reality, a substantial portion of school buildings have been converted to early education space. Districts also partner with early education operators to develop vacant land into early education facilities, stand-alone and co-located with other community facilities.

## ***Making Projects Work***

Successful school and early education partnerships begin with the school board's and superintendent's commitment to early education. That commitment is transformed into a physical and

programmatic reality by the school's business officials, facility personnel and development consultants. The trip from policy decision to completed early education facility can be complicated. Early education facilities operate outside the public school construction and modernization process and aren't eligible for public school capital. However, with creativity and community partnerships successful developments are occurring across California. Following are guiding principles for schools when planning an early education facility development project:

- Use data already collected to identify the need for early education services in a district. This data can be obtained from the local child care planning council, child care resource and referral program, and other child care resource agencies in the community.
- If the district is not the early education operator, identify an operator and establish partnership roles and responsibilities for the development process and ongoing program administration. The right early education operator can help make the development process run smoothly. Early education operators can tap into additional sources of capital, assist the architect on facility siting and design to ensure compliance with licensing and a physical environment that supports quality programming.

## ***Project Highlights***

The following projects illustrate creative early education and public school facility development projects. The projects below represent diverse development types from school co-

location to reuse of district property and underscore a variety of commonly used sources of capital.

Plumas Lake Child Development Center is a project of the Yuba County Office of Education (YCOE). YCOE, the early education operator, took on this project after conducting a market analysis and determining great demand for early education services in a new residential area of the county. The child development center is in the middle of a new single family housing development. The center is co-located with the Rio del Oro Elementary School on



### **Sources of Capital:**

LIIF/ABCD Planning Grant.....	\$20,000
YCOE self-finance .....	\$1,465,000
<b>Total .....</b>	<b>\$1,485,000</b>

Olivehurst Public Utilities District property. The elementary school, which is part of Plumas Elementary School District, and the child development center work together to ensure children have healthy lunches and the center is a feeder program to the elementary school, which ensures a continuum of education in this new neighborhood. The child development

center leases the land from Olivehurst Public Utilities District for \$1 per year. The center is designed to serve 130 children in five classrooms. The Yuba County Child Care Coordinator, Jorgine Rogers, and the child development center Director, Colleen Dugan, were key members of the development team advising on the siting, design and development of the center. The committed perseverance of Richard Teagarden, YCOE Superintendent, ensured the center would be financed.

The E Center project is special because of its enhanced modular design. E Center is a very proactive non-profit that operates Head Start in the Yuba-Sutter County region. The facility is



**Sources of Capital:**

USDA loan .....	\$1,226, 670
CDBG grant .....	\$491,000
Local First 5 grant .....	\$100,000
Head Start grant .....	\$492,523
Rural LISC grant .....	\$25,000
<b>Total .....</b>	<b>\$2,335,193</b>

designed to serve 65 infant, toddler, and preschool age children in three classrooms. The facility includes adequate support services space for children and their families. The site is designed to offer high quality outdoor play areas. The Marysville Joint Unified School District is leasing the land to E Center for 25 years at no cost. The land is on the edge of the high school campus. The building is made up of modular units bolted together to make classrooms and administrative space. Custom roof

trusses and metal roofing were installed to give the building more of a custom look. Custom window treatments, cheerful exterior paint colors, and buildings constructed at grade on permanent foundations also enhance the permanent feel of the facility.

Colusa Joint Unified School District and Colusa County Office of Education realize quality education starts with the youngest children in their community. For their early education project, the Colusa Joint Unified School District



**Sources of Capital:**

CDBG grant .....	\$1,025,000
Head Start grant .....	\$318,000
City fee waived .....	\$10,000
<b>Total .....</b>	<b>\$1,353,000</b>

donated the land, which is across the street from its elementary school. Colusa County Office of Education is the owner-operator of the Colusa Children's Center and provides Head Start and State Preschool. There are three classrooms, including infant, toddler, and preschool, a kitchen, and administrative space. The contemporary architecture relates well to the surrounding historic neighborhood and children and teachers collaborated with a ceramic artist to create panels installed on the exterior wall to help humanize the facility.

Early education is a good reuse of historic district property. This Arbuckle project is an adaptive reuse of a small Women's Clubhouse built in 1931 in the Tudor Revival style. The building

was donated to the Colusa County Office of Education (CCOE) by the Pierce Unified School District, which used it for adult education. CCOE will use it for early education and possibly after-school care. There will be one large classroom with offices and a



**Sources of Capital:**

CDBG grant .....	\$790,000
USDA grant .....	\$ 80,000
Rural LISC grant .....	\$20,000
Colusa County Office of Education equity .....	\$200,000
<b>Total .....</b>	<b>\$1,090,000</b>

kitchen. Phase Two will include a new building adjacent to the historic building. Extra land was acquired for the project and added to the rear for parking. Behind the early education building is a new medical-dental clinic being built by a non-profit called Del Norte Clinics. Both projects will serve low income families, including many farm workers who live in the area. To have early education and medical services together in a low-income neighborhood means better accessibility to these vital services for the residents. Colusa County sponsored a CDBG grant. Both buildings are under construction and will be complete by December 31, 2007. Colusa City was also a strong partner with the City of Marysville – both sponsoring CDBG applications.

The projects described in this article were made possible by the hard work

*Continued on page 13*

**Fall Conference Move to the Westin – a Good Thing**

*Continued from page 4*

Public School Construction; Mavonne Garrity, Assistant Executive Officer, State Allocation Board; Kathleen Moore, Director, CDE/School Facilities Planning Division; and Sharon Fair, Chief, Department of Toxic Substances Control.

The afternoon sessions consisted of three breakout sessions: two on declining enrollment and the other on human resources issues. Thank you to the following breakout presenters:

**Realities of Declining Enrollment**

- Leigh Coop, Vacaville USD
- Eric Hall, Eric Hall & Associates
- Andrea Sullivan, Orange Co. Dept. of Education

**Beyond Declining Enrollment**

- Pamela Johnson, Montebello USD
- John Palmer, San Juan USD

**Human Resources Issues**

- Nina Boyd, Orange Co. Dept. of Education
- Sandra Hall, Orange Co. Dept. of Education

That evening attendees enjoyed an associate member sponsored reception. For a list of sponsors, see page 11.

The conference concluded on October 10 with a general session moderated by Steve Hartsell, C.A.S.H. Legal Advisory. Kathleen Moore and Fred Yeager gave an informative report on CDE components of a complete school.

C.A.S.H. staff and Legislative Committee members Patti Cummings, Paramount USD, and Ed Mierau, Neff Construction, gave the Legislative Update.

Gary Rainwater of Californians for Schools gave a federal facilities update.

To see the handouts from the pre-conference workshop or the Fall Conference, please visit our Facility Resource Center at [www.cashnet.org](http://www.cashnet.org).



*(l to r) Sandra Hall and Nina Boyd, Orange Co. Dept. of Education*

Don't forget to register for the C.A.S.H. 29<sup>th</sup> Annual Conference – *New Programs, New Promise – California School Facilities 2008*, February 25 – 28, 2008 at the Sacramento Convention Center and Hyatt Hotel. Hotel

registration, conference registration, trade show and sponsorship materials are all available now on the C.A.S.H. website! 

-.C.A.S.H. Staff



*(l to r) Steve Hartsell, North Coast Schools Legal Consortium; Kathleen Moore, CDE/School Facilities Planning Division; and Fred Yeager, CDE/School Facilities Planning Division*

# Thank You

## 2007 Fall Conference Sponsors

- Akol & Yoshii, Inc. Architects
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- Vanir Construction Management, Inc.
- Williams Scotsman
- WLC Architects, Inc.



*(l to r) Ed Mierau, Neff Construction, Inc.; Gary Rainwater, Californians for School Facilities; Patti Cummings, Paramount USD; Ian Padilla, Murdoch, Walrath & Holmes; Steve Hartsell, North Coast Schools Legal Consortium; Tom Duffy, Murdoch, Walrath & Holmes*



*Back Row (l to r) Terry Street, Roebellen Construction Management Services; Dick Cowen, Clark & Sullivan; Mark Mardock, McCarthy Building Companies; Dana LeSher, Harris & Associates, Steve Newsom, LPA, Inc.  
Front Row (l to r) Robert Hartung, Alternative Delivery Solutions, LLC; Margie Brown, San Ramon Valley USD*



*(l to r) David Thorman, Division of the State Architect; Kathleen Moore, CDE/ School Facilities Planning Division; Bill Savidge, West Contra Costa USD; Rob Cook, Office of Public School Construction/State Allocation Board; Sharon Fair, Department of Toxic Substances Control; Mavonne Garrity, State Allocation Board*

# October 24, 2007 SAB Notes

## **Executive Officer Statement**

The Executive Officer reported that OPSC has developed a plan to address any short-term housing needs in Southern California as a result of the fires. He said OPSC has 60 relocatables in the area that could be deployed as necessary, and that the modular manufacturers stated that they could provide additional relocatables within a week. He also stated that on a case-by-case basis OPSC could provide a grace period to filing deadlines.

## **Status of Funds**

After allocating only \$12.3 million for new construction and \$47 million for modernization at the October 24 SAB meeting, there's \$2.8 billion left in new construction, \$2.8 billion left in modernization, and \$124 million left in the Emergency Repair Program.

## **Specials/Appeals**

### **School Facilities Needs Assessment Grant Rescissions**

The SAB approved nearly \$500,000 in needs assessment grant rescissions from 55 sites located in 44 districts. All but one site were ineligible to receive the funding under the *Williams* settlement because they were built after January 1, 2000. One of the sites closed effective September 7, 2004 and therefore was not eligible for the needs assessment grant. None of the funds were released to the districts so no funds are owed to the State. The \$500,000 in rescinded funds and the remaining \$2.5 million in the School Facilities Needs Assessment Grant Program can be transferred to the Emergency Repair Program.

### **Critically Overcrowded Schools (COS) Preliminary Apportionment Time Limit Extensions**

The SAB approved 240 COS project requests for a one-year time extension. All but 5 of the 240 projects are LAUSD projects. The 240 projects all had CDE contingent or final site approval and final plans submitted to DSA for approval.

In addition to the above 240 projects, one project from Santa Ana USD was approved for a one-year extension on the basis of "other evidence." The district, which is experiencing declining enrollment, is evaluating new school sites and other construction options based on current enrollment projection trends.

### **COS Preliminary Apportionment Rescissions**

OPSC staff recommended rescinding 30 projects from 10 districts for a total of \$318 million. Kathleen Moore from CDE requested that rescission of the Oakland USD projects be delayed until the next SAB meeting since there is a state appointed administrator in Oakland and CDE just learned of the proposed rescissions the day before the SAB. The SAB approved rescission of the other projects and approved CDE's request to bring the Oakland projects back next month.

### **Joint-Use Projects**

The SAB heard appeals from 6 districts requesting joint-use funding for projects for which the joint-use partner did not contribute at least 25% of the eligible project costs. If a school district passes a local bond that specifies that the local bond funds will be used for the joint-use project, the school district can provide up to the full 50 percent of the local share of eligible costs. The OPSC staff write-up acknowledged that "The statute provides insufficient direction to the school districts and staff in order to confirm compliance..." and that staff is discuss-

ing proposed changes to the regulations with the SAB Implementation Committee and plans on bringing proposed amendments to the December 2007 SAB meeting.

Each project was reviewed individually looking at the language in the local bond, the school board resolution, and the school board minutes. The staff recommended approval of three projects (Montebello, Menlo Park, and Vista) and asked the SAB for direction on three other projects, one for Bass Lake and two for Paramount.

Senator Simitian disagreed with the SAB legal counsel's interpretation of the law. Senator Simitian's interpretation is the law requires the local language to say that the funds must be used for the project, but not necessarily say it's a joint-use project since it might not be possible for the district to find a joint use partner. The SAB attorney said the language of the law is ambiguous and subject to different interpretations.

The SAB approved Montebello, Vista, Menlo Park, and two Paramount projects. There were insufficient votes to either approve or disapprove the Bass Lake project and Senator Simitian said he wanted that project to return to the SAB when there were more SAB members in attendance.

## **Manzanita Elementary**

At the September 2007 SAB meeting, the board requested that staff research additional solutions to the District's request to retain \$159,181 relating to funds spent on "ineligible project area" under the Lease Purchase Program. Staff gave the SAB two options: 1) require the district to pay half of the amount over a five-year period based on a proposed amendment to the LPP Joint-Use Program policy (see criteria below) or 2) require the district to pay the full \$159,181 over a five-year period. OPSC proposed the following criteria to waive up to 50 percent of the amount due to the State: (1) the district has an ADA of 300 or less, (2) the district does not have

available funds beyond .5 percent of the district's required reserve, (3) the amount waived must be attributable only to the prorated excess area in the LPP Joint-Use project, (4) the district must remit the amount with an annual repayment plan that does not exceed five years.

Kathleen Moore proposed an addition to the criteria in OPSC's first option, which was to waive 100 percent of the amount due to the State if the district met the stated criteria and was bonded to at least 70 percent of their bonding capacity. The SAB approved Ms. Moore's motion.

## Reports

### Recently Passed SFP Legislation:

Staff reported on eight SFP related bills that were recently chaptered: AB 123 relating to Parklands: Westside Park; AB 373 relating to community facilities improvement; AB 641 relating to developer fees; AB 1014 relating to alternative enrollment projections; AB 1368 relating to school bonds for school and community college districts; SB 13 relating to career technical education facilities; SB 132 an omnibus bill including an issue relating to the annual new construction grant increase of 7 percent for elementary and middle schools and 4 percent for high schools; and SB 614 relating to design build contracts.

### Work Plan for Improving the Financial Hardship Program


Staff reported on the work plan they developed to implement the recommendations of the Macias Consulting Group's performance audit of OPSC's administration of the Financial Hardship Program. The SAB directed OPSC to add a representative from CDE's Fiscal Services Division and a representative from the Fiscal Crisis Management Assistance Team (FCMAT) to the advisory group and to ensure that the SAB Implementation Committee is involved at the appropriate times. Dave Walrath, representing small school

districts, requested that the recommendations from staff to the SAB not consider the district's operations funds, such as the general fund or special reserve funds, as being available funds for the financial hardship program. Assembly Member Mullin stated that while he agreed that operational funds should not be considered available, districts should not attempt to hide funds, and he didn't support limiting the scope of the review of the program. Senator Simitian also opposed limiting the scope of the study.

## Macias Consulting Group (MCG) development of the grant adequacy methodology

The SAB discussed the MCG's proposed methodology to complete their analysis of the costs to construct schools. Several members of the audience testified that the proposed methodology was fatally flawed and would not result in the SAB being able to adjust the grants (within the stated limits of the law) to correspond to costs of new school construction. The chair stated that the item on the agenda was a report, not an action item. However, several members of the SAB agreed with the concerns expressed regarding the methodology and the SAB directed staff to reconsider the methodology, be more inclusive in involving the stakeholders in the process, and bring the item back


to a future SAB meeting. The SAB also directed staff to structure key discussion points to avoid rehashing the same issues and concerns when the item returns to the SAB.

The SAB adjourned into Executive Session to discuss a personnel item. 

## Early Education and Schools: Development Projects That Work

*Continued from page 9*


and dedication of many people. A special "thank you" goes to everyone who worked on these projects. Thank you also to David Wilkinson, Mercy Housing, and Richard Teagarden, Jorgine Rogers and Colleen Dugan, Yuba County Office of Education, for providing project details.

The preceding are just a few examples of successful early education and school facility partnerships in California; many more exist. To find out about more early education and school facility partnerships, talk with fellow C.A.S.H. members about their experiences. The Low Income Investment Fund (LIIF) is also a resource for information, tools and consultation to develop early education facilities. With generous support from the David and Lucile Packard Foundation, LIIF provides consultation services for the development of early education facilities throughout California. For more information contact Maria Raff at (415) 489-6119, or [mr Raff@liifund.org](mailto:mr Raff@liifund.org). 

## C.A.S.H. Acronym Directory

One of the comments that we receive from our attendees at C.A.S.H. workshops and conferences is that speakers often talk in acronyms that are not known by the audience. C.A.S.H. has devised an Acronym Directory as a useful tool that will be distributed at all workshops and conferences.

If you would like a copy of this useful directory, please go to the C.A.S.H. website at [www.cashnet.org](http://www.cashnet.org) in the "Resources" section and download a copy.

Since this will be a continually updated document, if you know of acronyms that are not included in the directory, please send them to Shannon Mahoney at [sfife@m-w-h.com](mailto:sfife@m-w-h.com).  - C.A.S.H. Staff



# Ronald E. McNair High School

## *Lodi Unified School District*

From the time the need for the high school was identified in 1990, the planning, funding and construction of Ronald E. McNair High School has been a microcosm of California school design's challenges and evolution. When schematic design began in 1998, significant joint-use goals were being established with the City of Stockton as an important factor in the development of facilities to serve the whole community. The design and construction have been completed in keeping with those joint-use objectives in mind.

The school's physical education complex is configured to allow the operation of a city-run community

center after school hours. The adjacent 21-acre park, constructed as part of the school contract, is available for school use while school athletic fields are available to the public after school hours. Four acres are reserved for a future public library branch and shared parking supports large events.

Ronald E. McNair High School is designed to accommodate 2,230 students, grades 9 through 12. The 283,385 gross square foot campus occupies 50 acres (with a 21-acre park) and was constructed in two phases. The first phase was completed and occupied in August 2005. The second phase was occupied in August 2006.

Since 1998, under California's revised school funding program, enclosing circulation space does not impact program areas and schools can be designed to take advantage of the energy and structural economies of consolidated, multi story structures. The "mid-west" model of the one-roof schoolhouse was analyzed and shown to be more economical than the traditional campus layout. This is one of the first high schools in the region to make this transition.

Extensive use of skylights, light wells and borrowed light bring daylight into interior spaces, contributing to the school's tremendous energy performance, exceeding California Title 24 requirements by 26 percent. This resulted in the State's single largest award of supplemental funding for energy conservation from the Office of Public School Housing (OPSC) and the State Allocation Board.

The campus contains five separate buildings – the academic complex, culinary arts complex, multipurpose building, performing arts center and physical education complex/community center. This layout provided several construction phasing scenarios, allowing funding and timing flexibility. The five buildings also define several outdoor spaces, retaining the familiar "campus feel," providing important socialization spaces, assembly and outdoor dining areas.

### ***The Academic Complex***

The school's academic complex houses general education and science classrooms and labs, special education programs, administrative offices, and the library in a single, two-story building. Six classroom clusters provide a two-year "home base" for interdisciplinary core curriculum studies, with each serving approximately 350 students. Each has eight classrooms sharing a large project room, staff area and support spaces. Students and staff will stay together for the two years to encourage relationships and allow

greater contact and awareness of student performance and well-being. The clusters are developed identically for economy and scheduling flexibility. The plan provides perimeter access to classrooms, with balconies, multiple stairways and wide halls, reducing circulation through the shared project rooms.

### **Culinary Arts Complex**

In addition to four home economics classrooms, the culinary arts center provides a full-function teaching kitchen and restaurant-style dining room which allows students to experience and learn the full spectrum of the food service industry, including preparation of meals, wait staff duties and restaurant management. Space is provided for a future child care facility, which will also provide students with job-related learning experience.

### **Multipurpose Building**

Able to seat over 600 for dining or 900 in an assembly, a food court-style kitchen serves the multipurpose room. A small stage also serves the outdoor platform in the main quad area. A large covered dining area augments the food

service space and serves as an outdoor lobby for the adjacent physical education building.


### **Performing Arts Center**

The theater seats 730 people, enough to seat one class. It can be configured to 500 seats for smaller settings suitable for dramatic presentations. The vocal/keyboard, band and drama/video classrooms all have access to the stage.

### **Physical Education Complex and Community Center**

The physical education building provides access to all facilities during the school day and gives the community center limited facilities after school, with access to a gymnasium, weight, aerobics, exercise and meeting rooms and pool. The main gymnasium's bleachers seat 1,200 for basketball and can seat the entire student body if fully extended. The stadium seats 3,000 and the field and park areas can accommodate eleven soccer fields.

As Ronald E. McNair High School celebrates its first completed school year and anticipates the ribbon-cutting for the final piece of the master plan, we are reminded about the challenges

and encouragement that Mrs. McNair so eloquently stated at the dedication ceremony: The hard work of designing and building the school is nearly complete; now the truly important work of education begins. 

### **Message From The Chair**

*Continued from page 7*


architect's perspective, and a legislative/regulatory perspective. The workshop was approved by the AIA for Health, Safety and Welfare Continuing Education Credits for architects.

During the trade show we talked with attendees about the importance of C.A.S.H. and our efforts in the areas of school facilities funding. We talked to several attendees and exhibitors who are interested in getting involved in C.A.S.H. We invited them to attend our annual conference and trade show in February. DSA was also in attendance as an exhibitor and David Thorman addressed the attendees.

The American Construction Inspectors Association (ACIA) sought out staff at the Fall Conference to encourage our participation in their November 9-10, 2007 Symposium in Indian Wells. C.A.S.H. will exhibit at the Symposium. I will be staffing the exhibit table along with Board Member Janet Dixon and C.A.S.H. staff.

The ACIA has also approved all C.A.S.H. conferences and workshops for ACIA credits for inspectors who attend.

On behalf of the C.A.S.H. leadership, thank you to all that have assisted with these important projects and outreach. If you have an idea for ways that C.A.S.H. can provide information on pertinent subject matters, please feel free to contact me or any members of the C.A.S.H. Board or staff.

If you have not already done so, please sign up for the C.A.S.H. Annual Conference, February 25-28, 2008 in Sacramento, CA. Registration materials are now available on the C.A.S.H. website at [www.cashnet.org](http://www.cashnet.org). 



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

- November 30, 2007**  
Friday  
Noon - 4:00 p.m.
- December 4, 2007**  
Tuesday
- December 5, 2007**  
Wednesday
- December 7, 2007**  
Friday
- February 25, 2008**  
Monday
- February 26-28, 2008**  
Tues. - Thurs.
- C.A.S.H. Maintenance Network Regional Meeting**  
Contra Costa County Office of Education  
77 Santa Barbara Rd., Pleasant Hill, CA
- Local Government Fees And Charges –  
Do You Have To Pay? Workshop**  
Doubletree Hotel  
2001 Point West Way, Sacramento CA
- General Membership Meeting**  
1215 K Street, 14<sup>th</sup> Floor, Sacramento, CA
- Local Government Fees And Charges –  
Do You Have To Pay? Workshop**  
Ontario Airport Marriott  
2200 E. Holt Blvd., Ontario, CA
- C.A.S.H. Annual Conference Golf Tournament**  
Sunset Whitney Country Club, Rocklin, CA
- C.A.S.H. 29<sup>th</sup> Annual Conference**  
Sacramento Convention Center &  
Hyatt Regency Hotel  
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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