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REGISTER

THE NEWSLETTER OF THE COALITION FOR ADEQUATE SCHOOL HOUSING

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Laura Rodriguez Elementary School

See page 10 for details



Message From The Chair



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

With the Democratic and Republican presidential races in full swing and the Governor and Legislature continuing to deliberate on how to reach agreement on a State Budget, I wanted to take this time to update you on federal legislation and proposals of interest to the school facilities community.

To ensure that our organization explores every opportunity to provide our members with programs and

Federal School Facilities Legislation and Proposals

funding to meet their school facility needs, C.A.S.H. has worked closely with Californians for School Facilities (CSF), a coalition of school districts and representatives of key state agencies whose goal is to ensure that California schools receive their fair share of federal school facilities funding, such as the Qualified Zone Academy Bond (QZAB), which many C.A.S.H. member districts have taken advantage of. CSF is very ably represented in Washington D.C. by Bob Canavan of Federal Management Strategies, Inc.

The following is a summary of Federal legislation of interest to the California school facilities community as identified by CSF:

H.R. 3021 - The 21st Century Green High-Performing Public School Facilities Act of 2008

Would provide funding to states and school districts to help ensure that

school facilities and learning environments are safe, healthy, energy efficient, environmentally friendly, and technologically up-to-date. The funds will be directed to states to provide grants to local school districts. The bill would also provide additional support for Gulf Coast schools still recovering from Hurricanes Katrina and Rita.

H.R. 3902 - Public School Repair and Renovation Act of 2007

Targets \$1.6 billion in grants to communities that continue to struggle to fund needed school facility repairs and renovations, particularly in school districts with disadvantaged populations and where local educational agencies are working to close the achievement gap. This legislation also directs each state to reserve a portion of the allocation for a state-level database of school facility inventory, condition, design, and utilization.

H.R. 2470 - America's Better Classroom Act (ABC)

The ABC Act is a \$25 billion program designed to provide interest-free loans to expand incentives for public school construction and renovation. The program provides a tax credit to the purchaser of bonds saving the local school district the cost of the interest of the bond. The funds that would go to pay the interest would be freed for other education needs. Its companion in the Senate is S. 912 (Rockerfeller).

H.R. 3197 - School Building Enhancement Act

Would provide grants to local educational agencies for providing intensive technical assistance, and



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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.


assisting the implementation of the Energy Smart Schools Program of the Department of Energy and the Energy Star for kindergarten through grade twelve (K-12) school districts. Priority of funding would be given to local educational agencies that demonstrate a need for energy efficiency improvement.

Tax Extenders Package – QZAB and Energy Tax Credits

Includes a reauthorization of QZABs allowing an additional \$400,000,000 of QZAB issuing authority to State and local governments, which could be used to finance renovations and equipment purchases, develop course material, and train teachers and personnel at a “Qualified Zone Academy.” CSF has effectively advocated for QZAB extensions every year since its beginning in the late nineties. Last year, changes in the program which made it more difficult to use and to find financial partners willing to invest were added on in the Senate. The program changes prevented many California school districts from participating in the program. CSF has been working closely with House Ways and Means staff on language that would reverse this change and improve the marketability of these bonds by modifying the current law arbitrage restrictions.

Second Stimulus Package

We were hearing strong rumors about a Senate Supplemental Appropriations bill – think second economic stimulus package – with \$850 million in funding for a School Renovation and Repair program. This is similar to the very successful Emergency School Repair program of 2000-2001. That markup has been postponed but is expected to be taken up in September.

For more information about CSF, please contact Anna Ferrera or Meagan Poulos at (916) 441-3300. 

DSA Project Close Out Assistance

Background of the Issue

The Division of the State Architect has completed the task of closing a backlog of about 7,000 K-12 school projects that had not been closed out notwithstanding that the construction of the schools had been completed and the schools occupied. In technical terms what this means is that the school district, district inspector and district architect did not yet file with DSA all the documents necessary to demonstrate that the project met all the requirements of law and regulation. About 50% of these projects were closed without “certification.” DSA has acted to communicate with the districts owning the uncertified projects that they have been closed as “uncertified” and in each communication has provided a list of the documentation missing but necessary for closing the project as “certified.” An uncertified project is technically non-compliant with the Title 24 requirements and therefore may not meet the Field Act. The State Architect, David Thorman, has stated his intent to communicate directly and soon with members of local school boards informing them of their potential personal liability as a result of the district operating a non-compliant (non-certified) school building.

Action Initiated by the State Architect

The closeout issue has generated concern within the C.A.S.H. Membership. C.A.S.H. leaders have expressed their interest in finding a viable solution to this matter through the creation of a process for building certification recognizing


that the original project inspectors and architects may no longer be available to sign certification documentation. Mr. Thorman has tasked his senior staff to develop, communicate and initiate such a process.

Summary of the Intended Certification Process

It is the intent therefore of DSA to publish that process this fall. It is anticipated the document will include DSA contact information, closeout background information, closeout process information and mitigation strategies for missing documentation. The intent of the document is to provide a guide that stakeholders can use to successfully navigate the re-opening and closeout process; a process which includes the gathering of necessary documents identified in the DSA communication previously received by the districts. This process may require a high-level of effort by the districts to resolve the outstanding issues in order to achieve project certification.

Necessary Future Actions Anticipated

It is recognized by DSA that it may be necessary that it sponsor legislation in the future to streamline the closeout process and/or for purposes of addressing the most difficult closeout issues.

DSA intends to develop a closeout manual and to create a future academy class in order to teach districts, inspectors and architects how to plan for and initiate project closeout for existing and future school buildings. 

~Tom Duffy

August 27, 2008 State Allocation Board Meeting Notes

State Allocation Board (SAB) Membership

Assembly Member Mullin and Senators Margett and Scott will be termed out at the end of the current legislative session (the end of November 2008) and will have to be replaced on the SAB. No announcement has been made regarding who will replace them, or whether they will be replaced before November 2008. Assembly Member Mullin stated that he would not be in attendance at the September SAB meeting and that Assembly Member Brownley (Democrat from Santa Monica) will sit in for him on that board meeting.

SAB Meeting Dates

November/December SAB meeting in Anaheim

As usual the SAB will not meet in November. Instead they will hold a November/December meeting on December 10. The December 10 meeting will be held in Anaheim in conjunction with the Green Schools Conference.

October SAB meeting date changed

It was also announced that the October SAB meeting will be held on October 29, instead of October 22 as previously announced.

Executive Officer Statement

1. The Executive Officer pointed out an item on the agenda to grant two charter school applications the 6% increase to the new construction grant. Those two projects are the

final projects held open by the SAB for the 6% increase.

2. The 290 Career Tech applications that were filed by April 30, 2008 are being reviewed and will be presented for funding at the December 2008 SAB meeting.
3. The final conversion applications for COS projects that received the 5th year extension in September 2007 were due August 27. The due date for projects apportioned in October 2004 is October 27, 2008. Statute requires the transfer of surplus COS funds to new construction. OPSC anticipates bringing an item to the SAB in early 2009 to transfer the funds.
4. The Executive Officer stated that OPSC developed a new Financial Hardship checklist and two-tiered review process that they intend to implement September 1, 2008. SAB Member Moore questioned why the issue was being implemented before taking it to the SAB Implementation Committee on September 5. The EO said the change didn't involve policy, just procedure. Ms. Moore and other SAB members disagreed, stating that the requirement to report all operational funding available was a policy change. The chair directed staff to discuss the item at the September 5 SAB Implementation Committee, then bring it to the SAB.
5. The Office of Administrative Law (OAL) approved the Joint Use Regulation changes August 14, 2008. The EO reported that the amended regulations change the final filing deadline to March 1

and reform the participation of non-profit organizations as joint use partners.

6. The second funding cycle for the Overcrowding Relief Grant Program closed July 31, 2008. Fourteen apps were filed, totaling \$235 million. These apps should go to the December 2008 SAB meeting for funding. The third round of funding closes January 30, 2009. It is expected that \$700 million will be available for the third round of funding.

Status of Funds

After approving \$185 million in new construction funding, there is \$984 million left.

After approving \$75 million in modernization funding there is \$2.26 billion left.

After approving \$13 million in Emergency Repair funding, there is \$51.3 million left. However, there is \$744 million on the OPSC workload list for additional ERP funding.

Special Education Grants

This item outlined why the SAB does not have the statutory authority to increase the Special Day Class grant by the 6% given to elementary, middle and high school pupils under the authority of AB 127 and SB 132. Essentially the analysis stated that amendments made to AB 127 by SB 132 to correct a drafting error in AB 127 did not include provisions for SDC pupils. The oversight regarding SDC students is being corrected in AB 100.

LAUSD Appeal of 60% commensurate and 150% rule

SAB Member Moore requested that this item be held over for one month because she had just recently received

the item, it was a complex issue, and she wanted more time to review it and discuss the issue with the district. SAB Member Harvey, representing the Department of General Services, said he was prepared to discuss the item today. SAB Members Margett and Mullin stated they were willing to hold it over. SAB Member Fuller agreed that it should be held over until the next SAB meeting and further requested that the two issues, the 60% Commensurate Regulation and the 150% rule, be split so the SAB can address them separately. The chair directed staff to split the item and bring it back to the September SAB meeting.

Discussion of Postponement and Withdrawal of SAB items

At the request of the SAB, staff presented a report on how frequently items were requested to be postponed or withdrawn from the SAB agenda. The report showed that districts had requested postponement or withdrawal of items about as frequently as the SAB and OPSC had requested postponement of items and that the most frequent reasons for postponement were to gather more information, research additional solutions, and continue trying to resolve the issue administratively. SAB Member Harvey stated that he thought the SAB should adopt formal regulations regarding requests to withdraw or postpone items. The other SAB members stated that they thought having the flexibility of the current process, without formal regulations, was beneficial. SAB Member Moore stated she did not support formal regulations, but if the SAB adopted them they should include provisions for ensuring that the items are provided to the SAB members and the appellant in sufficient time to review them before the SAB meeting. The chair directed staff to continue monitoring the situation. The

SAB did not appear to support adopting formal regulations.


Accessibility and Fire Code Requirements on Modernization Projects

Staff presented a report on the options available for this issue. The report concluded that the 60% option is more popular than the 3% option and recommended that the SAB direct staff to propose amendments to the program that would replace the 3% option with the 60% option. The SAB directed staff to develop the changes and take them to the SAB Implementation Committee.

Public Comment

At the end of the agenda there was a significant discussion regarding the Macias report. Senator Margett stated that a legislator, in a statement on the floor, referenced the Macias report and

erroneously stated that the SAB had sanctioned the report. A discussion took place regarding the semantics of the SAB taking no action on the report, rejecting it, not accepting it, etc. The board decided that they wanted to have the report brought back to the September SAB meeting so they could take formal action on the report. The majority of the SAB members did not agree with the conclusions of the report.

Tom Duffy, representing C.A.S.H., reminded the SAB that August 27 was the 10th anniversary of the signing of SB 50. He pointed out that one of the main principles of SB 50 was that in exchange for the 50/50 state/local financial contribution, school districts were to have more local control in the school facilities decision-making process. He stated that, unfortunately, the program has incrementally moved away from that basic concept and we need to return to it. 

~C.A.S.H. Staff


C.A.S.H. School Facilities Leadership Symposium for Superintendents

C.A.S.H. is still accepting registration for the C.A.S.H. School Facilities Leadership Symposium for Superintendents on Friday, October 24, 2008 at the Hyatt Regency Hotel in Sacramento.

This program is being brought to you at the suggestion of two small school district superintendents, Melinda Hennes, Superintendent, Atwater Elementary School District, and Albert George, Liberty Elementary School District (Tulare County), who were participants in the year-long C.A.S.H. School Facilities Leadership Academy (CSFLA).

The curriculum is intended to equip the superintendent with sufficient policy and procedural information to ask the right questions, understand the implications of pursuing various alternatives and options, and make informed policy decisions that will result in achieving the school district's school facility goals.

Presenters are the top experts in the state on K-12 school facilities – many of whom are Superintendents.

For more information about the Symposium or to register, visit the C.A.S.H. website at www.cashnet.org in the meetings and conference section. 

Today's Building Codes: *Paving the Way for Lower K-12 Design and Construction Costs*

By Dean J. Vlahos, AIA, NCARB, CCCA, LEED® AP

The new building codes that became effective in January of this year have an unexpected result: because they are more permissive in some respects, they may lower the cost of construction and design. For school planners, this is

good news. What are the new requirements, and how will they impact school design and construction? Here's a short summary of what they are and how school design and construction will be changed.

The architectural code changes that impact life safety – such as occupancy, fire sprinklers and exiting – are the most important code updates impacting K-12 construction. Districts and their architects must be aware of how these changes impact project designs and budgets moving forward.

Occupancy

Occupancy for assembly functions such as gymnasiums, auditoriums and multi purpose rooms was previously based on the number of occupants and whether or not there was a stage. Now it is based entirely on the *use of the assembly space*. A clearer definition of *use of space* can prevent misclassification, which often leads to time-consuming and costly redesign by the architect.

Fire Sprinklers and Allowable Square Footages

Previous versions of the code considered fire sprinklers as a (sometimes optional) means of suppressing fire to prevent property damage. Passive barriers protected human life by preventing smoke mitigation and areas for progressive evacuation. Instead, the 2007 CBC relies heavily on the use of automatic fire sprinklers as an active means of life safety. As a trade-off, larger building areas are allowed. Fire sprinklers have been required in most new public school construction for several years, so installation should not increase base costs. The larger allowable



building areas and lower required fire-ratings for walls, beams, floors and other building components may shave off a few dollars per square foot of construction costs. A cautionary note: the system depends on adequate water pressure at the time of need and a system that has not been turned off to function as designed.

Exits and Signage

Corridor and stair width requirements are less restrictive under the 2007 CBC. Previously, stairs in schools had a five-foot minimum width and corridors required an additional two feet beyond their calculated width. Now, the minimum width for stairs is the calculated width or 44 inches – whichever is greater. That means a small staircase can shave more than a foot off of its width, which would result in a 25 percent reduction of materials and associated costs. Likewise, the minimum corridor width is the calculated width or 44 inches – whichever is greater. The width of a small corridor could be reduced by more than one-third, resulting in more cost savings. The basic occupant load calculations have also changed, which means the width of doors, ramps or stairs can be reduced by one-quarter to one-third.

Despite the potential cost savings, decreasing stair and corridor widths is not necessarily a good idea. Because stairs are used for vertical circulation as well as emergency egress, a well-designed school building would probably not include a stair less than five-feet wide. The same is true for corridors, especially if they have lockers lining the walls. With students standing in front of their lockers on either side of the corridor, widths greater than 44 inches will be required in order to comfortably accommodate students and circulating occupants.

Under the new code, corridor fire ratings may be eliminated in large assembly rooms and administrative offices in sprinklered buildings, and

even in classrooms and libraries under specific conditions. Exit corridors can now open directly on to an exterior exit stair. In addition, exterior exit stairs now only require one side to be at least 50 percent open. Because less air-conditioned space is required, districts


of 2007. Architects are now struggling with building department officials to establish how the new code is being interpreted. That is why it is incumbent upon school district staff and their architects to carefully weigh the new code to continue designing and build-



will have lower initial equipment costs and long-term energy cost savings. Other amendments include: an increase in the 20-foot length maximum for dead-end corridors and a decrease in the distance of the diagonal dimension for sprinklered buildings (which allows more flexible placement of doors in school buildings).

Clearly, the 2007 CBC provides many opportunities to reduce construction costs, both directly (larger allowable areas, lower required fire ratings) and indirectly (clearer definitions, less ambiguity). Few provisions, beyond new structural design requirements, should result in significant construction time or cost increases. However, with 43,000 changes to the previous building code, many architects didn't start embracing the new code until the end

ing safe, functional and energy-efficient schools.

In the end, the new code changes give school architects an opportunity to go back to the basics and re-educate themselves about building safety codes. It's something even the best educators must do from time to time... and why should school designers be any different? 

About the author: Dean Vlahos is Partner/Architect and Director of Architectural Forensics for WWCOT Architects, a full-spectrum architecture firm with offices in Santa Monica, Calif., and additional offices in Riverside, Moorpark, Palm Springs and Shanghai, China. Over the last 30 years, Dean has successfully completed a wide range of building types, including: hospitals, schools, auditoriums, commercial, justice, laboratory, correctional, single and multiple family facilities totaling over nine million square feet of building, program space at an approximate construction value in excess of \$6 billion.

C.A.S.H. Monthly Meeting Minutes, Wednesday, August 27, 2008

C.A.S.H. Vice Chair Bill Savidge called the meeting to order at 11:05 a.m. New members and guests were welcomed and introduced.

Legislative Update – Tom Duffy

Tom noted that it was the end of the legislative session on Friday, August 29. Tom reviewed AB 191 (Padilla) regarding the requirement of labor compliance programs for Proposition 1D funds which would require school districts that receive SFP funding to pay a DIR fee of up to .25% of the total construction cost of the project. C.A.S.H. has taken an oppose position. Labor groups contacted Tom to suggest other changes to the bill that might get C.A.S.H. to support the bill. Tom will be speaking with the bill's sponsors about the bill.

Tom also discussed AB 100 (Mullin) and some of the changes that are being made in the bill. Two C.A.S.H. sponsored bills have made their way through the legislature: SB 1354 (Torlakson) regarding complete schools and AB 2173 (Caballero) regarding an increase in level 2 developer fees. Because of the budget impasse, Tom noted that neither bill may be signed by the Governor.

Tom gave a brief review of the budget situation. He noted that there is not anything on the near horizon.

Office of Public School Construction / State Allocation Board Update – Juan Mireles

Juan discussed the current SAB agenda and the status of funds. Juan noted that September 26, 2008 (*note: this statement was later corrected at the SAB meeting and changed to August 27,*

2008) is the due date for COS projects that received an extension in September 2007 and October 27, 2008 is the due date for COS projects that received an apportionment in October 2004. Juan discussed the increase in SDC per pupil grants. OPSC will present a report to the SAB on the findings about their lack of authority to increase the grants. More details about the SAB meeting can be found in the latest news update regarding the State Allocation Board Meeting.

Division of the State Architect Update – Richard Conrad

Richard discussed the Grid Neutral workshops that DSA will be holding in September. More information about the workshops can be found on the DSA website. Regulations are still in the process for the collaborative process. DSA is still hiring. 5,000 of the 7,500 projects that were closed out are not certified. There will be an article in the August issue of the *CASH Register* regarding the closeout situation.

CDE – School Facilities Planning Division – Fred Yeager

Fred noted that if community colleges can bypass going through DSA that may have implications for K-12 districts that want to do a joint-use project with the community college districts. CBEDS information is due at the end of September.

School Facilities Leadership Academy Update – Bill Savidge

The third cohort of the Leadership Academy will meet for the first time September 5 and 6 in Sacramento.

Annual Conference Planning Committee Update – Bill Savidge

The committee will meet for the final time before the Annual Conference immediately following the general membership meeting. Planning is going on as scheduled.

Implementation Committee Update – Bill Savidge and Lettie Boggs


The Committee will meet on Friday, September 5 in Sacramento. Lettie reviewed the subcommittees that have been meeting about financial hardship reform.

C.A.S.H. Architects Committee/ High Performance Schools Committee Update – Steve Newsom

The Architects Committee will meet at the C.A.S.H. Fall Conference in Costa Mesa. The High Performance Schools Committee will meet immediately following the general membership meeting.

Californians for School Facilities – Anna Ferrera

Anna reported that the next trip to Washington DC is scheduled for September 15 & 16. For more information, please contact Anna at aferrera@m-w-h.com. Anna reviewed several bills that are still on the table and that CSF will be discussing with legislators.

The meeting adjourned at 12:20 p.m. 


~C.A.S.H. Staff

Registration Opens for Building Operator Certification in Ontario, Northridge, San Jose, and San Francisco

Registration for Building Operator Certification (BOC) opens this fall in four locations in California. BOC Level I course series will be offered in Ontario, Northridge, San Jose, and San Francisco starting at various times in September and October. Schedule details are available on the BOC website: http://www.theboc.info/ca/schedule_ca.html. Topics include HVAC systems and controls, energy conservation techniques, electrical systems, maintenance and related codes, and indoor air quality.

BOC is a competency-based training and certification for building operators to improve the energy efficiency of commercial buildings. Operators earn certification by attending training sessions and completing project assignments in their facilities. The certification provides a credential for their professional development while also offering employers a way to identify skilled operators. Certification is recognized by employers nationwide; BOC courses are also accredited for continuing education units.

Over 50 California school districts have enrolled M&O staff and engineers in BOC. Nationwide, more than 5,000 operators have been certified since the program's inception in 1997. Sponsors of the upcoming courses include Pacific Gas and Electric, Sacramento Municipal Utility District, San Diego Gas & Electric, Southern California Edison, and Southern California Gas Co.

For registration information, contact the BOC Office at 206-292-4793 x2, email TSquillace@comcast.net or visit NEEC's web site at <http://theboc.info/>. 

FALL 2008 COURSE SCHEDULE

Ontario, CA

Location: Hilton Ontario Airport

Tuesday, September 9, 2008	BOC 101 – BUILDING SYSTEMS OVERVIEW
Tuesday, October 7, 2008	BOC 107 – FACILITY ELECTRICAL SYSTEMS
Tuesday, November 4, 2008	BOC 102 – ENERGY CONSERVATION TECHNIQUES
Mon/Tues, December 8 & 9, 2008	BOC 103 - HVAC SYSTEMS AND CONTROLS
Tuesday, January 13, 2009	BOC 104 – EFFICIENT LIGHTING FUNDAMENTALS
Tuesday, February 10, 2009	BOC 105 – MAINTENANCE AND RELATED CODES
Tuesday, March 10, 2009	BOC 106 – INDOOR AIR QUALITY

Northridge, CA

Location: CSU Northridge

Thursday, October 9, 2008	BOC 101 – BUILDING SYSTEMS OVERVIEW
Thursday, November 13, 2008	BOC 107 – FACILITY ELECTRICAL SYSTEMS
Thursday, December 11, 2008	BOC 102 – ENERGY CONSERVATION TECHNIQUES
Wed/Thurs, Jan 14 & 15, 2009	BOC 103 - HVAC SYSTEMS AND CONTROLS
Thursday, February 12, 2009	BOC 104 – EFFICIENT LIGHTING FUNDAMENTALS
Thursday, March 12, 2009	BOC 105 – MAINTENANCE AND RELATED CODES
Thursday, April 9, 2009	BOC 106 – INDOOR AIR QUALITY

San Francisco, CA

Location: PG&E Pacific Energy Center

Thursday, October 16, 2008	BOC 101 – BUILDING SYSTEMS OVERVIEW
Thursday, November 20, 2008	BOC 107 – FACILITY ELECTRICAL SYSTEMS
Thursday, December 18, 2008	BOC 102 – ENERGY CONSERVATION TECHNIQUES
Wed & Thurs, Jan 14 & 15, 2009	BOC 103 - HVAC SYSTEMS AND CONTROLS
Thursday, February 19, 2009	BOC 104 – EFFICIENT LIGHTING FUNDAMENTALS
Thursday, March 19, 2009	BOC 105 – MAINTENANCE AND RELATED CODES
Thursday, April 16, 2009	BOC 106 – INDOOR AIR QUALITY

San Jose, CA

Location: San Jose National University

Wednesday, October 15, 2008	BOC 101 – Building Systems Overview
Wednesday, November 19, 2008	BOC 107 – Facility Electrical Systems
Wednesday, December 17, 2008	BOC 102 – Energy Conservation Techniques
Mon & Tues, Jan 12 & 13, 2009	BOC 103 – HVAC Systems and Controls
Wednesday, February 18, 2009	BOC 104 – Efficient Lighting Fundamentals
Wednesday, March 18, 2009	BOC 105 – Maintenance and Related Codes
Wednesday, April 15, 2009	BOC 106 – Indoor Air Quality

One of the “One Thousand Points of Light” Guides Development of Laura Rodriguez Elementary School

San Diego Unified School District • San Diego, California

Just 18 months before the school’s grand opening, the site of the recently completed \$29.5 million Laura G. Rodriguez Elementary School, located in the heart of San Diego’s Barrio Logan neighborhood, served as a dumping ground in this older urban community. Littered with trash and other contaminants, the site underwent testing and extensive remediation before construction began.

Fortunately, the designers, engineers and contractors were able to transform the unsightly property into the jewel of the neighborhood and in record time. Electing to redevelop the site was a reflection of the new hope Barrio Logan residents have for the future of their

community. Numerous recent revitalization projects like this one are changing the local landscape and inspiring community pride. The Laura G. Rodriguez Elementary School is one of 12 new and three rebuilt schools recently constructed in the San Diego Unified School District (SDUSD) with funding from a \$1.51 billion bond measure.

More than 100 community members suggested the new school be named in remembrance of Laura G. Rodriguez (1909-1994), a beloved local activist who founded Chicano Park and the Logan Heights Family Health Center in San Diego. Former President Bush recognized Rodriguez in 1991 as one of

the “One Thousand Points of Light,” a phrase he uses to describe caring citizens who volunteer their time and effort to help make the world a better place than they found it.

The resources offered at Laura G. Rodriguez Elementary School have the potential to change students’ lives, as well as the community as a whole. The K-5 facility, which accommodates 650 students, is situated on a 6.5-acre lot and includes seven structural steel-framed buildings with plaster exteriors. The buildings house 32 new classrooms, a multi purpose room, library/media center, cafeteria, and administrative spaces. The campus also encompasses outdoor play areas and sports fields.

McCarthy Building Companies, Inc. was commissioned by the SDUSD to provide full construction management services for the new facility after work on the site had already begun. This made the project challenging for the team from day one.

Because McCarthy was brought on late in the project, one of the most significant challenges for the team was meeting the aggressive 16-month schedule. That – combined with the complexity of the construction itself – required the team to examine even the tiniest of details to prevent potential problems.

A multi-prime project, the school’s construction utilized 25 different contractors who the McCarthy team had to precisely coordinate. With each




of the seven buildings at a different stage of construction at any given time, there was someone working on underground electrical, while another team was working on structural foundations, and so on. With so many moving parts, it was crucial that communication lines among staff and trade contractors were clear and that schedules were managed with a high level of accuracy.

Further complicating the already complex multi-prime project was the tight site within which the team had to work. The facility's multiple buildings all were constructed on approximately 6.5 acres of land. The significant number of tradespeople working in such close quarters required precise coordination and a vigilant focus on safety.

In addition to the above challenges encountered during the construction of Laura G. Rodriguez Elementary School, the project also posed technical problems. The design team had to deal with a severe grade change of roughly 16 feet, which separated the north and south portions of the site. The solution was to construct several massive tiered masonry retaining walls throughout the property. Due to the amount of pressure placed upon the walls by the structures located on the higher surface, the walls required extremely high strength mortar and grout, which required diligent quality control to attain the designed compressive strengths.

On any job, construction managers need to pay close attention to detail. But when deadlines are tight, those details become even more vital. In the end, construction of the school was completed safely and on time for students to begin the school year.

In San Diego, the Laura G. Rodriguez Elementary School won't be viewed as just another school development project. Rather, it will stand as a catalyst for urban renewal and a shining new asset that is certain to enhance the lives of Barrio Logan residents for many years to come. 



Project Team:

District: San Diego Unified School District

Construction Manager: McCarthy Building Companies, Inc.

Architect: Platt/Whitelaw Architects, Inc.

Structural Engineer: Flores Lund Consultants

Civil Engineer: Psomas

Electrical Engineer: Turpin & Rattan Engineering, Inc.

Mechanical Engineer: E/C Engineering

Landscape Architect: Kawasaki Theilacker Ueno & Associates

Traffic Engineer: Katz, Okitsu & Associates

Fire Protection Engineer: Schirmer Engineering Corporation

Acoustical Engineer: Gordon Bricken & Associates



C.A.S.H. Fall Conference Update

October 6, 2008 Pre-Conference Workshop • October 7-8, 2008 Fall Conference

About the Pre-Conference Workshop:

In January 2008 the State Board of Education adopted regulations concerning local school districts' responsibilities for providing facilities to charter schools under Proposition 39. The regulations were approved by the Office of Administrative Law in March and will go into effect with requests submitted by charter schools during 2008-2009 for the use of facilities in 2009-2010. Some of the adopted regulations are controversial.

This workshop will present both sides of the issues, the school district perspective as well as the charter school perspective, and will provide an update on what is currently happening and is likely to happen in the future with the regulations. The workshop will also provide case studies of successful school district/charter school agreements.

About the Fall Conference

On Tuesday morning, timely updates from the Office of Public School Construction/State Allocation Board, CDE/School Facilities Planning Division, Division of the State Architect and the Department of Toxic Substances Control will be provided.

On Tuesday afternoon, Breakout Sessions will be held on the following topics:

Breakout Session I - Power Purchase Agreements

As the discussion of grid-neutral schools goes on at the state level and energy costs from fossil fuels rise, schools are looking for ways to reduce operating costs. Power Purchase Agreements may be one way to do so. This breakout session will explain what Power Purchase Agreements are and how they work, identify their positives and pitfalls, and answer the question of whether they save school districts money.

Breakout Session II - Using Proposition 39 Bond Funds to Increase General Fund Operating Revenue

Proposition 39 Bond Funds can be used for more than facilities. This breakout session will explore the many ways that bond funds can be used by local education agencies to fund projects and save general fund revenue, including increasing energy efficiency, making school safety upgrades to reduce insurance costs, replacing equipment such as school buses, upgrading technology, installing solar panels and other energy generating devices, and more.


Breakout Session III - Are You Dense?

Even though there has been a slowdown, or even decline in some districts, in the growth of student

enrollment, many school campuses are still overcrowded. This could be a good time to try to reduce student density on your overcrowded sites to a more manageable and educationally appropriate level. Replacing single-story buildings with multistory buildings, returning students to their neighborhood schools, accessing the \$1 billion in State Overcrowding Relief Grants, and reevaluating multitrack year-round education are only a few of the strategies school districts are using. This breakout session will address those strategies as well as others that you can consider to help relieve your overcrowded school campuses.

On Wednesday morning, there will be a special presentation on **Developer Fees: "Am I Levying Developer Fees Correctly?"**

Do you fully understand the difference and the need for a Fee Justification Study versus a School Facility Needs Assessment? What is legally required before you can assess or increase Level 1 developer fees or levy Level 2 developer fees? What is a Level 3 developer fee, and when can you levy it? What's the relationship between developer fees and State General Obligation Bonds? What are the requirements and restrictions on continuing to levy developer fees in a depressed home building market or declining enrollment district? All of those questions and more will be answered in this two-hour developer fee refresher and update.

For more information about the Fall Conference and to sign up, please visit the C.A.S.H. website at www.cashnet.org. Click on the banner ad at the top of the home page. 

CASH REGISTER ADVERTISING POLICY

The *CASH Register* is published 11 times a year (January through November) and is circulated to school district superintendents, business managers, facility planners, architects, maintenance personnel, contractors, developers, financial institutions, attorneys, licensed professionals, construction inspectors and consultants throughout California. Distribution is approximately 1,600 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.
- ▶ All ads will be printed in black ink unless other arrangements are made.

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.”

Please send your artwork and advertising request form to *CASH Register* Editorial Office, 1130 K Street - Suite 210, Sacramento, CA 95814 or by email to sfife@m-w-h.com

If you have any questions, please call the C.A.S.H. office at (916) 448-8577.

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An advertising request form can be found on the C.A.S.H. website at www.cashnet.org in the members only section under *CASH Register* Information or by contacting Shannon Mahoney at sfife@m-w-h.com.

All rates and specifications are effective July 1, 2008, and subject to change without notice.



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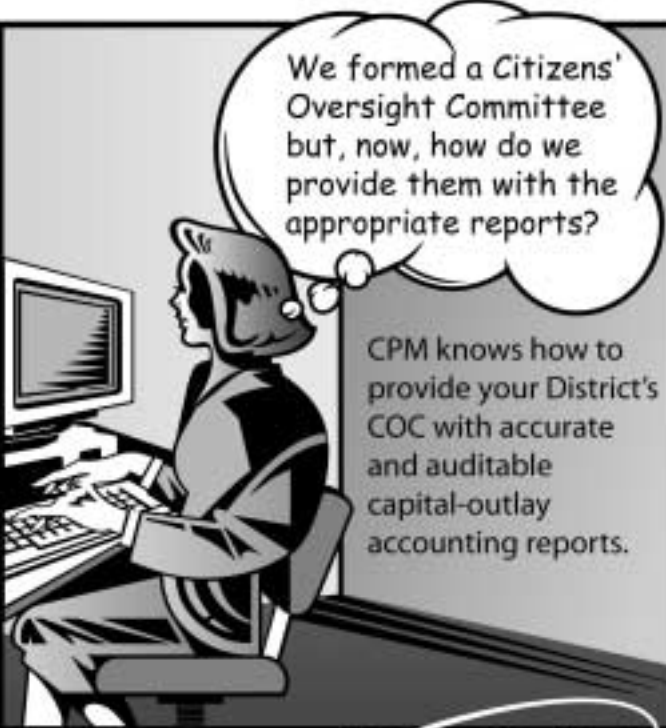


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- September 23, 2008**
Tuesday
**Advanced Concepts in Construction Management:
Innovative Solutions for Your Next Project Workshop**
Doubletree Hotel, 2001 Point West Way, Sacramento CA
- September 24, 2008**
Wednesday
General Membership Meeting
1020 11th Street, 2nd Floor, Sacramento CA
- September 26, 2008**
Friday
**Advanced Concepts in Construction Management:
Innovative Solutions for Your Next Project Workshop**
Ontario Airport Marriott, 2200 E. Holt Blvd., Ontario, CA
- October 6, 2008**
Monday
**State Board of Education Revised
Charter School Regulations Workshop**
Westin South Coast Plaza
686 Anton Boulevard, Costa Mesa, CA
- October 7-8, 2008**
Tues. – Wed.
C.A.S.H. Fall Conference
Westin South Coast Plaza
686 Anton Boulevard, Costa Mesa, CA
- October 24, 2008**
Friday
**C.A.S.H. School Facilities Leadership Symposium
for Superintendents**
Hyatt Regency Sacramento, 1209 L Street, Sacramento, CA
- October 29, 2008**
Wednesday
General Membership Meeting
Location TBD

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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