



Building Blocks

The Office of Public School Construction newsletter

"To enrich the lives of California's school children as stewards of the taxpayers' commitment to education"

ARNOLD SCHWARZENEGGER
Governor, State of California

BILL LEONARD
State and Consumer Services Agency Secretary

RON DIEDRICH
Acting Director, Department of General Services



Office of Public School Construction
STAFF TO THE STATE ALLOCATION BOARD

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Update on Seismic Mitigation Program

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Priority Funding Round Update

Welcome to the latest edition of Building Blocks. The deadline for districts choosing to participate in the priority funding round is quickly approaching. Districts opting to participate in the priority funding round have until June 28, 2010 to submit a request to convert an Unfunded Approval to an apportionment.

[read more...](#)

Priority Funding Round Update



Lisa Silverman
Acting Executive Officer

Welcome to the latest edition of Building Blocks. The deadline for districts choosing to participate in the priority funding round is quickly approaching. Districts opting to participate in the priority funding round have until June 28, 2010 to submit a request to convert an Unfunded Approval to an apportionment.

The response for this funding round has been substantial. The Office of Public School Construction has received requests for 418 projects in 120 districts, totaling approximately \$1.3 billion. All requests to participate in the priority funding round will be presented at the August 4, 2010 State Allocation Board meeting. Since the amounts of the requests exceed the \$408.3 million in available bond funding, the Board shall apportion projects based on their Unfunded Approval date up to the available cash from each bond source. Any requests to participate in the priority funding round not converted to apportionments shall be returned to the districts, and the projects shall retain their original date order position on the [Unfunded Approval list](#).

Detailed information regarding the priority funding round is available on the [OPSC's homepage](#). If you have any questions, please contact your Project Manager.

Please send comments and suggestions for future editions of Building Blocks to opscnews@dgs.ca.gov.

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Clarification of Requirements when Selling School Sites

By Dennis Mehl and Steve Inman

The Office of Public School Construction has recently published two articles (January 2010 and May 2010 Building Blocks) concerning the sale of school sites. These two articles highlight two different sections of the Education Code (EC) that govern a school district's ability to use the proceeds generated when selling a school site. Both require certain conditions be met in order for a school district to transfer proceeds of the sale of surplus property into the district's general fund.

Which Education Code is relevant is based on how the property was purchased!

The May article entitled 'Restrictions on Site Sales and the Use of Proceeds' is based primarily on EC Section 17462. The law applies to the proceeds of the sale of all surplus property regardless of whether State or local funds were used to purchase the property. It requires the districts, with State Allocation Board approval, to make a determination that they anticipate no site, construction, or deferred maintenance needs for the next 10 years. This will effectively "lock out" the school district from participating in the School Facility Program for that period of time.

The January article entitled 'Documents Needed for Requests to Transfer Site Sale Proceeds' is based on EC Section 17463.7 which became effective July 2009. This statute provided a narrow exception to EC Section 17462 and is applicable from July 28, 2010 to January 1, 2012. It allows a percentage of the proceeds from sale of the property, if it was originally purchased using only local funds (no State funds were involved), to be transferred into the general fund.

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The newer law (EC Section 17463.7) does not include a lock out period from the School Facility Program; however, it does lock out the school districts from participating in the Deferred Maintenance Extreme Hardship Program for five years. School districts do not have to determine their anticipated site or construction needs but will still need to certify they have no major deferred maintenance requirements not covered by existing resources and that the surplus site is not suitable for school construction needs for ten years.

For questions contact Steve Inman at (916) 375-4576 or steve.inman@dgs.ca.gov.

The School Facility Program

Since the inception of the School Facility Program in 1998, voters have authorized \$35.5 billion in bond funds, and the State Allocation Board (SAB) has apportioned a total of...

30,448,203.839

Following conversions of some unfunded approved projects to apportionments at the February and April 2010 SAB meetings, there are 587 total remaining unfunded approved projects for a total of...

01,940,900.453

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Update on Seismic Mitigation Program

By Alan Shoemaker

Proposition 1D provided \$1.9 billion for new construction of school facilities and up to 10.5 percent (\$199.5 million) for seismic repair, reconstruction, or replacement of the "most vulnerable" school facilities. In August 2009, the State Allocation Board (SAB) approved Seismic Mitigation Program (SMP) regulation changes that provided for additional eligible building systems and reduced the short period spectral acceleration criteria from 1.70 g to 1.68 g (a measurement of movement of the ground).

At the May 6, 2010 SAB Implementation Committee meeting, a discussion was held concerning barriers school districts encounter when trying to access SMP funds and how these barriers could be eliminated. Stakeholders identified a lack of interim housing funding should buildings be closed due to insufficient building systems. They also identified a lack of funding for up-front costs associated with preparing the necessary structural engineering evaluations as a barrier to accessing funding.

Stakeholders recommended that the State provide an up-front grant for soft costs such as engineering assessments of structural systems and a supplemental grant for interim housing should facilities need to be closed. Stakeholders also recommended that the Office of Public School Construction (OPSC) engage in more outreach efforts to assist districts in securing SMP funding. Stakeholders considered minimum requirements that districts would have to meet, such as the ground-shaking intensity threshold, in order to receive an up-front grant. Without an up-front grant, stakeholders argued, financial hardship districts are unable to access funding.

The Seismic Safety Commission recently provided \$200,000 in funding to the Division of State Architect (DSA) and the OPSC. The funding is to facilitate seismic structural evaluations of schools potentially eligible for SMP funding

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and for the development of a standard template that will facilitate consistent and effective seismic evaluations at a minimal cost. The OPSC and the DSA worked in tandem to solicit, evaluate, negotiate and award contracts for these specifications. The OPSC is currently administering contracts with two engineering firms located in the southern and northern portions of the State. Now that the structural engineering contracts are in place, the OPSC will soon be coordinating site visits with seven school districts that have previously expressed interest in having their facilities evaluated to secure SMP funding.



Dool Elementary School, Imperial County - Photo courtesy of the Division of the State Architect

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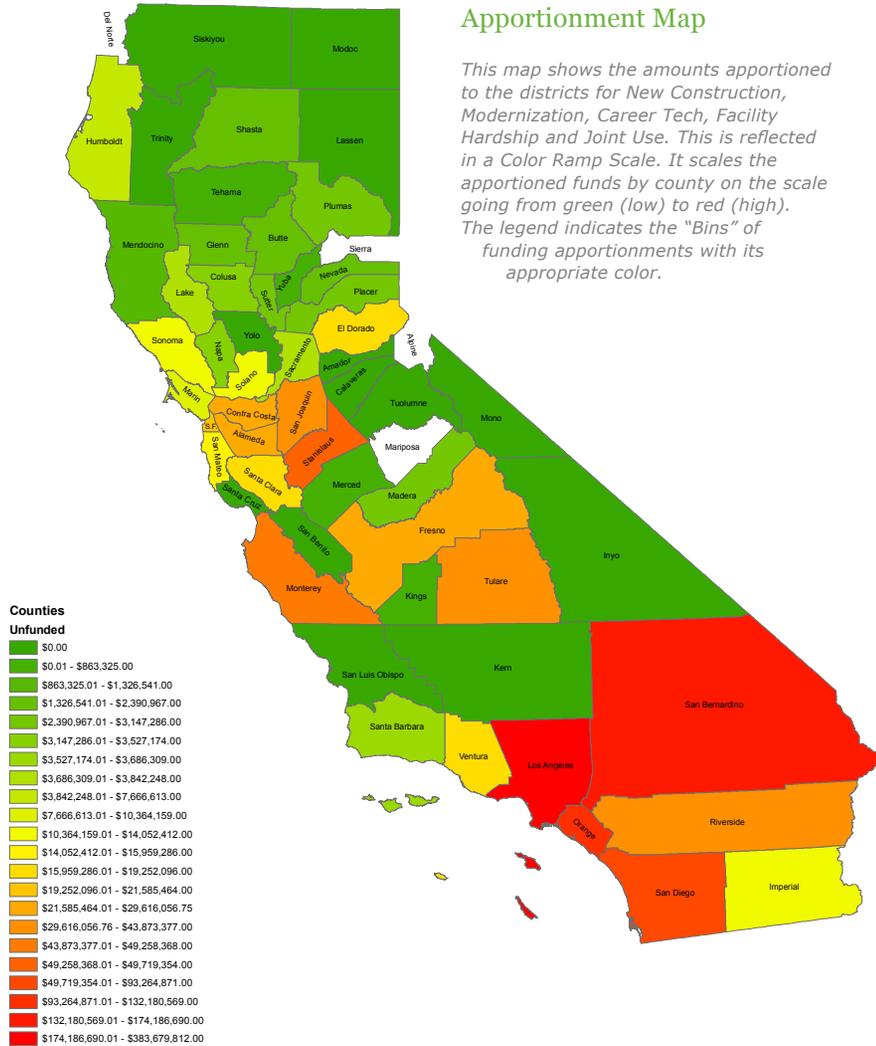


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- Apportionment Map
- Unfunded Approval Map
- Comparative Relationship

Apportionment Map

This map shows the amounts apportioned to the districts for New Construction, Modernization, Career Tech, Facility Hardship and Joint Use. This is reflected in a Color Ramp Scale. It scales the apportioned funds by county on the scale going from green (low) to red (high). The legend indicates the "Bins" of funding apportionments with its appropriate color.



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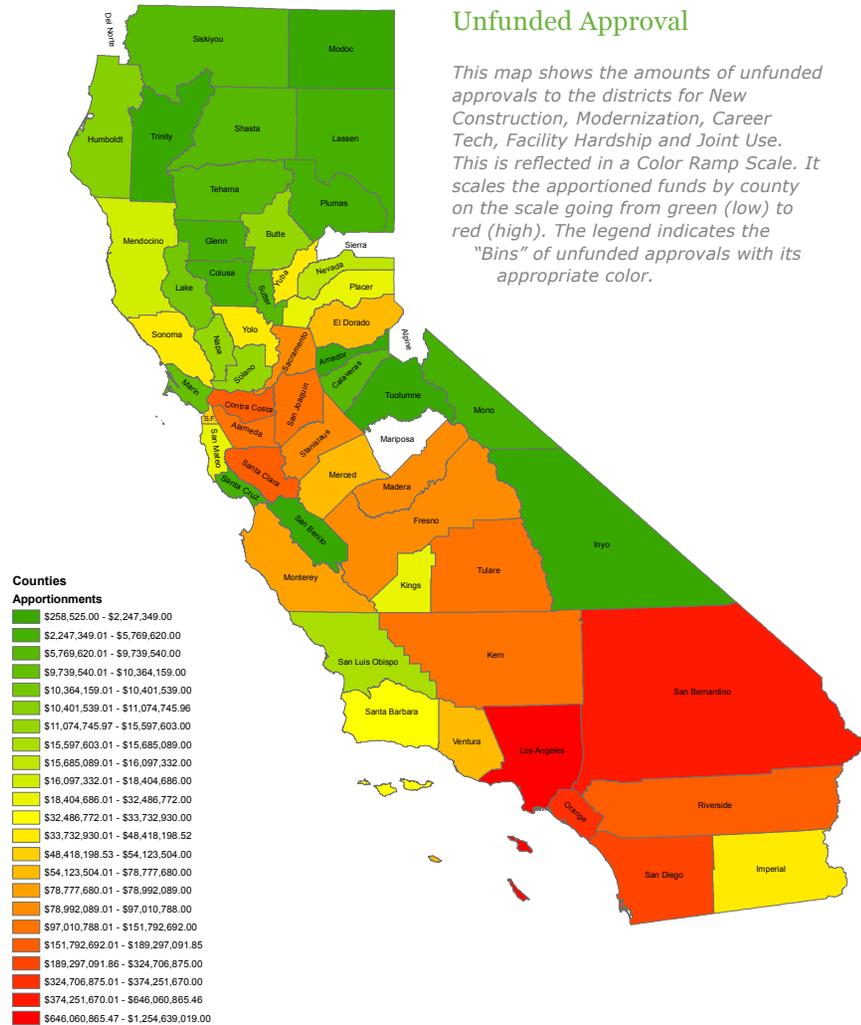


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Apportionment Map

Unfunded Approval Map

Comparative Relationship



Unfunded Approval

This map shows the amounts of unfunded approvals to the districts for New Construction, Modernization, Career Tech, Facility Hardship and Joint Use. This is reflected in a Color Ramp Scale. It scales the apportioned funds by county on the scale going from green (low) to red (high). The legend indicates the "Bins" of unfunded approvals with its appropriate color.

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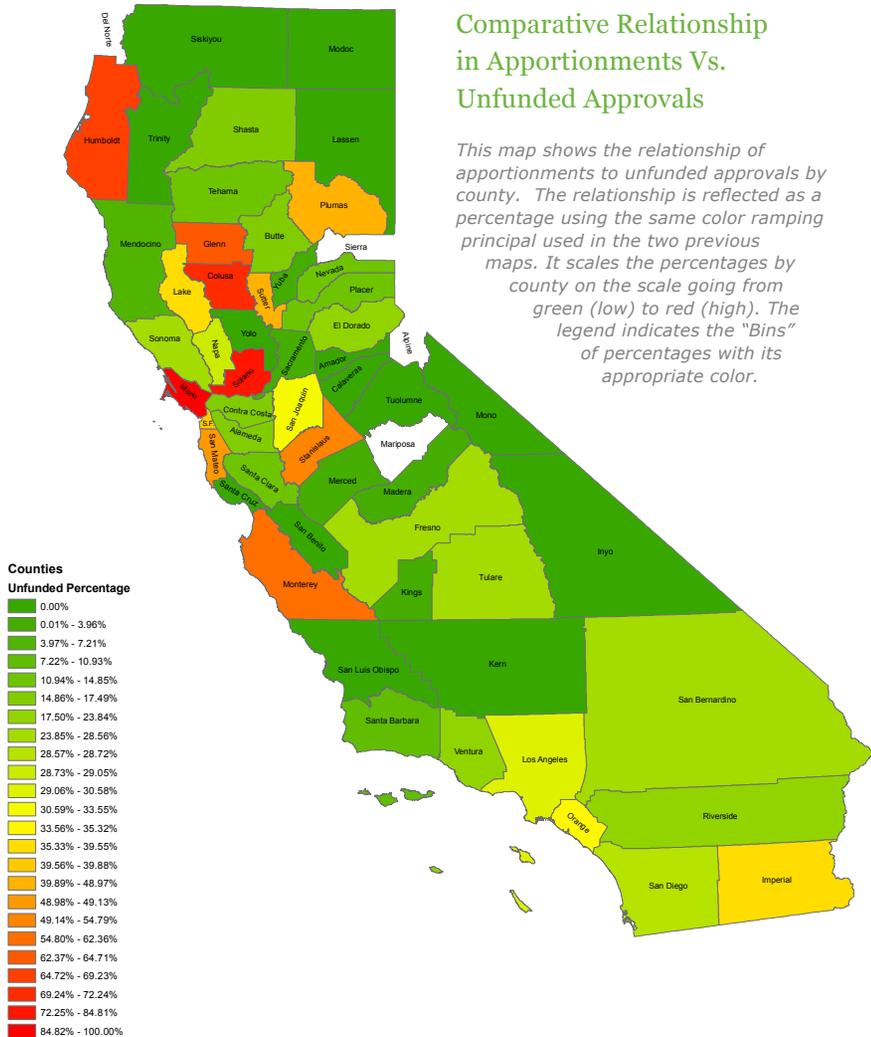
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Comparative Relationship in Apportionments Vs. Unfunded Approvals

This map shows the relationship of apportionments to unfunded approvals by county. The relationship is reflected as a percentage using the same color ramping principal used in the two previous maps. It scales the percentages by county on the scale going from green (low) to red (high). The legend indicates the "Bins" of percentages with its appropriate color.

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Bond Proceeds Release Continues

By Michael Watanabe

The Office of Public School Construction (OPSC) continues to release bond sale proceeds for school facility projects that received an apportionment from the State Allocation Board, but received no funds due to the freeze placed on disbursements from the Pooled Money Investment Board. The OPSC has processed the following fund releases from the 2009 bond sales as of June 1, 2010:

March 2009 Bond Sale:

Total funds released: \$547.93 million of \$548 million — 99 percent
Total projects: 234 projects have received funds

April 2009 Bond Sale:

Total funds released: \$1,323.1 billion of \$1.438 billion — 92 percent
Total projects: 360 projects have received funds

October 2009 Bond Sale and November 2009 Commercial Paper:

Total funds released: \$125.6 million of \$528.9 million — 24 percent
Total projects: 50 projects have received funds

November 2009 Bond Sale and December 2009 Commercial Paper:

Total funds released: \$40.3 million of \$111.4 million — 36 percent
Total projects: 18 projects have received funds

March 2010 Bond Sale:

Total funds released: \$19.1 million of \$1.351 billion — 1 percent
Total projects: 10 projects have received funds

See [Status of Funds](#) for more details.

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Regulatory Update

One-Year Extension of General Site Development Grant

- Adopted at the June 23, 2010 State Allocation Board (SAB) meeting.
- Proposed to extend the grant until no later than January 1, 2012.
- Review process underway.

Priorities in School Construction Funding

- Adopted at the May 26, 2010, SAB meeting with emergency status.
- Proposed to establish a priority funding round to expedite apportionments for unfunded approval projects that demonstrate capability of submitting a fund release request within 90 days of apportionment.
- Effective date June 24, 2010.

Financial Hardship Unfunded Reviews

- Adopted at the May 26, 2010, SAB meeting with emergency status.
- Proposed to clarify when the Office of Public School Construction is required to conduct financial hardship unfunded reviews.
- Review process underway.

High Performance Incentive Grant Changes

- Adopted at the May 26, 2010, SAB meeting.
- Proposed to amend the High Performance Incentive grant to promote greater participation in the program.
- Review process underway.

Overcrowding Relief Grant (ORG) Regulations

- Adopted at the January 27, 2010, SAB meeting.
- Proposed to add a funding cycle for ORG applications received by July 30, 2010 and to authorize the SAB to establish additional future funding cycles.
- Effective date June 23, 2010.

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Implementation of Senate Bill 592

- Adopted at the February 24, 2010, SAB meeting.
- Proposed regulatory changes implement Senate Bill 592, which allows local governmental entities and charter schools to hold title to charter school projects receiving funds under the Charter School Facilities Program.
- Review process continues.

Modernization Funding for Accessibility and Fire Code Requirements

- Adopted at the March 24, 2010, SAB meeting.
- Proposed regulatory changes allow modernization "replacement of like-kind in new building areas" to have the same calculation options as all other Excessive Cost Hardship Grants for accessibility and fire code compliance costs.
- Review process continues.

Note: Regulations become effective upon review and approval of the Office of Administrative Law

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Implementation Committee Discussions

The following items were presented at the June 3, 2010 Implementation Committee meeting:

Agenda Item	Description	Comments/Actions
Career Technical Education Expenditure Reporting	Discuss proposed Career Technical Education Facilities Program worksheet.	Questions from Committee Members and the public were addressed. This item will be presented at a future Implementation Committee Meeting for further discussion.
Construction Cost Index	Evaluate Construction Cost Indices related to the School Facility Program (SFP) annual grant adjustment.	Questions from Committee Members and the public were addressed. This item will be presented at a future Implementation Committee Meeting for further discussion.
High Performance Incentive Grants	Discussed data collection requirements associated with the State Allocation Board approved, revised Project Information Worksheet (PIW) to collect data regarding High Performance Incentive Grant projects. The revised PIW and SFP regulations have been submitted to the Office of Administrative Law for approval.	A list of Frequently Asked Questions to post on the Office of Public School Construction Web site regarding the data collection will be developed and presented at a future Implementation Committee Meeting.

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Community Corner

Los Angeles Unified School District

Porter Ranch – Valley Region Span K-8 School #2
Groundbreaking - June 5, 2010

Los Angeles Unified School District

Walnut Park – South Region Middle School #3
Groundbreaking - June 10, 2010

Los Angeles Unified School District

Los Angeles – Ramona Opportunity High School
Ribbon Cutting - June 17, 2010

Fresno’s CART celebrates decade of learning

CART, which commemorates its 10th anniversary Saturday, June 19, 2010, remains one of the state’s most recognized and respected alternative high school programs.

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Upcoming Meetings

State Allocation Board (SAB) Meetings - [View SAB calendar](#)

- August 4, 2010 (Wednesday) 4:00 p.m.
- August 25, 2010 (Wednesday) 4:00 p.m.
- September 22, 2010 (Wednesday) 2:00 p.m.

[Webcasts of previous SAB meetings](#)

OPSC/DSA Pre-SAB Meeting Forums

Preceding SAB Meetings in the DGS Main Auditorium at 9:30 a.m.

[Webcasts of previous Pre-SAB Meeting Forums](#)

Implementation Committee Meetings - [View IMP calendar](#)

- July 8, 2010 (Thursday) 9:30 a.m.-1:00 p.m.
- August 12, 2010 (Thursday) 9:30 a.m.-3:30 p.m.
- September 9, 2010 (Thursday) 9:30 a.m.-3:30 p.m.

[Webcasts of previous IMP meetings](#)

Priority Funding Deadline

June 28, 2010 - Last day for districts opting to participate in the priority funding round to submit a request to convert an unfunded approval to an apportionment.

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