



Lean Operations

By Rob Cook, Executive Officer

In an effort to streamline our processes, the Office of Public School Construction (OPSC) is in the process of implementing Lean practices throughout our organization.

Lean is a way of doing business that focuses on the customer and looks for ways to add value and eliminate waste in operations or processes.

[Read more](#)



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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

FRED AGUIAR
Secretary, State and Consumer Services Agency

WILL BUSH
Director, Department of General Services



Office of Public School Construction
STAFF TO THE STATE ALLOCATION BOARD

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In an effort to streamline our processes, the Office of Public School Construction (OPSC) is in the process of implementing Lean practices throughout our organization. Lean is a way of doing business that focuses on the customer and looks for ways to add value and eliminate waste in operations or processes. Organizations such as Toyota, Dell Computers, and Stanford University Hospital utilize Lean practices.

Over the past year, the OPSC has been actively involved in the incorporation of Lean principles at every level, from training sessions for all staff to Kaizen (meaning "change for good") workgroups, which brainstorm and execute improvements in a specific area of the organization. These Kaizen workgroups have produced successful results that enable us to provide you with an increased level of service, such as the new outreach program conducted by the OPSC's Plan Verification Team and the recent introduction of the electronic e-agenda for State Allocation Board meetings.

As we continue to maximize our efficiency through ongoing Lean efforts, we look forward to continuing to provide you with a high level of customer service and timely application processing.

Further lean construction information can be found at the following links:

- [Beyond Manufacturing: The Evolution of Lean Production](#)
- [Lean Construction Opportunities Ideas Practices](#)
- [Integrated Agreement for Lean Project Delivery](#)
- [From Lean to Lasting: Making Operational Improvements Stick](#)
- [Lean Construction Institute](#)

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

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Strategic Planning

By Senator Alan Lowenthal, State Allocation Board member



One of my goals in serving on the State Allocation Board (SAB) is to enhance the relationship between the SAB and school districts. In the spirit of transparency and accountability, several committees have recently been formed that will help to accomplish this goal.

The SAB Audit Subcommittee and the SAB Rules and Procedures Subcommittee were created by board action earlier this year. These subcommittees will provide additional clarity to the governance structure of the SAB and direction to the Office of Public School Construction (OPSC) on the scope of their audit authority. I look forward to serving as the Chairman of the SAB Audits Subcommittee as we work to create an appropriate balance between accountability and the use of state and local resources.

In addition, I am serving as Chairman of the recently established [Senate Select Committee on State School Facilities](#). The first in a series of hearings by this select legislative committee was held on July 14, 2009. The purpose of this committee is to develop a vision for the future of California's K-12 school facility infrastructure investment.

I look forward to the exchange of ideas in these committees as the SAB and school districts continue to work together as partners to provide quality schools throughout the state.

Detailed information on my [background is available online](#).

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Hot Off the Press

By Teresa Boron-Irwin, Counsel to the State Allocation Board



With the promotion of Henry Nanjo to Assistant Chief Counsel for the Department of General Services' Office of Legal Services (OLS), I have recently been assigned as Counsel to the State Allocation Board (SAB) and the Office of Public School Construction (OPSC). While I am newly assigned to the OPSC, I have been an attorney since 1979, and my career with the Department of General Services began in 1982. My previous

assignments within the OLS have included review and approval of contracts for the California Department of Education, and serving as Executive Secretary to the State Race Track Leasing Commission. I currently provide legal services to the Division of the State Architect (DSA) and the Lease and Property Management offices within the Department's Real Estate Services Division. I also serve as Counsel to the California Building Standards Commission.

As Counsel to the SAB, the OPSC, and the DSA, I will have the opportunity to experience the School Facility Program on several levels, from plan reviews to funding apportionments. I look forward to my new assignment and the opportunity to work in this challenging and rewarding field.

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School Facility Program Audit Notes

By Michael Watanabe

In November of 2006, voters authorized \$42.6 billion in infrastructure bonds, including \$7.3 billion in Proposition 1D, for new construction and modernization of K-12 schools. In January of 2007, Governor Arnold Schwarzenegger issued [Executive Order S-02-07](#) to ensure bond accountability. This requires agencies that expend bond proceeds to implement front-end, in-progress, and follow-up accountability monitoring. As a lead agency, bond accountability means upholding our covenant with the taxpayers, who ultimately pay for schools.

To meet these requirements, the OPSC has updated its [Program Audit Guides](#), engaged in a training program to ensure that audit staff meets [US Government Accountability \(Yellow Book\) Auditing Standards](#), and is performing collaborative on-site field engagements with school districts. The incorporation of these improvements streamlines the audit process, allowing for more efficient use of district staff time and a more productive audit environment.

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Shaking Up Seismic

By Josh Damoth and Rebecca Kirk

The Office of Public School Construction (OPSC), in conjunction with the Division of the State Architect and other experts, has conducted outreach and analysis in order to promote participation in the the \$199.5 million Seismic Mitigation Program. Discussions have primarily involved the possibility of expanding the program requirements to allow more facilities to become eligible for funding. The goal is to increase Seismic Mitigation Program participation while retaining the program's statutory focus on the most vulnerable facilities.

Several options for increasing program participation will be presented at the August State Allocation Board (SAB) meeting.

School districts potentially eligible for seismic repair continue to be contacted by the OPSC. The outreach effort offers funding application assistance while providing the OPSC an opportunity to gather information on the potential barriers preventing districts from applying for funding. The SAB recently approved the first [Seismic Mitigation project](#), which will replace a gymnasium in the San Ramon Valley Unified School District.

For more information on the Seismic Mitigation Program, please view the [Facility Hardship Grant](#) section of our Web site or contact Josh Damoth at (916) 323-7938 or josh.damoth@dgs.ca.gov.



Charter School Facilities Program Workshop

The Office of Public School Construction (OPSC), the California School Finance Authority (CSFA), and the California Department of Education (CDE) recently held workshops to help interested charter schools learn more about the application process for the Charter School Facilities Program. Resources available:

[Webcast of Sacramento Workshop](#)

[OPSC Presentation](#)

[CSFA Presentation](#)

[CDE Presentation](#)

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Friday Furloughs Return

Through a recent [Executive Order](#), Governor Schwarzenegger has increased the number of furlough days from two to three days per month for State employees. Beginning in August, the OPSC will be closed on the first, second, and third Fridays of each month. For planning purposes, school districts should be mindful of these closure dates and their impact on form submittal deadlines. The OPSC is unable to grant form submittal extensions for statutory or regulatory deadlines that fall on a furlough day.



REGULATIONS UPDATE:

Adjustments to School Facility Program (SFP) Grants

- Adopted at the Feb. 25, 2009, State Allocation Board (SAB) meeting.
- Proposed to extend the General Site Development Grant to Dec. 31, 2009.
- Public comment period ends August 24, 2009.

Implementation of Senate Bill 658

- Adopted at the March 25, 2009, SAB meeting.
- Phases out Multi-Track Year-Round Program Education operational grants and related SFP eligibility changes.

Implementation of Senate Bill 1556

- Adopted at the April 22, 2009, SAB meeting.
- Proposed regulatory changes allow elementary school districts that meet specific criteria to report enrollment on a High School Attendance Area basis.

Emergency Repair Program (ERP)

- Adopted at the December 10, 2008, SAB meeting.
- Proposed to extend the time limit for local educational agencies to complete an ERP project by three months, and to submit Form SAB 61-04 accompanied by the return of any project savings and/or interest earned on State funds.
- Public comment period ended July 27, 2009.

Note: Regulations become effective upon review and approval of the Office of Administrative Law. These regulations are all pending

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Relocatable Classrooms on the Move

By Karyn Lowe



The Office of Public School Construction (OPSC), is liquidating its inventory of relocatable classrooms as part of the [Phase Out Plan](#) adopted by the State Allocation Board (SAB) on October 26, 2005. Through the implementation of this plan, the OPSC has sold approximately 6,000 of the original 6,579 relocatable classrooms. School districts and charter schools currently have priority when purchasing these classrooms. Beginning August 15, 2009, however, the remaining relocatable classrooms will be offered to public entities pursuant to the SAB Phase Out Plan. School districts and charter schools will still be able to purchase these classrooms after that date on a first-come-first-served basis.

The [current inventory](#) of relocatable classrooms can be a viable alternative to modernizing or building new classrooms for school districts and charter schools during these tough economic times. The available relocatable

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classrooms provide 960 square feet of classroom or storage space and range in age and price.

Visit our [website](#) to view the lists of available relocatable classrooms and other pertinent information. For additional information regarding the purchase, availability or specifications of the relocatable classrooms, please contact:

Freda Stathopoulos - (916) 322-5766 or freda.stathopoulos@dgs.ca.gov
Liz Cheyne at (916) 323-2636 or liz.cheyne@dgs.ca.gov



Fund Releases Continue

Progress of fund releases as of July 27, 2009:

March Bond Sale Proceeds

Total funds released: \$523.3 million of \$548 million — 96 percent of bond funds

Total projects: 227 out of 235 — 97 percent of projects receiving funds

Total districts: 84 out of 85 school districts — 99 percent of districts

April Bond Sale Proceeds

Total funds released: \$1.09 billion of \$1.44 billion — 76 percent of bond funds

Total projects: 213 out of 232 — 92 percent of projects receiving funds

Total districts: 81 out of 92 — 88 percent of districts

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Plan Verification Team Initiates Outreach Program

By Ian Knutilla

The Office of Public School Construction's (OPSC) Plan Verification Team (PVT) is conducting a new outreach program. The goal of the outreach is to assist school districts, architects, cost estimators, and consultants who will be submitting site development cost estimates with funding applications to the OPSC for review. This will be a proactive approach to assist districts and architects with any questions or issues before the cost estimates and funding applications are submitted to the OPSC. In addition, the outreach will help to ensure that eligible districts are receiving the additional grants for site development, which are a considerable source of funding for many school districts' new construction projects. This outreach is part of the OPSC's Lean initiative for process improvement.

Members of the PVT will be conducting active outreach at various County Office of Education meetings throughout the state. Numerous architects and districts have been contacted regarding the new outreach program. The PVT is available to answer PVT-related questions or questions about the School Facility Program grants for site development. PVT staff works collaboratively in person or via email or phone. It is our hope that this outreach will streamline the funding process, develop stronger working relationships, and improve channels of communication. For more information or questions, please contact:

Ian Knutilla - (916) 324-9643 or Ian.Knutilla@dgs.ca.gov
Nicolaus Hom - (916) 445-0529 or Nicolaus.Hom@dgs.ca.gov

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OPSC Deadlines and Key Dates

Upcoming Meetings

State Allocation Board [View calendar](#)

- August 26, 2009
- September 23, 2009
- October 28, 2009

Implementation Committee [View calendar](#)

NOTE: Due to the State Furloughs, the meeting dates have been changed

- August 6, 2009
- September 3, 2009
- October 1, 2009

Program Application Deadlines

Overcrowding Relief Grant

- Fifth Round January 29, 2010

Career Technical Education Facilities Program – Third Cycle

- CDE Grant Application due to CDE by September 18, 2009
- OPSC Application for Funding (Form SAB 50-10) due April 1, 2010

Charter School Facilities Program September 28, 2009

Critically Overcrowded Schools Program

Final Conversion Application due by October 27, 2009*

Reports

Regional Occupational Center or

Program Facilities Report (Form 406R) September 1, 2009

* NOTE: Emergency Regulations provide time extensions, but projects needing current year eligibility to convert will need to submit by October 31, 2009.

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Implementation Committee Meeting Webcasts

Meetings of the State Allocation Board (SAB) Implementation Committee will soon be available for viewing via [webcast](#). Following the success of the SAB meeting webcasts and as part of the Office of Public School Construction's ongoing efforts to increase transparency and accommodate school districts with restrictions on travel, webcasts of the Implementation Committee meetings will begin at the August 6, 2009 meeting.

Questions and comments regarding Implementation Committee meetings may be emailed to sab-imp@dgs.ca.gov.

The August 6, 2009 meeting will be held from 9:30 a.m. to 3:30 p.m. in the California State Capitol, Room 126. Please monitor our website for the dates and locations of future Implementation Committee meetings.

The School Facility Program

Since the inception of the School Facility Program in 1998, voters have authorized \$35.4 billion in bond funds, and the State Allocation Board (SAB) has apportioned 9,491 projects for a total of...



Since the freeze placed on disbursements from the Pooled Money Investment Board, the SAB has accepted and processed unfunded approvals for 236 projects for a total of...



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