



OPSC's new location at DGS Headquarters in the Ziggurat Building

## Building Schools and Creating Jobs

Welcome to the latest edition of Building Blocks. The Office of Public School Construction's (OPSC) primary goal is to facilitate the distribution of school facilities funds to school districts. As detailed in the funding availability update in this edition of Building Blocks, nearly \$1.35 billion was made available to the School Facility Program from two successful March 2010 State bond sales....

[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*

**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

# Building Schools and Creating Jobs



**Lisa Silverman**  
*Acting Executive Officer*

Welcome to the latest edition of Building Blocks. The Office of Public School Construction's (OPSC) primary goal is to facilitate the distribution of school facilities funds to school districts. As detailed in the funding availability update in this edition of Building Blocks, nearly \$1.35 billion was made available to the School Facility Program from two successful March 2010 State bond sales. The success of these bond sales enabled the State Allocation Board (SAB) to convert \$961 million in unfunded approvals to active apportionments at the April SAB meeting.

The distribution of these funds can go a long way in stimulating job creation. In fact, one of the articles in this edition demonstrates that five completed Charter School Facilities Program projects created more than 1,100 jobs directly related to the new facilities!

In keeping with our goals of facilitating the distribution of funding to school districts and encouraging innovative school facilities that benefit our school children as well as the environment, the OPSC is currently working with stakeholders in order to make High Performance Incentive grants more accessible, particularly for modernization projects. Stay tuned as we continue the development of potential changes to the High Performance Incentive grant.

Please send comments and suggestions for future editions of Building Blocks to [opscnews@dgs.ca.gov](mailto:opscnews@dgs.ca.gov).

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# A Note from the New Counsel to the State Allocation Board

By Lance Davis



**Lance Davis**  
*SAB/OPSC Legal Counsel*

I have recently been assigned as Counsel to the State Allocation Board and the Office of Public School Construction. Following my graduation from McGeorge School of Law in 2003, I spent three years in private practice. Subsequently, I worked as counsel to the Department of Corrections and Rehabilitation. My employment with the Department of General Services' Office of Legal Services (OLS) began in June 2008. My previous assignments for the OLS have included employment law issues, contract issues, and information technology procurement for the Technology Acquisition Branch. I look forward to my new assignment working with the various school facility programs.

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# High Performance Incentive Update

By Brian LaPask

Proposition 1D set aside \$100 million for incentive grants to promote the use of high performance attributes in new construction and modernization projects for K-12 schools. The high performance attributes are in the following categories:

- Sustainable Sites
- Energy
- Water
- Materials
- Indoor Environmental Quality

By meeting High Performance Rating Criteria within the categories, a project achieves points; more of the high performance attributes generally means a higher point score. The construction plans and supporting documentation are submitted to the Division of the State Architect (DSA) for review and point score verification. The verified point score is reported on a scorecard and submitted to the Office of Public School Construction (OPSC) as part of the complete funding request. The number of points verified for a project corresponds to a funding increase ranging from two to just over ten percent of the project's per pupil construction base grant.

At the February 2010 State Allocation Board (SAB) meeting, the Board requested that OPSC Staff convene a workgroup to examine the [High Performance Incentive grant](#), with an emphasis on the lack of modernization requests. After the Board's February request, OPSC Staff convened two workgroup meetings. Input was gathered from stakeholders that included architects, school district representatives, the U.S. Green Building Council, the Collaborative for High Performance Schools, the Coalition for Adequate School Housing, Legislative staff, the California Department of Education, and the DSA.

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After the first round of workgroup meetings, OPSC Staff presented [proposed regulation changes](#) to the April Implementation Committee meeting, along with [other proposals](#) from various stakeholders. Those proposals were all discussed, but consensus was not reached. Following the Implementation Committee meeting, OPSC Staff conducted one additional workgroup meeting. A revised proposal will be presented at the May Implementation Committee meeting with the goal of presenting proposed regulation changes at the May SAB meeting.

For more information about the High Performance Incentive grant, please contact:

Brian LaPask at (916) 375-4667 or [blapask@dgs.ca.gov](mailto:blapask@dgs.ca.gov)

Tim Hegedus at (916) 375-6726 or [timothy.hegedus@dgs.ca.gov](mailto:timothy.hegedus@dgs.ca.gov)

### Did you know?

Extensive information regarding items to be presented at State Allocation Board (SAB) meetings is available on the Office of Public School Construction's (OPSC) [Web site](#).

The SAB Index, an alphabetized list of items scheduled for presentation to the SAB, is posted online at least ten days prior to each monthly meeting. SAB Meeting Agendas, which contain the full text of each item scheduled for presentation, are available online approximately one week prior to each monthly meeting.

The OPSC provides a [link](#) for viewing live webcasts of every SAB meeting. Additionally, archived webcasts and transcripts are available after each SAB meeting.

The OPSC and the Division of the State Architect are also now offering informational Q & A sessions prior to each SAB meeting. These monthly meetings are being held at 9:00 a.m. on the morning of each SAB meeting, and will also be broadcast via webcast.

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STAFF TO THE STATE ALLOCATION BOARD

# Office of Public School Construction Relocation Information

On March 29, 2010, all Office of Public School Construction (OPSC) staff relocated to offices within the Department of General Services' headquarters in West Sacramento. This move provides benefits including the integration of similar functions within the Department, the eliminated expense of leasing downtown office space, and enhanced efficiencies.

Please be assured that OPSC staff continues to be available for on-site consultations at our new physical address:

The Ziggurat Building  
707 Third Street  
West Sacramento, CA 95605

Please direct all correspondence to the OPSC's new mailing address:

Office of Public School Construction  
P.O. Box 980610  
West Sacramento, CA 95798-0610

If your correspondence is directed to an individual staff member or unit, please indicate this along with the new mailing address.

In addition, phone numbers for all OPSC staff have changed due to the recent relocation. An updated [office contact directory](#) is available on the OPSC's Web site. Email addresses have not changed.

We recognize that change can often be difficult, but we appreciate your understanding as we reduce expenses in order to operate more efficiently during these difficult fiscal times.

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## Got Funds?

At its February meeting, the State Allocation Board (SAB) was able to provide \$111 million worth of active apportionments to projects that previously received an unfunded approval. Following the February SAB meeting, \$25.4 million in residual proceeds from late 2009 State bond sales remained available. In addition, the School Facility Program recently received \$1.351 billion from March 2010 bond sales. Therefore, the total available proceeds prior to the April SAB meeting was as follows (in millions of dollars):

	<b>Prior Bond Sale Proceeds</b>	<b>March 2010 Bond Sale Proceeds</b>	<b>Total Avaliable Proceeds</b>
<b>Proposition 47</b>	\$ 25.2	\$ 240.9	\$ 266.1
<b>Proposition 55</b>	0.0	353.2	353.2
<b>Proposition 1D</b>	0.2	757.0	757.2
	<b>\$ 25.4</b>	<b>\$1,351.1</b>	<b>\$1,376.5</b>

This available funding enabled the SAB to convert \$961 million in unfunded approvals to active apportionments at the April SAB meeting. As additional funds become available, the OPSC continues to reconcile available funding with the current unfunded list to bring unfunded projects to the SAB as quickly as possible to receive active apportionments. The OPSC encourages school districts that may receive fund releases to submit a request as soon as they are eligible.

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STAFF TO THE STATE ALLOCATION BOARD

# Bond Proceeds Release Continues

By Veronica Kaldani and 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 April 1, 2010:

### March 2009 Bond Sale:

**Total funds released:** \$547.93 million of \$548 million — 99 percent of bond funds

**Total projects:** 234 projects have received funds

### April 2009 Bond Sale:

**Total funds released:** \$1.289 billion of \$1.438 billion — 90 percent of bond funds

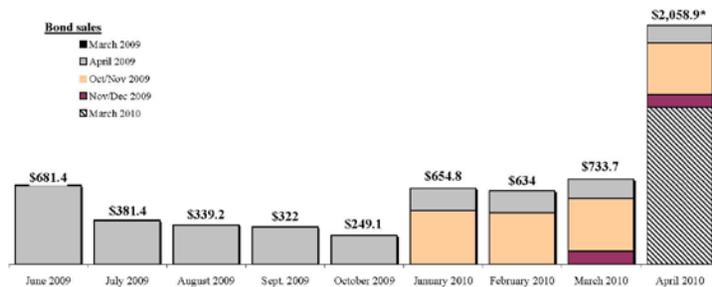
**Total projects:** 338 projects have received funds

### October 2009 Bond Sale and November 2009 Commercial Paper:

**Total funds released:** \$81.9 million of \$528.9 million — 15 percent of bond funds

**Total projects:** 30 projects have received funds

School Facility Program Funds Available, as a Result of Bond Sales in 2009 and 2010  
(in millions of dollars)



\*Includes \$224.7 million reserved for Career Technical Education projects amount available in >

	June 2009	July 2009	August 2009	September 2009	October 2009	January 2010	February 2010	March 2010	April 2010
March 2009 sale	\$4,300,000	\$4,300,000	\$300,000	\$300,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
April 2009 sale	\$677,100,000	\$377,100,000	\$338,900,000	\$321,700,000	\$249,000,000	\$192,100,000	\$192,100,000	\$168,100,000	\$149,200,000
Oct/Nov 2009 sales	\$0	\$0	\$0	\$0	\$0	\$462,600,000	\$441,800,000	\$454,100,000	\$447,000,000
Nov/Dec 2009 sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,400,000	\$111,400,000
March 2010 sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,351,200,000
<b>Total Funds Available</b>	<b>\$681,400,000</b>	<b>\$381,400,000</b>	<b>\$339,200,000</b>	<b>\$322,000,000</b>	<b>\$249,070,000</b>	<b>\$654,770,000</b>	<b>\$633,970,000</b>	<b>\$733,670,000</b>	<b>\$2,058,870,000</b>

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# Regulatory Update:

## One-Year Extension of General Site Development Grant

- Adopted at the November 4, 2009, State Allocation Board (SAB) meeting.
- Extends the grant until no later than January 1, 2011.
- Effective date April 8, 2010.

## 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.
- Public comment period ends May 3, 2010.

## 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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# State Allocation Board Actions

## Charter School Facilities Program Agreements

At the April State Allocation Board (SAB) meeting, an item was approved to present additional templates of Charter School Agreements for the [Charter School Facilities Program](#) for circumstances in which a charter school is holding title to the project facilities. Additionally, the SAB authorized the Executive Officer to sign the agreements on behalf of the Board.

## Priorities in Funding

An item was presented at the April SAB meeting to discuss the current method of providing apportionments and whether modifications are necessary to reflect the State's extraordinary fiscal climate.

The current practice for making apportionments is based on the date a complete application is received for processing and placed on the Unfunded List, and the availability of cash due to bond sales. With this current system, no consideration is given to whether or not the school district is actually ready or able to proceed with the construction of the project. Despite the current availability of cash, many school districts with active apportionments are not in a position to immediately submit a fund release request. Meanwhile, some districts with unfunded approvals may be ready to start construction, but are ineligible for fund release without an active apportionment. The current approach limits the ability to prioritize school construction, stimulate the economy, or create jobs.

Options for modifying the current method of providing apportionments were presented at the April SAB meeting. An SAB subcommittee will be formed for further consideration of these options.

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# OPSC Deadlines and Key Dates

## Upcoming Meetings

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

- May 26, 2010 (Wednesday) 4:00 p.m.
- June 23, 2010 (Wednesday) 4:00 p.m.
- July 28, 2010 (Wednesday) 4:00 p.m.

[Webcasts of previous SAB meetings](#)

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

- May 6, 2010 (Thursday) 9:30 a.m.-3:30 p.m.
- June 3, 2010 (Thursday) 9:30 a.m.-3:30 p.m.
- July 8, 2010 (Thursday) 9:30 a.m.-3:30 p.m.

[Webcasts of previous IMP meetings](#)

## Did you know?

### Office of Public School Construction & Division of the State Architect Town Hall Meetings

The Office of Public School Construction (OPSC) and the Division of the State Architect recently hosted four Town Hall meetings in various locations throughout the state. OPSC workshops at these Town Halls included "Expediting the Application Review Process" and "Audit Process and Tips."

As an all-inclusive conclusion to the Town Hall meetings, a School District Empowerment event is scheduled for May 20, 2010 at the Department of General Services' Headquarters (Ziggurat Building) in West Sacramento. The agenda for this statewide event will include discussions of past and present funding availability and process impacts. In order to benefit as many school districts as possible, this information will also be available via webcast.

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