

REPORT OF THE EXECUTIVE OFFICER  
State Allocation Board Meeting, April 2, 1997

SCHOOL DISTRICT DATA

School District:.....SAN FRANCISCO UNIFIED County:.....SAN FRANCISCO  
Application Number:.....77/68478-17-02 School Name: ..... BESSIE CARMICHAEL ELEMENTARY  
Project Sq. Ft.:.....25,100 Project Grade Level:.....K-5  
ADA Assigned to Project:.....577 Total District ADA: ..... 10,594  
Application Filing Basis: .....HIGH SCHOOL ATTENDANCE AREA  
Current Phase Approval Status:..... PHASE C  
Percentage Of State Funding .....50% Funding Priority ..... Hardship

PURPOSE OF REPORT

To present the District's request for the following:

1. Amend the project to replace inadequate area in lieu of modernization.
2. The abandonment and replacement of 25,100 square feet of inadequate area utilizing eligibility criteria under the provisions of the Modernization Program.
3. A waiver of the new construction entitlement requirement for the area to be abandoned.
4. Replacement of the inadequate area with permanent facilities utilizing a cost allowance equal to 75 percent of new area.
5. Hardship Status.
6. A Phase P approval and apportionment.

DESCRIPTION

The original application for this project included the modernization of the existing facilities. During the planning phase of the project, it was determined that the facilities were inadequate and the best course of action was to abandon and replace the area with new facilities. The District is requesting State funding for 25,100 square feet under the abandonment policy and will construct 14,900 square feet of additional area with its own funds, for a total building area of 40,000 square feet.

BOARD POLICY

Please refer to the SAB Hardship and Abandonment Policies in the Policy Section.

Due to unique facility problems of this District, the State Allocation Board (SAB) previously allowed this District to abandon inadequate facilities utilizing eligibility criteria from the Modernization Program at another location within the District.

STAFF COMMENTS

This project was originally approved and funds were apportioned for Phases P and C in the amount of \$951,114 to modernize the facilities. Any amendment in this project for necessary planning funds to replace these facilities, rather than modernize, do not require an additional apportionment at this time.

STAFF COMMENTS (con't)

The District has submitted the necessary documents to justify the abandonment of these facilities. However, the District does not have new construction eligibility which is a requirement for replacement of inadequate facilities. The District is proposing that the justification for replacement of these facilities be made utilizing its modernization eligibility in lieu of new construction entitlement. The Office of Public School Construction (OPSC) has verified that this area qualifies for modernization. Furthermore, it concurs with the District's request since the District is only asking for replacement costs based on 75 percent of the new area and because this is a 50/50 project. Additionally, the SAB approved a similar request from this District at a different location due to unique facility problems and site restrictions.

RECOMMENDATIONS

1. Approve the District's requests to amend this project and to abandon and replace 25,100 square feet of inadequate area with permanent facilities utilizing a cost allowance equal to 75 percent of new permanent area.
2. Approve a waiver of the new construction entitlement requirement under the abandonment policy and allow the District to utilize modernization eligibility for this purpose. In addition, modify the Abandonment and Replacement policy to provide that priority one (50/50) projects where the district is requesting up to 75 percent cost allowance for permanent replacement area may justify the project utilizing modernization eligibility criteria. All other abandonment criteria shall apply.
3. Approve a Phase P for replacement facilities of 25,100 square feet. No additional apportionment is necessary at this time.
4. Approve the Hardship Status.