



2014 Year in Review

The Office of Public School Construction (OPSC) and the State Allocation Board (SAB) have accomplished much in the past year. Our key accomplishment for 2014 was the release of more than \$660 million to school districts, which provided critical funding for K-12 school facilities.

Under the Priority Funding process, SAB apportioned funds for School Facility Program (SFP) projects in April and August, for a total of \$472.7 million for 139 projects throughout the state.

Another highlight of 2014 was the funding provided in the State Budget for the Emergency Repair Program (ERP), which enabled the release of \$187.4 million for 841 ERP projects statewide. The ERP provides grant and/or reimbursement funding to school districts for the cost of repairing or replacing existing building systems or structural components that are broken or not functioning properly and which pose a health and safety threat to students and staff at eligible school sites.



Lisa Silverman
Executive Officer

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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"

EDMUND G. BROWN JR.
Governor, State of California

MARYBEL BATJER
Secretary, Government Operations Agency

ESTEBAN ALMANZA
Acting Director, Department of General Services



Office of Public School Construction
STAFF TO THE STATE ALLOCATION BOARD

2014 Year in Review...

The SAB also provided unfunded Preliminary Charter School Apportionments totaling \$89.9 million dollars to the successful applicants of the Charter School Facilities Program (CSFP) funding round.

2015 will bring major changes to OPSC, as SFP bond authority is nearly depleted. Our focus is shifting to streamlining the process for the Seismic Mitigation Program (SMP). In addition, we continue to accept applications for Facility Hardship and SMP projects: Facility Hardship projects may receive funding as bond authority returns to the program, and the SMP has \$141.2 million in remaining bond authority. Finally, CSFP projects are moving toward conversion to final charter school apportionments.

One thing will not change: as always, OPSC staff will continue working hard to prepare funding items for the SAB and release funds as quickly as possible to school districts. We are proud of our mission, and the work we've done "enriching the lives of California's school children as stewards of the taxpayer's commitment to education."

We look forward to serving California's school districts in 2015.

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

Lisa Silverman, Executive Officer

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Revised Expenditure Worksheet Instruction for SFP Projects

By Hung Bang

School Facility Program (SFP) Regulation Section 1859.104 requires school districts to submit an *Expenditure Report* (Form SAB 50-06) and a list of project expenditures one year after receiving the initial fund release for the project. Subsequent expenditure reports are due annually until all state and required district funds are expended, per Education Code Section 17076.10(a).

The list of project expenditures should reflect all expenditures for the project and includes information such as warrant numbers, warrant dates, warrant payees, warrant amounts, and specific descriptions of the expenditures as required on Form SAB 50-06. The description of expenditures must provide sufficient detail for the Office of Public School Construction (OPSC) to verify that all project expenditures are allocated to the project as approved by the State Allocation Board and that the expenditures have been recorded in the proper cost categories.

To assist districts with reporting some of the more complex site acquisition cost reporting categories, such as site support, hazardous waste removal, associated Department of Toxic Substances Control oversight fees, and other site costs, OPSC has updated the instructions for completing the *Expenditure Worksheet* (also known as the Detailed Listing of Project Expenditures). The revised Expenditure Worksheet instructions will direct districts on where to report these costs depending on how the site was acquired (new, leased site, or existing site).

Revised Expenditure Report – Savings Worksheet

OPSC has added a column on the Savings Worksheet section of the Expenditure Worksheet – “OPSC Project Number.” Districts should enter the SFP project number where the savings amount was applied to in this column.

- SFP Regulation Section 1859.103 allows districts with non-financial hardship projects to apply savings on a construction project towards the district’s high priority capital facility needs. If the district is using the state’s share of savings as the district’s matching contribution, it must be for a like-kind SFP project.
- Please note that a district is limited on how savings are used for financial hardship projects. Savings on a financial hardship project must be returned to the state to reduce the financial hardship apportionment on the project, or

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Revised Expenditure Worksheet - Instruction for SFP Projects, continued...

the district can choose to retain the project savings to reduce the state’s financial hardship contribution on a future project in the next three years. After the three year time line, any unused savings remaining, including interest, must be returned to the state.

The revised Expenditure Worksheet and instructions are now available, and can be accessed via the OPSC website under the “Forms” tab.

For more information, please contact:

- Hung Bang, Auditor, at hung.bang@dgs.ca.gov or (916) 375-4618

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Clean Schools Restrooms Update

By Liz Cheyne

In January 2004, Senate Bill (SB) 892 became law (Chapter 909, Statutes of 2003), requiring school districts to keep restrooms clean, maintained, and stocked at all times. Effective January 1, 2015, SB 971 (Chapter 923, Statutes of 2014) amended the Education Code to eliminate the reporting mechanism to the State Allocation Board. Due to this amendment, the Office of Public School Construction will no longer be accepting the *Restroom Maintenance Complaint* (Form SAB 892).

The law still requires school districts to continue to comply with SB 892 in keeping restrooms clean, fully operational and stocked at all times with toilet paper, paper towels/functional hand dryers and soap. The restrooms must be kept open during school hours when pupils are not in classes, and a sufficient number must be kept open during school hours when pupils are in classes.

For more information, please contact:

- Charles Price, Project Manager, at charles.price@dgs.ca.gov or (916) 375-4112

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Implementation of Senate Bill 869 - CTEFP

By Melissa Thomas

At the February 24, 2015 State Allocation Board (SAB) meeting, the SAB approved regulatory amendments to implement the provisions set for by Senate Bill (SB) 869 Chapter 39, Statutes of 2014.

The new law removes the SAB’s ability to allocate or approve High Performance Incentive (HPI) Grants and Career Technical Education Facilities Program (CTEFP) projects on or after January 1, 2015. Projects on the Unfunded List (Lack of AB 55 Loans) will retain any HPI or CTEFP bond authority approved on or before December 31, 2014. In addition, SB 869 required that for any HPI and CTEFP bond authority unallocated by the SAB by January 1, 2015, 50 percent would be transferred to the School Facility Program (SFP) New Construction Account and 50 percent would be transferred to the SFP Modernization Account. Those funds, totaling approximately \$32.2 million, were transferred and reallocated for new construction and modernization projects on the Unfunded List (Lack of AB 55 Loans) at the SAB’s February 2015 meeting.

For any funds returned to the program on or after January 1, 2015, the SAB was granted the authority to determine the percentage to be allocated to the SFP new construction and SFP modernization accounts. Any bond authority that returns from HPI or CTEFP projects will be allocated first to facility hardship projects on the [Applications Received Beyond Bond Authority List](#) based on date order received. If there are no facility hardship applications on the Applications Received Beyond Bond Authority List or after all facility hardship applications are fully funded, any excess returning authority would then be divided on a 50/50 basis between SFP new construction and modernization accounts to fund new construction and modernization projects in date order received. Conforming regulations will be brought forward for approval at the April 2015 SAB meeting.

Also as a result of the legislation, the SAB took action at the February 2015 meeting to close the third CTEFP cycle filing round, and the Office of Public School Construction returned any remaining applications unprocessed to the school districts. At a future SAB meeting, OPSC will remove the HPI grant from projects that received an unfunded approval but are not yet on the Unfunded List (Lack of AB 55 Loans).

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All photos courtesy of Santa Rita Union School District

School of the Month: La Joya Elementary School

Santa Rita Union School District, Alameda County

The Santa Rita Union School District embarked upon the seismic retrofit of La Joya Elementary School following publication of the list of school sites identified as the most critical Category 2 building type that could potentially qualify for Seismic Mitigation Program funding. Category 2 building types require detailed seismic evaluation to determine if they can achieve life-safety performance in an earthquake. The proposed project included structural improvements to 10 classrooms, the administration building, library, computer lab, and all walkway canopies. The campus fire alarm system was also upgraded for all buildings on site. Student and staff safety was of utmost importance to the district in their decision to move ahead with this Seismic Mitigation Program project.

Because sufficient matching funds were not available, the district also applied for financial hardship funding. Once financial hardship funding was awarded, the district moved quickly with securing a structural engineer to start the

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School of the Month, continued...

Division of the State Architect (DSA) review process for the Seismic Mitigation Program.

Vanir Construction Management and Weston Miles Architects then joined the team. After the initial structural investigation, the team discovered that the original masonry walls were not properly connected to the roof diaphragm and the roof joists were sagging. Sister joists and hold-downs were installed to strengthen the roof structure and properly tie the joists to the walls. An extensive number of canopies were also directly attached to the masonry walls and needed to be separated from these walls using flexible seismic joints. The existing access to the administration building was problematic, so



Additional life safety requirements were also installed, such as improved accessibility across the campus and a new fire alarm system.

The team coordinated all the documentation required for the DSA submittal, including structural drawings and calculations for seismic evaluation, access compliance and fire life safety drawings and specifications as well as California Department of Education (CDE) and Office of Public School Construction (OPSC) submittals.

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School of the Month, continued...

The entire project team including state staff from both OPSC and DSA supported an iterative process during the review to develop the documents and ensure that the project complied with the funding criteria. The project was approved by DSA in June 2013 and submitted to OPSC for final funding approval in July 2013. The project team and district accelerated the construction schedule and started in late summer with a loan to be repaid when the funding was able to be released from the state.

The district chose the design-bid-build approach, and Tombleson, Inc. was selected as the general contractor. The construction team and district implemented safety measures to ensure the safety of all students, staff, parents, and community members during construction onsite.

Although rehabilitation of the mechanical system was not part of the original project, the school's old and very inefficient mechanical units and ducts presented the district with an opportunity to secure Proposition 39 funding to replace all of the classroom mechanical heating units with higher efficiency models, as well as using the Seismic Mitigation Program.

The project was successfully completed in early 2014, 15 months from inception, and final OPSC funding was received on June 30, 2014. Both the schedule and budget were met, and the collaborative approach of the district and all of the state agencies (OPSC, CDE, and DSA) was integral to this success.

The district's vision to rehabilitate the school using the Seismic Mitigation Program, financial hardship funding, and Proposition 39 funding resulted in a safer, more energy efficient, and beautifully modernized school that the students, staff and community value.



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School of the Month, continued...

Facilities or classrooms benefiting from upgrades:

- 10 classrooms
- Fire alarm upgrades to additional 22 classrooms and multipurpose room
- Library
- Computer lab
- Covered walkways
- Restrooms
- Administration building
- Custodial areas
- Teacher lounge



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Bond Proceeds Released

The Office of Public School Construction has processed the following fund releases from 2009–2015 bond sales, as of January 31, 2015:

November 2009 Bond Sale and December 2009 Commercial Paper:

Total funds released: \$111.3 million of \$111.4 million — 99 percent
Total projects: 39 projects have received funds

March 2010 Bond Sale:

Total funds released: \$1,351.2 million of \$1,351.3 million — 99 percent
Total projects: 298 projects have received funds

November 2010 Bond Sale:

Total funds released: \$1,471.4 million of \$1,483.1 million — 99 percent
Total projects: 541 projects have received funds

October 2011 Bond Sale:

Total funds released: \$994.4 million of \$1,003.5 million — 99 percent
Total projects: 518 projects have received funds

March 2013 Bond Sale:

Total funds released: \$499.0 million of \$500.0 million — 99 percent
Total projects: 182 projects have received funds

October 2013 Commercial Paper:

Total funds released: \$248.8 million of \$253.0 million — 98 percent
Total projects: 112 projects have received funds

March 2014 Bond Sale and Commercial Paper:

Total funds released: \$320.2 million of \$331.3 million — 97 percent
Total projects: 96 projects have received funds

September 2014 Bond Sale:

Total funds released: \$35.3 million of \$43.3 million — 82 percent
Total projects: 13 projects have received funds

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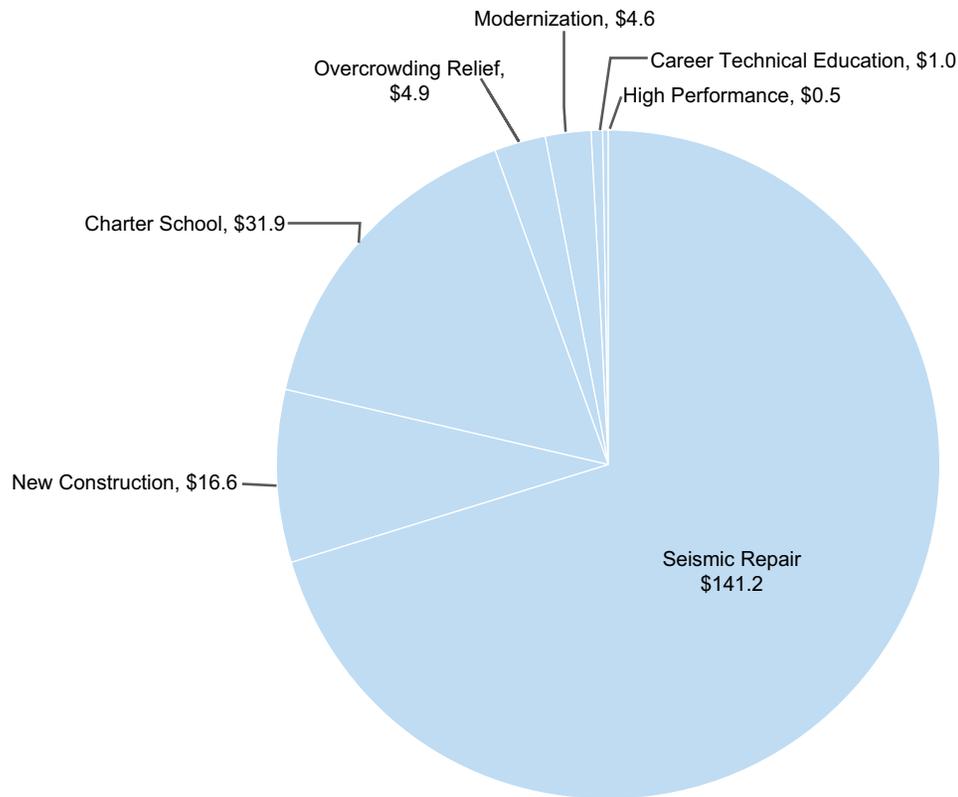
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Remaining Bond Authority

\$200.7 million as of February 24, 2015
(by program, in millions)



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Regulatory Update

Implementation of Assembly Bill 308 Proposed Regulations*

- Implements the return of monies from the School Facility Program (SFP) following the sale of a school site.
- Amends Regulation Section 1700.*
- Adopts Regulation Sections 1701, 1702, and Form SAB 308.*
- 45-day public comment period ended November 17, 2014.
- State Allocation Board (SAB) approved the final adoption of AB 308 Proposed Regulations on February 24, 2015.

General Site Development One-Year Extension

- Extends for one year (until January 1, 2016) the additional grant for General Site Development.
- Amends SFP Regulation Section 1859.76.
- 45-day public comment period ended December 8, 2014.
- Office of Administrative Law approval: February 9, 2015.
- Effective date: April 1, 2015.

Charter School Facilities Program New Construction Supplemental Grant (General Site Development)

- Provides consistency when calculating the General Site Development grant for preliminary apportionments.
- Amends SFP Regulation Section 1859.163.1.
- Currently in the administrative review process.

*These regulations are outside Chapter 12.5, the School Facility Program.

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Regulatory Update, continued...

Implementation of Senate Bill 854 Proposed Regulations

- Eliminates the additional prevailing wage monitoring grant for projects with a public works contract awarded on or after June 20, 2014.
- Amends various Regulation Sections (13).
- Amends the [Application for Funding](#) (Form SAB 50-04), [Fund Release Authorization](#) (Form SAB 50-05), [Application for Joint-Use Funding](#) (Form SAB 50-07), [Application for Preliminary Apportionment](#) (Form SAB 50-08), [Application for Charter School Preliminary Apportionment](#) (Form SAB 50-09), and [Application for Career Technical Education Facilities Funding](#) (Form SAB 50-10).
- Currently in the administrative review process.

Implementation of Senate Bill 869 Proposed Regulations

- Restricts the SABs ability to allocate High Performance Incentive and Career Technical Education Facilities Program funding.
- Amends Regulation Sections: 1859.2, 1859.70.4, 1859.107, 1859.164.2, 1859.190, 1859.195, and 1859.198.
- Amends the [Application for Funding](#) (Form SAB 50-04)
- Currently in the administrative review process.

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Community Corner

Recent Events

John Marshall Elementary School – Dedication Ceremony

Thursday, March 12, 2015—9 a.m.
2066 Falmouth Avenue
Anaheim, CA 92805

Diane E. Watson Career Training Center - Ribbon-Cutting Ceremony

Thursday, March 12, 2015—1 p.m.
3833 S. Crenshaw Boulevard
Los Angeles, CA 90008

If you would like to share an upcoming event, please send an email to opscommunications@dgs.ca.gov

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Upcoming Meetings

State Allocation Board

- April 15, 2015 (Wednesday) 4 p.m. – Location TBD

Active Certifications

Eighth Priority Funding Request Period

- Filing Period Began: November 12, 2014
- Filing Period Ended: December 11, 2014
- Requests Valid: January 1, 2015 through June 30, 2015

Next Funding Certification

Ninth Priority Funding Request Period

- Filing Period Begins: May 13, 2015
- Filing Period Ends: June 11, 2015
- Requests Valid: July 1, 2015 through December 31, 2015

For additional information, please see the [OPSC Events Calendar](#) online.

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