



# Breaking Ground

*The OPSC/DSA Connection to California School Districts*

State of California • Department of General Services

A PUBLICATION OF THE DIVISION OF THE STATE ARCHITECT AND THE OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SUMMER 2005

*a letter from*

**David Thorman and Luisa M. Park**



**M**uch has happened since our last issue of the *Breaking Ground* newsletter approximately two years ago. Luisa Park was reappointed as the Executive Officer of the Office of Public School Construction (OPSC) in January 2005 and David Thorman was appointed as the State Architect of California in April 2005. We are pleased to participate in this sixth issue of the OPSC and the Division of the State Architect (DSA) joint publication. This newsletter is published twice a year, or as needed to address key issues, and previews the collaborative efforts between our offices within the Department of General Services. *Breaking Ground* provides school districts, architects, design professionals, and consultants with information relating to both the OPSC and DSA processes, policies, and our latest joint ventures in California's school construction projects.

This issue features a topic that is extremely important and vital to school districts when filing an application for State funding—*The DSA Approval Requirement*. The articles highlight the importance of obtaining DSA approval of the plans and specifications for your new construction or modernization project before signing the construction contract.

We look forward to providing you with a newsletter filled with substance and anticipate that you will find this newsletter a valuable resource. Previous issues of *Breaking Ground* can be found on the OPSC Website at [www.opsc.dgs.ca.gov/ResourceInformation](http://www.opsc.dgs.ca.gov/ResourceInformation). We welcome your input as we continue

to develop and fine-tune our joint newsletter to meet your needs. Contact *Breaking Ground* with your comments at [breaking.ground@dgs.ca.gov](mailto:breaking.ground@dgs.ca.gov).

For those of you who look forward to receiving the *OPSC Advisory Actions*, do not worry. You can still count on receiving these important updates on recent State Allocation Board actions.

**David Thorman**

State Architect, Division of the State Architect

**Luisa M. Park**

Executive Officer, Office of Public School Construction

## OPSC Reminders. . .

### 2005 State Allocation Board Meetings\*

- Wednesday, September 28
- Wednesday, October 26
- November/December TBD

### 2005 Implementation Committee Meetings\*

- Friday, October 7
- Friday, November 4
- Friday, December 2

### Regional Occupational Center Facilities Report (Form SAB 406R)

Due triennially (September 1, 2006) districts must report on the facilities utilized for the operation of a regional occupational center or program per Education Code Section 17285(d).

### Interest Earned Report (Form SAB 180)

Due quarterly (March 31, June 30, September 30 and December 31) from each county for all districts which have earned interest from the Leroy F. Greene Lease-Purchase Fund.

\* Meeting dates, times and locations are subject to change. For the latest meeting information, check the OPSC Web site at [www.opsc.dgs.ca.gov](http://www.opsc.dgs.ca.gov).

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## BreakingGround

The OPSC/DSA Connection to California School Districts

### Editorial Group:

Lori Morgan, OPSC  
Carol Shellenberger, OPSC  
Dan Levernier, DSA

### Layout and Design:

Office of Public School Construction

Send your comments to *Breaking Ground* at:  
[breaking.ground@dgs.ca.gov](mailto:breaking.ground@dgs.ca.gov)

DSA • 1102 Q Street • Suite 5100  
OPSC • 1130 K Street • Suite 400  
Sacramento, CA 95814

## Approval Required for State Funding

LINDSAY KEYES, OPSC PROJECT MANAGER

An important factor in the timely completion of a school new construction or modernization project is obtaining approvals from various State and local entities. The OPSC reviews all incoming applications to verify that the application is complete and the project has received the necessary approvals from the relevant State agencies, such as the DSA, the California Department of Education (CDE) and the Department for Toxic Substances Control.

The DSA approval ensures that the facilities meet the legal requirements for structural safety, fire and life safety, and accessibility. State law requires that final plans and specifications must be reviewed and written approval granted by the DSA prior to a school district signing a contract for the construction or alteration of any school building. If a contract for construction is entered into prior to receiving DSA approval of the plans and specifications, State new construction, modernization or deferred maintenance funding may not be provided for that project. The only exception to this requirement is for portable buildings for which school districts must enter into a contract for fabrication or construction with a manufacturer in order to obtain the plans and specifications needed for DSA approval. However, the construction of the portable buildings and the related construction at the site cannot commence until DSA approval has been obtained for the construction plans. It is important to note that the stamp on the DSA approved plans does not constitute DSA approval. As of October 1, 2005, the date of DSA approval reported to the OPSC must be the date of the approval letter issued by the DSA.

Districts are encouraged to initiate discussions with the DSA and the CDE early in the planning phase of a project. The early detection of any problem areas will help minimize the potential for time delays, design changes due to building code requirements and increased project costs. ●


 State of California • Arnold Schwarzenegger, Governor  
 State and Consumer Services Agency  
**DEPARTMENT OF GENERAL SERVICES**  
 Division of the State Architect - Sacramento

**08/22/2005-APPROVAL OF PLAN(S)**

MR. PATRICK GODWIN  
 FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT  
 125 EAST BIDWELL STREET  
 FOLSOM CA 95630-3252

**Project:** LAGO VISTA HIGH (FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT)  
**Scope:** CONSTRUCTION OF ADMINISTRATION BLDG, MULTI PURPOSE  
**Application #:** 02-106615  
**Increment #:** 1  
**File #:** 34-H3

Drawings and specifications for the subject project have been examined and stamped by the State Architect (DSA) for identification on 8/12/05. A set of said drawings and specifications is being provided to the applicant.

This letter constitutes the "written approval of the plans as to safety of design and construction, and applies only to the work shown on these drawings. It does not constitute approval of any contract for construction, and this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditional upon the receipt of all necessary permits and approvals from the local jurisdiction within one year from the stamped date. The inspector must be approved and the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. If the applicant desires to verify this compliance, the applicant should consult with the consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions:

Buildings constructed in accordance with approved drawings and specifications, and standard given in Title 24, California Code of Regulations, for structural steel construction.  
 Due to the nature of the building(s), certain precautions considered necessary for the building(s) to be safe and sound. In the condition as built, the building(s) will meet minimum fire and life safety. The owner must observe and correct deterioration of the building(s) in a safe condition.  
 Your attention is drawn to the fact that this application was submitted under the provisions of Section 39140/81130 of the Education Code which permit repairs or replacement of building(s) made in accordance with the drawings and specifications previously approved for the reconstruction of this building under application # \_\_\_\_\_.  
 These drawings and specifications meet the rules, regulations, and standards of the State Architect and do not necessarily comply with rules, regulations, and standards of the local jurisdiction.

This Project is approved for construction.  
 Please refer to the drawings and specifications for details.  
 Sincerely,  
 David F. The State Architect  
 DFT: am  
 Attachments: cc: County Superintendent, OPSC Architect, SE, Reading, File

Regional Office • 1102 Q Street, Suite 5200 • Sacramento, CA 95814 • (916) 445-8730

# DSA Approval and Award of Construction Contract Dates

DAN LEVERNIER, DSA REGIONAL MANAGER

Section 17297 of the Education Code states that "...before letting any contract for any construction or alteration of any school building, the written approval of the plans, as to the safety of design and construction, by the Department of General Services, shall be first had and obtained." Also, Section 17307 indicates that "No contract for the construction or alteration of any school building...is valid, and no public money shall be paid for any work done under a contract ...unless the approval thereof in writing has first been had and obtained from the Department of General Services."

The responsibility for providing the above plan approval has been delegated to the DSA by the Department of General Services. Section 4-318 of Part 1, Title 24 states "DSA shall issue to the school district a letter approving the application for the project upon receipt of the stamped file copies of the approved plans and specifications. This letter shall constitute the 'written approval of the plans, as to safety of design and construction'

required by Sections 17297 and 81134, Education Code, before letting any contract..." Also, this section requires that prints of the stamped plans and specifications be submitted to DSA within 14 days of the date the plans and specifications are stamped by DSA.

Therefore, the official DSA plan approval date is the date of the DSA approval letter which is issued when a copy of the stamped plans and specifications is received by DSA. The plan approval date is not the date that the plans were stamped. Beginning October 1, 2005, only the date of the DSA approval letter will be considered valid approval.

A copy of the stamped plans and specifications should be submitted to DSA as soon as possible after they are stamped so an approval letter can be issued. In accordance with the above, no construction contract should be awarded until the approval letter has been issued by DSA. ●

**GENERAL SERVICES**  
Sacramento Office

(DISTRICT)  
HOUSE BLDG

Stamped by the Division of the State  
Plans has been filed on 8/22/05.

and construction" required before letting  
drawings and specifications. The date of

ditioned on construction starting within  
contract information, including the

(California Electrical Code), 4  
is the responsibility of the professional

itions specific to this project:

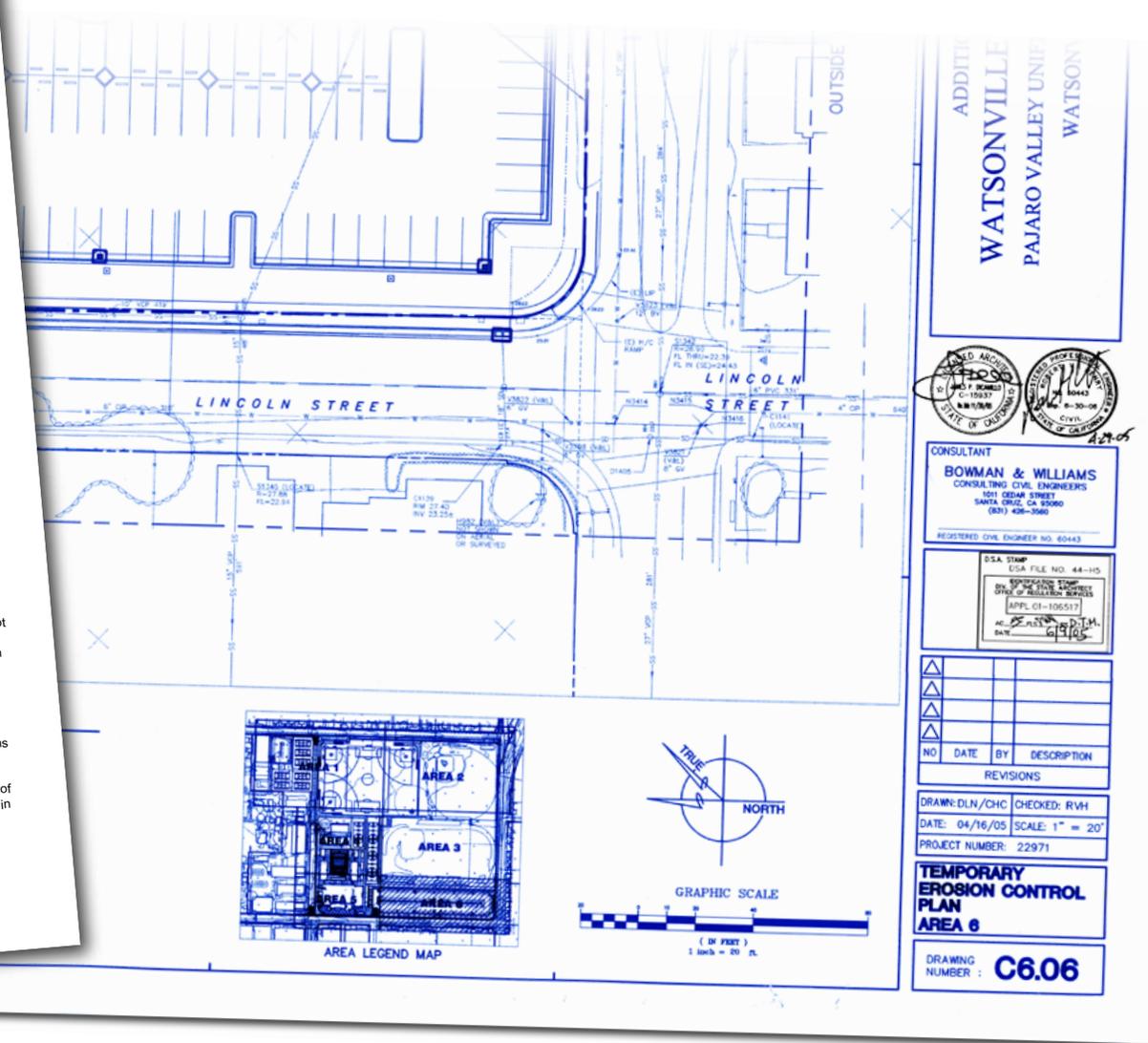
ifications will meet minimum required  
ural, and fire and life safety.

necessary to assure long service have not  
minimum required standards for structural,  
ioration in the building in order to maintain

ed under the provisions of Sections  
acement of a fire damaged building to be  
sly approved by this office. The drawings  
conform to the drawings and specifications

nd building standards in effect at the time of  
egulations, or building standards currently in

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## 4 – Breaking Ground

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**State of California**  
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Andrew Chang, Chief Deputy Director  
Rob Cook, Deputy Director

**Division of the State Architect**  
David Thorman, State Architect  
Roy McBrayer, Deputy to the State Architect

**Office of Public School Construction**  
Luisa M. Park, Executive Officer  
Lori Morgan, Deputy Executive Officer

**State Allocation Board**  
Luisa M. Park, Executive Officer  
Mavonne Garrity, Assistant Executive Officer