

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, July 25, 2007

ASSEMBLY BILL 127
GRANT INCREASE - PROJECT INFORMATION WORKSHEET

PURPOSE OF REPORT

To present the proposed Project Information Worksheet that will be used to gather data for the purpose of determining the annual increase or decrease to the New Construction Base Grant per Education Code (EC) Section 17072.11.

BACKGROUND

At the September 2006 State Allocation Board (SAB) meeting, regulations were approved to implement Assembly Bill (AB) 127, Chapter 35, Statutes of 2006 (Perata/Nunez). AB 127 added EC Section 17072.11 which provided for an increase of seven percent for elementary and middle school projects and a four percent increase for high school projects beginning July 1, 2006. AB 127 also stated that beginning January 1, 2008, the SAB has the authority to increase the base grant up to six percent or decrease it by an amount determined every fiscal year based on the current construction costs. Staff proposed correlating the annual recommended change in the base grant with the CCI increase, and the Implementation Committee recommended that regulations be developed to clarify the SAB's flexibility when adjusting the New Construction Base Grant. These regulations were approved as part of the regulation package approved at the September 2006 meeting. However, the proposed regulations relating to the new construction base grant increases were later withdrawn from the Office of Administrative Law (OAL) and cannot be resubmitted until a method to capture the current costs to build schools is approved by the SAB.

AUTHORITY

EC Section 17072.11(a)(3) states "the board shall conduct an analysis of the relationship between the per-unhoused-pupil grant eligibility....and the per-pupil cost of new school construction..."

EC Section 17072.11(b) states, "On or after January 1, 2008, the board shall increase or decrease the per-unhoused-pupil grant eligibility by amounts it deems necessary to cause the grants to correspond to costs of new school construction"

STAFF COMMENTS

In order to capture the most current costs to construct schools, Staff, with the assistance of the Grant Adequacy Committee, has developed the proposed Project Information Worksheet as shown on the Attachment. A district will need to complete the worksheet for new construction projects and submit it with the *Fund Release Authorization* and/or the *Expenditure Report*. The worksheet requests information on actual project costs and provides the data necessary for Staff to analyze current school construction costs. The information collected will be used to make a recommendation to the Board to determine the increase/decrease in the new construction base grant.

Staff will also be requesting information on how many classrooms are in the project, whether the projects include optional or required local design features, or if districts are re-using plans and if the re-use is resulting in cost-savings. The additional information requested will be used in providing bond accountability or may be used when comparing the costs to build schools with the grants provided by the State.

RECOMMENDATIONS

1. Approve the Project Information Worksheet as presented in the Attachment.
2. Authorize the OPSC to re-file the Grant Increase regulations with the OAL.

BOARD ACTION

In considering this Item, the Board requested that Staff return to the August State Allocation Board meeting with a revised Project Information Worksheet. In addition, the Board requested that Staff meet with the stakeholders and practitioners for input on the worksheet.

INFORMATION

Sections A, B and C of this worksheet will be used to complete the analysis to determine the yearly increase/decrease in the new construction base grant based on the current costs to construct schools as required by Education Code 17072.11(b).

Section D of this worksheet will be used to gather information on State funded projects that is required for inclusion in the Governor's bond accountability report.

INSTRUCTIONS

This worksheet must be completed and submitted with the Fund Release Authorization (Form SAB 50-05) for all new construction projects that are completing Part IV of the Form SAB 50-05.

This worksheet must be completed and submitted with the Expenditure Report (Form SAB 50-06) for all new construction projects.

Attach to this form the accepted bid documents including additive/deductive alternates.

A. Project Information:

1. Enter the total building square footage of the project. When calculating the square footage, include the total enclosed exterior square footage of the school building(s) per Regulation Section 1859.2. Do not include un-enclosed corridor area. Enter the cost per square foot. To determine the cost per square foot, divide the total building cost, excluding site development (service site, offsite, utilities and general site) costs by the total building square footage as reported.
 - a. From the total square footage entered above, enter the amount of square footage that is considered permanent (including modular buildings).
 - b. From the total square footage entered above, enter the amount of square footage that is considered portable per Education Code Section 17070.15(j)
 - c. Enter the total square footage of the multi-level parking included in the project (if applicable). Enter the cost per square foot. To determine the cost per square foot, divide the total cost of the parking structure, excluding site development, by the total square footage as reported.
2. Enter the recommended site size, as determined by the California Department of Education (CDE). Enter the number of pupils that were used to determine the recommended site size.
3. Enter the master plan site size, as reported to the CDE on the Form 4.02 or other documentation submitted to the CDE. Enter the number of pupils that were used to determine the master plan site size.
4. Enter the percentage of the main components of the permanent building(s) envelope. Enter the type of roofing used for this project.
5. Enter the percentage of the main components of the permanent building(s) structural system.

B. Financial Information (do not include site acquisition dollars):

1. Funds Available
 - Enter the amount of the State Apportionment(s) (Career Technical Education, Joint-Use, all other applicable State Funding).

- Enter the amount of any interest earned on State funds for this project.
- Enter the amount of the total local contribution, include any funds that exceed the district match on this project (including any funds that were part of the local contribution for a joint-use project, if applicable.)

2. Bid/Contract Data

- a. Enter the accepted base bid amount prior to any accepted additive/deductive alternates for all contracts. If there is more than one contract signed (e.g. multi-prime, etc.) please enter the total of all base bids.
- b. Enter the amount of all accepted additive/deductive alternates for all contracts.
- c. Enter the amount of the total construction contract. Include the amount of any change orders.
 - 1) Enter the amount of the building cost in the contract(s).
 - 2) Enter the amount of the site development work, including service site, offsite, utilities, and general site, included in the contract(s).
 - 3) Enter the amount of any other construction fees (as applicable). For example: Construction Management fees, General Conditions, etc...
3. Enter the amount of the estimated remaining project cost not yet contracted, invoiced or obligated (e.g., furniture and equipment, portions of work not yet bid, etc.) that are necessary for the completion of this project. *Do not include any costs that are reported in 4 below.*
4. Enter the amount of actual and estimated (not yet contracted, invoiced or obligated) soft costs for the project (e.g. tests and inspections, architect fees). *Do not include any costs reported in 3 above.*
5. Enter the amount of the total project cost. This amount should be equal to the sum of 2c, 3, and 4 above.

Additional Bid Data

- Enter the number of bidders who bid this project. If more than one contract was signed, please attach a separate listing of all trades, the number of bidders per package, and the dates each respective bid was opened.
- Enter the date(s) the bid(s) opened. If more than one bid date, enter the opening bid date of the first bid package.
- Describe the additive/deductive alternates. Include the amount of square footage included in the additive/deductive alternates, if applicable.

C. Detailed Project Information:

- For each of the core facilities listed in this section, enter the quantity built and the square footage of each facility. For purposes of the gymnasium include shower, locker, toilet, and office areas. For multi-purpose rooms, include the toilet area. The total square footage listed should not exceed the total project square footage listed in Section A(1). For purposes of identifying square footage, include the total enclosed exterior square footage of the buildings. Do not report any area more than once.
- List the core facilities from this section that were built to the number of pupils for the master plan enrollment.

D. Additional Information for Bond Accountability

Answer the following questions as completely as possible. If you need additional space, you may attach additional pages.

1. Enter the number of classrooms that are included in the construction contract(s).

2. Enter the capacity of the project based on single track use (disregard multi-track year round loading) and local district loading standards. Based on teacher contracts and/or local loading standards this number **may be** different from the number of pupils requested on the *Application for Funding* (Form SAB 50-04).

3. Joint-Use Information

- Check yes or no to indicate whether the project includes a joint-use partner, even if the joint-use project does not include State funding. Enter the OPSC application number, if applicable.

- If applicable, enter the name of the joint-use partner and what facilities are included as part of the joint-use project.

- Check yes or no to indicate whether the joint-use partner pledged or contributed capital funding towards this project. Any pledged or contributed amount needs to be included in the total local contribution in Section B-1

- If applicable, enter the dollar amount the joint-use partner is contributing

4. Check yes or no to indicate whether there were any local requirements or ordinances the district had to meet. For example, building a bridge, road, or street improvements, utilities, snow load, seismic.

- Check yes or no to indicate whether the State funded these mandates.

- If you checked yes on the previous box, enter the amount of State funding received.

- Check yes or no to indicate whether the cost of the mandated work was in the construction contract.

- Describe the local requirement(s) and any associated costs to meet the requirement(s).

5. Check yes or no to indicate whether this project is a re-use of plans.

- If the project is a re-use of plans, enter the number of times the plans have been re-used and the date the plans were first built.

- Enter the building and site development costs of the original project.

- Check yes or no to indicate whether changes were made to the original plans (classrooms/core facilities added/deleted) on the subsequent use(s).

- List the changes that were made to the plans (classrooms/core facilities added/deleted) on the subsequent use(s).

- Enter the building and site development costs on the subsequent projects.

- Check yes or no to indicate whether the re-use of the plans resulted in cost savings on this project. Examples of cost savings may include: architect fees- this may produce some savings since the basic plans are already completed and may only need to be slightly modified to accommodate the site; building costs- since the buildings have previously been built, it may result in fewer change orders; etc.

6. Please provide any additional information about this project that you think will be helpful in completing the analysis.

| | | |
|-----------------|--------|--------------------|
| SCHOOL DISTRICT | COUNTY | APPLICATION NUMBER |
|-----------------|--------|--------------------|

A. PROJECT INFORMATION

1. **Total Building Square Footage:** _____ **Cost per Square Foot:** \$ _____

a. Permanent Area (including modular): _____

b. Portable Area: _____

c. Square footage of multi-level parking (if applicable) _____ **Cost per Square Foot:** \$ _____

2. **CDE Recommended Acreage:** _____ **Based on how many pupils?** _____

3. **CDE Master Plan Acreage:** _____ **Based on how many pupils?** _____

4. **What materials are the main components of this project's building envelope?** Please indicate the percentage of each type of material used.

Brick: _____ %

Stucco: _____ %

Siding: _____ %

Concrete: _____ %

Type of Roofing: _____

5. **What materials are the main components of this project's structural system?** Please indicate the percentage of each type of material used.

Steel: _____ %

Wood: _____ %

Concrete: _____ %

Other (explain): _____ %

B. FINANCIAL INFORMATION (Do not include site acquisition dollars)

1. Funds Available

Amount of State Apportionment: \$ _____

Interest Earned on State Funds for this project: \$ _____

Total Local Contribution: \$ _____

2. Bid/Contract Data

**PROJECT COST UNDER CONTRACT
(INCLUDE ALL SOURCES OF FUNDING)**

a. Accepted Base Bid Amount prior to additive/deductive alternates: \$ _____

b. Amount of accepted additive/deductive alternates: \$ _____

c. Total Contract Cost \$ _____

1) Building Cost in Contract: \$ _____

2) Site Development in Contract: \$ _____

3) Other, if applicable (i.e. CM Fees, General Conditions) \$ _____

3. **Estimated Remaining Project Cost Not Yet Contracted:** \$ _____

4. **Soft Costs (e.g., tests and inspections, architect fees):** \$ _____

5. **Total Project Cost (Sum of 2c, 3, and 4):** \$ _____

Additional Bid Information:

How many bidders bid the project? _____

What date did the bids open? _____

Please describe the additive/deductive alternates: _____

Square Footage of Additive/Deductive Alternates: _____

C. DETAILED PROJECT INFORMATION

Please check those facilities included in the project. For purposes of determining square footage, please only include the total enclosed exterior square footage. The total square footage listed below should not exceed the total project square footage listed above in Section A(1). Please do not report the same area more than once.

| | QTY | TOTAL SQ FT |
|--|--|-------------|
| <input type="checkbox"/> Media Center/Library | _____ | _____ |
| <input type="checkbox"/> Multi Purpose Room | _____ | _____ |
| <input type="checkbox"/> Gymnasium | _____ | _____ |
| <input type="checkbox"/> Administration | _____ | _____ |
| <input type="checkbox"/> Kitchen Area | | |
| <input type="checkbox"/> Central Kitchen (serves other sites) | | _____ |
| <input type="checkbox"/> Warming Kitchen | | _____ |
| <input type="checkbox"/> Full Service Kitchen | | _____ |
| <input type="checkbox"/> Other Area | | |
| <input type="checkbox"/> Special Education (severely handicapped) | | _____ |
| Therapy Area | | _____ |
| <input type="checkbox"/> Facilities for dance, theater and visual arts (Performing Arts) | | _____ |
| <input type="checkbox"/> Stadium (seating capacity in lieu of square footage) | | _____ |
| <input type="checkbox"/> Lighting for evening games | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ |
| <input type="checkbox"/> Other | _____ | _____ |

Provide description (e.g., swimming pool): _____

Other Area as required by local educational specifications _____

Provide description: _____

Of the above core facilities (indicated by **boldface** type), which were built based on the number of pupils for the Master Plan Enrollment?

PROJECT INFORMATION WORKSHEET

NEW CONSTRUCTION PROJECTS ONLY

(NEW 06/07)

D. ADDITIONAL INFORMATION FOR BOND ACCOUNTABILITY

Please answer the following questions in the space provided. If more space is needed you may attach additional pages.

1. Number of classrooms in contract(s): _____

2. Capacity of project based on single-track use and local district loading standard: _____

3. Joint-Use Information

Did the project include a joint-use partner? Yes No OPSC application number (if applicable): _____

If yes, who was the joint-use partner and which facilities are involved? _____

Did the joint-use partner pledge or contribute any capital funding towards the construction of the project? Yes No

If yes, how much? \$ _____

4. Were there any local requirements or ordinances the district had to meet (i.e., road, street improvements, utilities, snow load, seismic)? Yes No

If yes, did the State fund these mandates? Yes No State Cost: \$ _____

If yes, were these costs included in the contract? Yes No

If yes, please specify the local requirement and the associated cost _____ \$ _____

5. Did you utilize existing architectural plans from another project? Yes No

If yes, how many times were these plans re-used? _____

What was the cost of the original project? Building: \$ _____ Site Development: \$ _____ Year Built: _____

Were there any changes to the plans for any subsequent projects (i.e., buildings added or excluded)? Yes No

If yes, what were the changes? _____

What was the cost of subsequent projects? Building: \$ _____ Site Development: \$ _____

Did the re-use of plans result in a cost savings on this project? (Including architect fees, building costs, etc.) Yes No

6. Comments _____

I certify, as the District Representative, that the information reported on this worksheet is:

- True and correct for the contract amount(s) reported; and
- To the best of my knowledge, all estimates include the most recent and updated information available; and,
- I am an authorized representative of the district as authorized by the governing board of the district; and
- This worksheet is an exact duplicate (verbatim) of the worksheet provided by the Office of Public School Construction (OPSC). In the event a conflict should exist, then the language in the OPSC worksheet will prevail.

| | |
|--------------------------------------|------|
| SIGNATURE OF DISTRICT REPRESENTATIVE | DATE |
|--------------------------------------|------|