

State Allocation Board Agenda



Luisa M. Park, Executive Officer
Office of Public School Construction
1130 K Street, Suite 400
Sacramento, CA 95814

Public Meeting
Wednesday, May 25, 2005
State Capitol Building
Room 126*
4:00 p.m.**

General Information
(916) 445-3160
ATSS 485-3160

For further information please contact your Project Manager.

* Meeting room and time subject to change.

** The Board will hold a closed session pursuant to Government Code Section 11126(e)(1).

A copy of the 10-Day Notice can be found on our web site at: <http://www.dgs.ca.gov/opsc>

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CLOSED SESSION

Pursuant to Government Code Section 11126(e)(1), the Board will meet in closed session for the purpose of conferring with and receiving advice from counsel regarding *East Side Teachers Association vs. California Department of General Services, Office of Public School Construction, and the State Allocation Board*, Superior Court of the State of California, County of Santa Clara (Case No.: 105CV037270).

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6	DEFERRED MAINTENANCE TIME EXTENSIONS To present Deferred Maintenance Program requests for a time extension to complete an Extreme Hardship project for the following schools: <ul style="list-style-type: none"> • Fort Bragg Unified/Mendocino – 40/65565-02-01 • Lemoore Union High/Kings – 40/63982-03-01 • Big Valley Joint Unified/Lassen – 40/64089-03-01 	110 - 111
7	NEEDLES UNIFIED/SAN BERNARDINO – 51/67801-00-01 To present the District's request for a 12-month time extension for the submission of a complete new construction funding application for the previously approved conceptual facility hardship replacement and site relocation application.	112
8	SAN RAFAEL CITY ELEMENTARY/MARIN – 58/65458-00-02 To present the District's request for conceptual approval for excessive costs for the rehabilitation of facilities pursuant to the School Facility Program Rehabilitation Excessive Cost Hardship Regulations.	113 - 114
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	<u>SPECIALS/APPEALS</u>	
11	EAST SIDE UNION HIGH/SANTA CLARA – 92/69427-00-00 To advise the State Allocation Board of the status of proceeds from the sale of the East Side Union High School District's Quimby Road surplus property and request authorization to refund the unused site assessment fee on that site.	121 - 122

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Alphabetical Listing

School District	County	Category	Page No.
ADELANTO ELEMENTARY	SAN BERNARDINO	Deferred Maintenance	Consent 91
ALBANY UNIFIED	ALAMEDA	SFP - Modernization	Consent 47
ANAHEIM UNION HIGH	ORANGE	SFP - New Construction	Consent 23
ANDERSON VALLEY UNIFIED	MENDOCINO	Deferred Maintenance	Consent 91
ARCADIA UNIFIED	LOS ANGELES	SFP - New Construction	Consent 15
ARENA UNION ELEMENTARY	MENDOCINO	Deferred Maintenance	Consent 91
ARMONA UNION ELEMENTARY	KINGS	Deferred Maintenance	Consent 91
BAKERSFIELD CITY ELEMENTARY	KERN	Deferred Maintenance	Consent 91
BANTA ELEMENTARY	SAN JOAQUIN	Deferred Maintenance	Consent 91
BEVERLY HILLS UNIFIED	LOS ANGELES	SFP - Modernization	Consent 15
BISHOP UNION ELEMENTARY	INYO	Deferred Maintenance	Consent 85
BISHOP UNION ELEMENTARY	INYO	Deferred Maintenance	Consent 85
BRAWLEY UNION HIGH	IMPERIAL	Relocatable Class.	Consent 94
BUCKEYE UNION ELEMENTARY	EL DORADO	Deferred Maintenance	Consent 91
BUELLTON UNION ELEMENTARY	SANTA BARBARA	Deferred Maintenance	Consent 91
BUENA PARK ELEMENTARY	ORANGE	Deferred Maintenance	Consent 91
BUTTE COUNTY OFFICE OF EDUCATION	BUTTE	Deferred Maintenance	Consent 91
BUTTEVILLE UNION ELEMENTARY	SISKIYOU	Deferred Maintenance	Consent 91
CALEXICO UNIFIED	IMPERIAL	Relocatable Class.	Consent 95
CAPISTRANO UNIFIED	ORANGE	SFP - New Construction	Consent 15
CAPISTRANO UNIFIED	ORANGE	SFP - New Construction	Consent 24
CAPISTRANO UNIFIED	ORANGE	SFP - Modernization	Consent 48
CAPISTRANO UNIFIED	ORANGE	SFP - Modernization	Consent 49
CAPISTRANO UNIFIED	ORANGE	SFP - Modernization	Consent 50
CERES UNIFIED	STANISLAUS	SFP - New Construction	Consent 66
CHOWCHILLA UNION HIGH	MADERA	Deferred Maintenance	Consent 91
CHULA VISTA ELEMENTARY	SAN DIEGO	SFP - New Construction	Consent 15
COACHELLA VALLEY UNIFIED	RIVERSIDE	Relocatable Class.	Consent 96
COACHELLA VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
COACHELLA VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
CORONA-NORCO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
CORONA-NORCO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 25
COTATI-ROHNERT PARK UNIFIED	SONOMA	Deferred Maintenance	Consent 91
DESERT SANDS UNIFIED	RIVERSIDE	SFP - New Construction	Consent 67
EASTERN SIERRA UNIFIED	MONO	Deferred Maintenance	Consent 91
EL SEGUNDO UNIFIED	LOS ANGELES	SFP - Modernization	Consent 15
ETNA UNION ELEMENTARY	SISKIYOU	Deferred Maintenance	Consent 91
EUREKA CITY UNIFIED	HUMBOLDT	SFP - Modernization	Consent 51
EUREKA CITY UNIFIED	HUMBOLDT	SFP - Modernization	Consent 52
EUREKA CITY UNIFIED	HUMBOLDT	SFP - Modernization	Consent 53
FLOURNOY UNION ELEMENTARY	TEHAMA	SFP - Modernization	Consent 15
FOLSOM-CORDOVA UNIFIED	SACRAMENTO	SFP - Modernization	Consent 15
FOLSOM-CORDOVA UNIFIED	SACRAMENTO	SFP - Modernization	Consent 54
FOLSOM-CORDOVA UNIFIED	SACRAMENTO	SFP - Modernization	Consent 55
FORT BRAGG UNIFIED	MENDOCINO	Deferred Maintenance	Consent 91
FORT BRAGG UNIFIED	MENDOCINO	Deferred Maintenance	Consent 86
GILROY UNIFIED	SANTA CLARA	SFP - New Construction	Consent 15
GOLD OAK UNION	EL DORADO	Deferred Maintenance	Consent 91
HACIENDA LA PUENTE UNIFIED	LOS ANGELES	L-P/Modernization	Consent 84
HANFORD ELEMENTARY	KINGS	SFP - New Construction	Consent 26

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School District	County	Category	Page No.
HARMONY UNION ELEMENTARY	SONOMA	Deferred Maintenance	Consent 91
HEMET UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
IMPERIAL UNIFIED	IMPERIAL	Relocatable Class.	Consent 97
IMPERIAL UNIFIED	IMPERIAL	Deferred Maintenance	Consent 91
INGLEWOOD UNIFIED	LOS ANGELES	SFP - New Construction	Consent 27
KERMAN UNIFIED	FRESNO	Deferred Maintenance	Consent 91
LA MESA-SPRING VALLEY	SAN DIEGO	Deferred Maintenance	Consent 91
LA MESA-SPRING VALLEY	SAN DIEGO	SFP - Modernization	Consent 12
LANCASTER ELEMENTARY	LOS ANGELES	Relocatable Class.	Consent 98
LARKSPUR ELEMENTARY	MARIN	Deferred Maintenance	Consent 91
LAS VIRGENES UNIFIED	LOS ANGELES	Deferred Maintenance	Consent 91
LEMOORE UNION ELEMENTARY	KINGS	Deferred Maintenance	Consent 91
LENNOX ELEMENTARY	LOS ANGELES	SFP - Modernization	Consent 56
LINDSAY UNIFIED	TULARE	SFP - New Construction	Consent 15
LODI UNIFIED	SAN JOAQUIN	SFP - New Construction	Consent 28
LOS ANGELES COUNTY OFFICE OF EDUCATION	LOS ANGELES	SFP - New Construction	Consent 68
LOS ANGELES COUNTY OFFICE OF EDUCATION	LOS ANGELES	SFP - Modernization	Consent 75
LOS ANGELES COUNTY OFFICE OF EDUCATION	LOS ANGELES	SFP - Modernization	Consent 15
LOS ANGELES UNIFIED	LOS ANGELES	L-P/Growth	Consent 83
MADERA COUNTY OFFICE OF EDUCATION	MADERA	SFP - New Construction	Consent 29
MADERA UNIFIED	MADERA	Relocatable Class.	Consent 99
MANCHESTER UNION ELEMENTARY	MENDOCINO	SFP - Modernization	Consent 12
MANTECA UNIFIED	SAN JOAQUIN	SFP - New Construction	Consent 69
MCCABE UNION ELEMENTARY	IMPERIAL	Relocatable Class.	Consent 100
MCCABE UNION ELEMENTARY	IMPERIAL	SFP - New Construction	Consent 15
MCCABE UNION ELEMENTARY	IMPERIAL	SFP - New Construction	Consent 30
METRO ED. DISTRICT JPA	SANTA CLARA	Deferred Maintenance	Consent 87
MONROVIA UNIFIED	LOS ANGELES	Deferred Maintenance	Consent 91
MONTE RIO UNION ELEMENTARY	SONOMA	Deferred Maintenance	Consent 91
MORENO VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
MORENO VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 31
MORENO VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 32
MOUNTAIN UNION ELEMENTARY	SHASTA	Deferred Maintenance	Consent 91
MOUNTAIN VIEW-LOS ALTOS UNION	SANTA CLARA	SFP - Modernization	Consent 57
MURRIETA VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
MURRIETA VALLEY UNIFIED	RIVERSIDE	SFP - New Construction	Consent 33
NEVADA CITY	NEVADA	SFP - Modernization	Consent 58
ONTARIO-MONTCLAIR	SAN BERNARDINO	Deferred Maintenance	Consent 91
OROVILLE UNION HIGH	BUTTE	SFP - New Construction	Consent 34
PACHECO UNION ELEMENTARY	SHASTA	Deferred Maintenance	Consent 91
PACIFICA	SAN MATEO	Deferred Maintenance	Consent 88
PALOS VERDES PENINSULA UNIFIED	LOS ANGELES	Relocatable Class.	Consent 101
PENINSULA UNION ELEMENTARY	HUMBOLDT	Deferred Maintenance	Consent 89
PIXLEY UNION ELEMENTARY	TULARE	SFP - New Construction	Consent 15
PLEASANT GROVE JOINT UNION ELEMENTARY	SUTTER	Deferred Maintenance	Consent 91
PLEASANT VALLEY	VENTURA	Deferred Maintenance	Consent 91
PLUMAS UNIFIED	PLUMAS	SFP - Modernization	Consent 59
PLUMAS UNIFIED	PLUMAS	SFP - Modernization	Consent 60
POINT ARENA JOINT UNION HIGH	MENDOCINO	Deferred Maintenance	Consent 91
POINT ARENA JOINT UNION HIGH	MENDOCINO	Deferred Maintenance	Consent 90
RED BLUFF JOINT UNION HIGH	TEHAMA	Deferred Maintenance	Consent 91

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School District	County	Category	Page No.
RICHLAND	KERN	SFP - New Construction	Consent 15
RIO ELEMENTARY	VENTURA	SFP - New Construction	Consent 15
RIVERSIDE COUNTY OFFICE OF EDUCATION	RIVERSIDE	SFP - New Construction	Consent 15
RIVERSIDE UNIFIED	RIVERSIDE	SFP - New Construction	Consent 78
RIVERSIDE UNIFIED	RIVERSIDE	SFP - New Construction	Consent 78
RIVERSIDE UNIFIED	RIVERSIDE	SFP - New Construction	Consent 78
ROCKFORD ELEMENTARY	TULARE	Deferred Maintenance	Consent 91
ROHNERVILLE ELEMENTARY	HUMBOLDT	SFP - New Construction	Consent 12
SACRAMENTO CITY UNIFIED	SACRAMENTO	SFP - Modernization	Consent 61
SACRAMENTO CITY UNIFIED	SACRAMENTO	SFP - Modernization	Consent 62
SADDEBACK VALLEY UNIFIED	ORANGE	SFP - Modernization	Consent 12
SALIDA UNION	STANISLAUS	Deferred Maintenance	Consent 91
SAN BERNARDINO CITY UNIFIED	SAN BERNARDINO	SFP - New Construction	Consent 75
SAN BERNARDINO COUNTY OFFICE OF ED.	SAN BERNARDINO	Deferred Maintenance	Consent 91
SAN DIEGO COUNTY OFFICE OF EDUCATION	SAN DIEGO	Deferred Maintenance	Consent 91
SAN JACINTO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 15
SAN JACINTO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 35
SAN JACINTO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 36
SAN JACINTO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 37
SAN JACINTO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 38
SAN JACINTO UNIFIED	RIVERSIDE	SFP - New Construction	Consent 39
SAN JACINTO UNIFIED	RIVERSIDE	SFP - Modernization	Consent 15
SAN JACINTO UNIFIED	RIVERSIDE	SFP - Modernization	Consent 63
SAN MARCOS UNIFIED	SAN DIEGO	Deferred Maintenance	Consent 91
SAN YSIDRO ELEMENTARY	SAN DIEGO	SFP - New Construction	Consent 15
SAN YSIDRO ELEMENTARY	SAN DIEGO	SFP - New Construction	Consent 40
SANGER UNIFIED	FRESNO	SFP - New Construction	Consent 41
SANGER UNIFIED	FRESNO	SFP - New Construction	Consent 42
SANTA ANA UNIFIED	ORANGE	SFP - New Construction	Consent 15
SANTA ANA UNIFIED	ORANGE	SFP - Modernization	Consent 64
SANTA ANA UNIFIED	ORANGE	SFNAGP	Consent 104
SANTA BARBARA ELEMENTARY	SANTA BARBARA	SFP - Modernization	Consent 65
SANTA RITA UNION ELEMENTARY	MONTEREY	SFP - New Construction	Consent 70
SISKIYOU COUNTY OFFICE OF EDUCATION	SISKIYOU	Deferred Maintenance	Consent 91
SONOMA COUNTY OFFICE OF EDUCATION	SONOMA	SFP - New Construction	Consent 75
SONOMA COUNTY OFFICE OF EDUCATION	SONOMA	SFP - New Construction	Consent 75
SONOMA COUNTY OFFICE OF EDUCATION	SONOMA	SFP - New Construction	Consent 75
SONOMA COUNTY OFFICE OF EDUCATION	SONOMA	SFP - New Construction	Consent 75
STONE CORRAL ELEMENTARY	TULARE	SFP - New Construction	Consent 43
SULPHUR SPRINGS UNION ELEMENTARY	LOS ANGELES	Relocatable Class.	Consent 102
SUNNYVALE ELEMENTARY	SANTA CLARA	Deferred Maintenance	Consent 91
SWEETWATER UNION HIGH	SAN DIEGO	SFP - New Construction	Consent 71
SWEETWATER UNION HIGH	SAN DIEGO	SFP - New Construction	Consent 72
SWEETWATER UNION HIGH	SAN DIEGO	SFP - New Construction	Consent 73
SWEETWATER UNION HIGH	SAN DIEGO	SFP - New Construction	Consent 74
TAMALPAIS UNION HIGH	MARIN	Deferred Maintenance	Consent 91
TRACY JOINT UNIFIED	SAN JOAQUIN	Relocatable Class.	Consent 103
TULARE COUNTY OFFICE OF EDUCATION	TULARE	SFP - New Construction	Consent 15
TULARE COUNTY OFFICE OF EDUCATION	TULARE	SFP - New Construction	Consent 44
VACAVILLE UNIFIED	SOLANO	Deferred Maintenance	Consent 91
VALLE LINDO ELEMENTARY	LOS ANGELES	SFP - New Construction	Consent 12

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VALLE LINDO ELEMENTARY	LOS ANGELES	SFP - Modernization	Consent 12
VALLEY CENTER-PAUMA	SAN DIEGO	Deferred Maintenance	Consent 91
VICTOR VALLEY UNION HIGH	SAN BERNARDINO	SFP - New Construction	Consent 15
VICTOR VALLEY UNION HIGH	SAN BERNARDINO	SFP - New Construction	Consent 45
VISALIA UNIFIED	TULARE	SFP - New Construction	Consent 15
VISALIA UNIFIED	TULARE	SFP - Modernization	Consent 15
WEED UNION ELEMENTARY	SISKIYOU	Deferred Maintenance	Consent 91
WESTWOOD UNIFIED	LASSEN	Deferred Maintenance	Consent 91
WINDSOR UNIFIED	SONOMA	SFP - New Construction	Consent 15
WINTON ELEMENTARY	MERCED	SFP - New Construction	Consent 46

MINUTES
State Allocation Board
May 3, 2005

Upon notice duly given, the monthly meeting of the State Allocation Board was held in Room 113 of the State Capitol, Sacramento, California on May 3, 2005 at 4:00 p.m.

Members of the Board present were as follows:

- Anne Sheehan, Chief Deputy Director, Policy, Department of Finance, designated alternate for Thomas Campbell, Director, Department of Finance
- Rob Cook, Deputy Director, Interagency Support Division, Department of General Services, designated alternate for Ron Joseph, Director, Department of General Services
- Kathleen Moore, Director, School Facilities Planning Division, California Department of Education, designated representative for Jack O'Connell, Superintendent of Public Instruction
- Rosario Girard, President and CEO, Phoenix Construction Services, Inc., appointee of Arnold Schwarzenegger, Governor of the State of California
- Senator Bob Margett
- Senator Alan Lowenthal
- Senator Jack Scott
- Assembly Member Lynn Daucher
- Assembly Member Jackie Goldberg
- Assembly Member Joe Coto

Representatives of the State Allocation Board (SAB) were as follows:

Luisa M. Park, Executive Officer
Mavonne Garrity, Interim Assistant Executive Officer

Representatives of the Department of General Services, Office of Public School Construction (OPSC), were as follows:

Luisa M. Park, Executive Officer
Dave Zian, Manager, Fiscal Services/Program Services

Representative of the Department of General Services, Office of Legal Services, was as follows:

Garry Ness, Assistant Chief Counsel

With a quorum present, Ms. Sheehan, Chair, called the meeting to order at 4:06 p.m.

The Chair, on behalf of the Board, introduced and welcomed Ms. Rosario Girard, as the newest member of the State Allocation Board. This appointment completes the ten-member Board.

PRIOR MINUTES

A motion was made and carried to approve the Minutes for the March 30, 2005 SAB meeting.

EXECUTIVE OFFICER'S STATEMENT

The Executive Officer provided the Board updates on the following items: 1) the OPSC staff has met with the Division of the State Architect who is gathering data that will help identify the funding need related to the impacts of the Americans with Disabilities Act; 2) Legal Counsel is awaiting a response from the Attorney General's Office regarding whether a 2/3 vote of the Legislature would be required if the Board were to transfer the remaining Critically Overcrowded School (COS) Program funding of \$269 million to the new construction funding category and, subsequently, want to return the funds to the COS Program. Once received, an item will be presented to the Board; and 3) the final filing date to submit School Facility Program (SFP) Joint-Use applications is May 31, 2005. There is currently \$60.3 million available for funding SFP Joint-Use projects and it is anticipated that these projects will be presented for funding at the July 2005 SAB meeting.

GENERAL

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CONSENT ITEMS

In considering this item, the Board approved the consent calendar as presented. Ms. Kathleen Moore abstained from voting on all Elk Grove Unified School District approvals but approved all others. In addition, it was noted that the apportionments reflected in the Consent portion of the agenda included the adjustment of the new construction cost index approved by the Board at the March 30, 2005 SAB meeting.

FINANCIAL REPORTS***Status of Funds***

The Board accepted the Status of Funds report as presented.

SPECIAL CONSENT ITEMS***School Facility Program Substantial Progress Time Extensions***

In considering this item, the Board approved the staff's recommendations.

Deferred Maintenance Program Deposits

In considering this item, the Board approved the staff's recommendation.

Rim of the World Unified School District/San Bernardino 58/67868-00-02

In considering this item, the Board approved the staff's recommendations.

West Contra Costa Unified School District/Contra Costa 58/61796-00-01

In considering this item, the Board approved the staff's recommendation.

SPECIALS/APPEALS***Tracy Joint Unified School District/San Joaquin 57/75499-00-000***

This item was withdrawn.

REPORTS***Deferred Maintenance Program Maximum Deposit***

The Board accepted the report as presented.

Residual Modernization Grants

Ms. Susan Stuart, representing several school districts, addressed the Board regarding this issue. The Board accepted the report and directed staff to submit the issue to the SAB Implementation Committee in order to obtain feedback and input from other interested parties.

GENERAL
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Financial Hardship Equity Issues

Mr. Tom Duffy, representing the Coalition for Adequate School Housing, addressed the Board regarding this issue. The Board expressed concerns that 1) there be a level playing field for financial hardship and that all districts be aware of what the rules are, 2) for small schools in rural areas, the hardships encountered due to the inability to build full and complete schools; and 3) the proposal to increase the bonding capacity to 90/95 percent bonded indebtedness was too high. The Board directed staff to address the issue at the SAB Implementation Committee.

INFORMATION/REFERENCE

Remaining Board Meeting Dates for the Calendar Year 2005

School Facility Program Workload List

Facility Hardship/Rehabilitation Approvals without Funding List as of March 30, 2005

MISCELLANEOUS

The Board brought forth an issue regarding the Los Angeles Unified School District and the Division of the State Architect and asked staff to index the issue for the May 25, 2005 SAB meeting.

CLOSED SESSION

The Board convened into closed session pursuant to Government Code Section 11126(a)(1) for the purpose of considering the appointment of the Assistant Executive Officer.

Upon conclusion of the closed session, the Board reconvened into open session at 5:08 p.m.

ADJOURNMENT

There being no further business to come before the Board, the Chair adjourned the meeting at 5:10 p.m.



LUISA M. PARK, Executive Officer

GENERAL

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