

STATE ALLOCATION BOARD AGENDA

Meeting Date: January 25, 2017

State Capitol
Room 447
4:00 p.m.

Revision date: January 20, 2017

Tab #1 – Table of Contents

- Replace pages i-vi

Tab #4 – Consent

- Replace page 10
- Insert pages 36 – 40

Tab #6 – Reports, Discussion and Information Items

- Insert pages 122 – 123

Thank you,

Lisa Jones
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January 25, 2017

Agenda

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	Roll Call	Secretary	
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January 25, 2017
Agenda

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January 25, 2017

Alphabetical Listing

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LYNWOOD UNIFIED	LOS ANGELES	ERP	Consent 31
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LYNWOOD UNIFIED	LOS ANGELES	ERP	Consent 31
MONTEREY COUNTY OFFICE OF EDUCATION	MONTEREY	SFP - New Construction	Consent 21
MORENO VALLEY UNIFIED	RIVERSIDE	ERP	Consent 31
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MORENO VALLEY UNIFIED	RIVERSIDE	ERP	Consent 31
MORENO VALLEY UNIFIED	RIVERSIDE	ERP	Consent 31
MORENO VALLEY UNIFIED	RIVERSIDE	ERP	Consent 31
MOUNTAIN VIEW ELEMENTARY	LOS ANGELES	ERP	Consent 31
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POMONA UNIFIED	LOS ANGELES	ERP	Consent 31
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RICHFIELD ELEMENTARY	TEHAMA	SFP - New Construction	Consent 21
RICHGROVE ELEMENTARY	TULARE	ERP	Consent 31
SACRAMENTO CITY UNIFIED	SACRAMENTO	ERP	Consent 31
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SACRAMENTO CITY UNIFIED	SACRAMENTO	ERP	Consent 31
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SACRAMENTO CITY UNIFIED	SACRAMENTO	ERP	Consent 31
SACRAMENTO CITY UNIFIED	SACRAMENTO	ERP	Consent 31

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Alphabetical Listing

School District	County	Category	Page No.
SEQUOIA UNION HIGH	SAN MATEO	SFP - New Construction	Consent 17
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
STOCKTON UNIFIED	SAN JOAQUIN	ERP	Consent 31
WOODLAKE UNION HIGH	TULARE	ERP	Consent 31
WOODLAKE UNION HIGH	TULARE	ERP	Consent 31
WOODLAKE UNION HIGH	TULARE	ERP	Consent 31

OPSC PROGRAM CODES

SCHOOL FACILITY PROGRAM (SFP)

- 50 – NEW CONSTRUCTION
- 51 – NEW CONSTRUCTION FACILITY HARDSHIP
- 52 – SFP JOINT-USE
- 53 – CRITICALLY OVERCROWDED SCHOOLS
- 54 – CHARTER SCHOOLS
- 55 – CAREER TECH NEW CONSTRUCTION
- 56 – OVERCROWDING RELIEF GRANT PROGRAM
- 57 – MODERNIZATION
- 58 – MODERNIZATION FACILITY HARDSHIP
- 59 – CAREER TECH MODERNIZATION

OTHER PROGRAMS

- 25 – RELOCATABLE CLASSROOM PROGRAM
- 34 – AIR CONDITIONING PROGRAM
- 40 – DEFERRED MAINTENANCE PROGRAM
- 61 – EMERGENCY REPAIR PROGRAM
- 92 – UNUSED SITES PROGRAM

DESERT SANDS UNIFIED SCHOOL DISTRICT/
RIVERSIDE COUNTY
(58/67058-00-001) CONSENT ITEM
HAS BEEN WITHDRAWN

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, January 25, 2017

SCHOOL DISTRICT DATA

School District:PLUMAS UNIFIED	County:.....PLUMAS
Application Number:.....58/66969-00-001	School Name:.....CARMICHAEL (C. ROY) ELEMENTARY
Total District Enrollment:.....2,172	Project Grade Level:.....K-6
Financial Hardship:.....	NO

PURPOSE OF REPORT

Type of Request	State Allocation Board (Board) approval for placement on the Unfunded List (Lack of AB 55 Loans) for a School Facility Program (SFP) Facility Hardship Rehabilitation project.
Total Project Cost	\$1,140,720
Cost to the State	\$684,432

DESCRIPTION

Description of Health and Safety Threat	C. Roy Carmichael Elementary in Plumas County was originally constructed in 1985. In January of 2016, students and staff reported a strong unpleasant odor that was making students and staff sick. The District hired an industrial hygiene consulting firm to conduct testing, and the firm found elevated levels of hydrogen sulfide gas, especially in the Multipurpose Building.
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The native soil at the site contains a very high level of organic content that was covered with a compacted layer of sandy fill. During the rainy months of the year, largely due to poor drainage at the site, the soil becomes saturated and causes rapid decomposition of the organic materials in the native soil, resulting in the release of hydrogen sulfide gas. The industrial hygienist’s report noted that the release of gas can cause lightheadedness, dizziness, breathing problems and nausea. In addition, the buildup of hydrogen sulfide gas in contained areas presents a potential explosion hazard. The report summary states that these conditions pose a threat to the health and safety of the students and staff. Plumas County Environmental Health (PCEH) provided governmental concurrence with both the report from the industrial hygiene firm’s report and with mitigation measures outlined by an engineering firm in conjunction with that report.

Scope of Project	As required in the industrial hygienist’s report, rehabilitation work for the site consisted of repairing sanitary sewer leaks, repairing or replacing storm drain piping, and installation of special vapor-intrusion coating beneath the flooring of the Multipurpose Building. Additionally, French drains were added in several locations.
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Status of School Site	All mitigation work has been completed and the site is now occupied.
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QUALIFYING CRITERIA

Government/State Level Concurrence	The District obtained concurrence with the hazards reported and with the proposed minimum work for rehabilitation from the PCEH.
Staff Supports the District's Request	Yes.
Site Visit Completed by Staff	Staff has accepted reports by the industry specialist and PCEH concurrence in lieu of a site visit.

AUTHORITY

See Attachment A.

RECOMMENDATIONS

1. Approve the District's request for placement on the Unfunded List (Lack of AB 55 Loans) for Facility Hardship rehabilitation funding for the site work and rehabilitation work for the Multipurpose Building at Carmichael (C. Roy) Elementary pursuant to SFP Regulation Section 1859.83(e), as provided on Attachment B.
2. Provide that the State portion of any and all project savings realized from the funding of this rehabilitation project must be returned to the State.

ATTACHMENT A

AUTHORITY

Education Code (EC) Section 17075.10(a) states:

A school district may apply for hardship assistance in cases of extraordinary circumstances. Extraordinary circumstances may include, but are not limited to, the need to repair, reconstruct, or replace the most vulnerable school facilities that are identified as a Category 2 building, as defined in the report submitted pursuant to Section 17317, determined by the department to pose an unacceptable risk of injury to its occupants in the event of a seismic event.

SFP Regulation Section 1859.82 states, "A district is eligible for facility hardship funding to replace or construct new classrooms and related facilities if the district demonstrates there is an unmet need for pupil housing or the condition of the facilities, or the lack of facilities, is a threat to the health and safety of the pupils.."

SFP Regulation Section 1859.82(a)(1) provides for Facility Hardship grant funding when:

The facilities are needed to ensure the health and safety of the pupils if the district can demonstrate to the satisfaction of the Board that the health and safety of the pupils is at risk. Factors to be considered by the Board shall include the close proximity to a major freeway, airport, electrical facility, high power transmission lines, dam, pipeline, industrial facility, adverse air quality emission or other health and safety risks, including structural deficiencies required by the DSA to be repaired, seismic mitigation of the Most Vulnerable Category 2 Buildings as verified by the DSA, traffic safety or because the pupils reside in remote areas of the district and transportation to existing facilities is not possible or poses a health and safety risk.

SFP Regulation Section 1859.82(a)(1)(A) states:

If the request is for replacement facilities, a cost/benefit analysis must be prepared by the district and submitted to the OPSC that indicates the total costs to remain in the classroom or related facility and mitigate the problem is at least 50 percent of the Current Replacement Cost of the classroom or related facility. The cost/benefit analysis may include applicable site development costs as outlined in Section 1859.76. The cost/benefit analysis shall not include increased costs associated with high performance related costs or components, with the exception of those high performance components that were pre-existing in the classroom or related facility. If the cost to remain in the classroom or related facility is less than 50 percent of the Current Replacement Cost, the district may qualify for either grant below, as applicable:

1. Modernization Excessive Cost Hardship Grant for Rehabilitation Costs pursuant to Section 1859.83(e),
or
2. A grant not to exceed 50 percent of the cost estimate that has been reviewed and approved by the OPSC and approved by the board for seismic rehabilitation.

SFP Regulation Section 1859.83(e) provides for:

Excessive Cost for rehabilitation of facilities the Board has determined are a health and safety risk to the pupils pursuant to Section 1859.82(a)(1) and the cost/benefit analysis to mitigate the problem and remain in the facility is less than 50 percent of the Current Replacement Cost of the facility. The cost/benefit analysis shall not include increased costs associated with high performance related costs or components, with the exception of those high performance components that were pre-existing in the classroom or related facility. If the district qualifies, the district is eligible for funding of Rehabilitation Costs as a modernization project. If the Approved Application is received after April 29, 2002, the grant amount provided is 60 percent of the amount of the cost estimate required in Section 1859.82(a)(1) that has been reviewed by the OPSC and

ATTACHMENT A

AUTHORITY (cont.)

approved by the Board. An additional grant may be provided for high performance incentive pursuant to Section 1859.77.4 provided that the high performance points attained are related to the scope of the Facility Hardship project. For any project funded in whole or in part from Proposition 47 or Proposition 55 for which the construction contract is awarded prior to January 1, 2012, the district may be eligible for the funding provided to initiate and enforce a LCP as prescribed in Section 1859.78.1(a). For any project for which the construction contract is awarded on or after January 1, 2012 the grant may be adjusted in the manner prescribed in Section 1859.78.1(b) and subject to the limitations established in Section 1859.78.1(c).

SAB Meeting: January 25, 2017

Rehabilitation - Adjusted Grant Approval

SCHOOL DISTRICT DATA

Application No: 58/66969-00-001 County: Plumas
 School District: Plumas Unified School Name: Carmichael (C. Roy) Elementary

PROJECT DATA

Type of Project: Elementary Application Filing Basis: Site Specific
 Pupils Assigned Under 50 Yrs: K-6:
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Financial Hardship Requested: No Recommended Acres: 5.7
 Alternative Education School: No Existing Acres: 0

ADJUSTED GRANT DATA

Rehabilitation/Mitigation	\$ 680,964.00
Project Assistance	3,468.00
Total State Share (60%)	684,432.00
District Share (40%)	456,288.00
Total Project Cost	<u>\$ 1,140,720.00</u>

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 684,432.00
<u>District Share</u>	
Cash Contribution	456,288.00
Total Project Cost	<u>\$ 1,140,720.00</u>

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	Unfunded Approval This Action
<u>State Share</u>					
New Construction/Additional Grant	919-612	1A	\$	\$ 684,432.00	\$ 684,432.00
<u>District Share</u>					
Cash Contribution				456,288.00	
Total			\$	\$ <u>1,140,720.00</u>	\$ <u>684,432.00</u>

Funding Source: Proposition 1A Bonds/1998-Nov.

Pursuant to the Board's action on March 11, 2009, this application has been approved and placed on the Unfunded List. This approval does not constitute a guarantee or commitment of future State funding.

Please be advised that Labor Code (LC) Section 1773.3, as amended by Senate Bill 854, Chapter 28, Statutes of 2014, requires school districts that have School Facility Program SFP projects with an initial public works contract awarded on or after January 1, 2012, to notify the Department of Industrial Relations (DIR). The DIR must provide prevailing wage monitoring services for all such projects, except in the cases of: (1) the district operates a DIR-approved internal wage monitoring program; or (2) the district has entered into a collective bargaining agreement that includes the requirements specified in LC Section 1771.4(b)(2).

The District shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms.

Provide that the State portion of any and all project savings realized from the funding of this facility hardship program project

Tentative Workload

February 2017

ACTION ITEMS

REPORTS, DISCUSSION and INFORMATION ITEMS

Standard Information Items

FINANCIAL REPORTS

Status of Fund Releases

Status of Funds

Tentative Workload

March 2017

ACTION ITEMS

REPORTS, DISCUSSION and INFORMATION ITEMS

Standard Information Items

FINANCIAL REPORTS

Status of Fund Releases

Status of Funds

Tentative Workload

April 2017

ACTION ITEMS

REPORTS, DISCUSSION and INFORMATION ITEMS

Standard Information Items

FINANCIAL REPORTS

Status of Fund Releases

Status of Funds

APPEALS Received as of December 31, 2016

Appeal Received Date	District	Tentative SAB Date*	Description
9/15/2014	Desert Sands Unified School District/Riverside	TBD	District requests Seismic Mitigation Program grants that were denied by the Office of Public School Construction during the application review process.
11/25/2015	Oakdale Joint Unified School District/Stanislaus	TBD	District disputes the Office of Public School Construction's authority and jurisdiction to adjust grants and require return of funds.
9/28/2016	Beverly Hills Unified School District/Los Angeles	2/2017	District requests Seismic Mitigation Program replacement funding in order to rehabilitate a historic building.

*Please note: Tentative SAB Date is not a guaranteed meeting date and may be subject to change.