

STATE ALLOCATION BOARD AGENDA

Meeting Date: January 25, 2023

Department of General Services
Ziggurat Building
707 3rd Street, 4th Floor, Conference Room 4-221
4:00 p.m.

Revision date: January 25, 2023

Action Items

- Replace the forthcoming page with pages 137 – 145.

Thank you,

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ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

PURPOSE OF REPORT

To adopt the annual adjustment in the School Facility Program (SFP) grants based on the change in construction costs pursuant to the Education Code (EC) and SFP Regulations.

DESCRIPTION

This item presents the State Allocation Board (Board) with the annual adjustment to the SFP grants based on the statewide cost index for Class B construction. Each year the Board adjusts the SFP grants to reflect construction cost changes. In January 2016, the Board adopted the RS Means index for 2016 and future years. This item presents the 2023 annual adjustment to SFP grants based on the RS Means index.

AUTHORITY

See Attachment A.

STAFF ANALYSIS/STATEMENTS

At the January 2016 meeting, the Board adopted an increase to the SFP grants using the RS Means Construction Cost Index (CCI) as the statewide cost index for Class B construction.

The current rate of change between 2022 and 2023 for the RS Means Class B CCI is 9.30 percent. The chart below reflects the amounts previously adopted for 2022 compared to the potential amount for the new construction base grants.

Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-22	RS Means 9.30%
			<i>Potential Grant Per Pupil Effective 1-1-23</i>
Elementary	1859.71	\$14,623	\$15,983
Middle	1859.71	\$15,466	\$16,904
High	1859.71	\$19,679	\$21,509
Special Day Class – Severe	1859.71.1	\$41,090	\$44,911
Special Day Class – Non-Severe	1859.71.1	\$27,480	\$30,036

STAFF ANALYSIS/STATEMENTS (cont.)

The following chart shows the amounts previously adopted compared to the potential amount for the modernization base grants.

RS Means 9.30%			
Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-22	Potential Grant Per Pupil Effective 1-1-23
Elementary	1859.78	\$5,568	\$6,086
Middle	1859.78	\$5,888	\$6,436
High	1859.78	\$7,710	\$8,427
Special Day Class – Severe	1859.78.3	\$17,746	\$19,396
Special Day Class – Non-Severe	1859.78.3	\$11,873	\$12,977

In addition, the CCI adjustment would increase the threshold amount for Government Code Section 66452.6(a)(2) for the period of one year commencing March 1, 2023. The following chart shows the amount previously adopted for 2022 compared to the resulting threshold amount, upon approval of the proposed 2023 CCI adjustment:

RS Means 9.30%		
	Effective 3-1-2022	Potential 3-1-2023
Resulting Amount	\$368,176	\$402,416

RECOMMENDATION

Adopt the increase of 9.30 percent for the 2023 SFP grants based on the RS Means Construction Cost Index as shown in Attachment B.

ATTACHMENT A

AUTHORITY

For the New Construction grant, EC Section 17072.10(b) states, “The board annually shall adjust the per-unhoused- pupil apportionment to reflect construction cost changes, as set forth in the statewide cost index for class B construction as determined by the board.”

For Modernization funding, EC Section 17074.10(b) states, “The board shall annually adjust the factors set forth in subdivision (a) according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the board.”

Government Code Section 66452.6 states:

(a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 12 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 36 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval.

...

(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

SFP Regulation Section 1859.71 states,

The new construction per-unhoused-pupil grant amount, as provided by Education Code Section 17072.10(a), will be adjusted annually based on the change in the Class B Construction Cost Index as approved by the Board each January. The base Class B Construction Cost Index shall be 1.30 and the first adjustment shall be January 1999.

The new construction per-unhoused-pupil grant amount, as provided by Education Code Section 17072.10(a), may be increased by an additional amount not to exceed six percent in a fiscal year, or decreased, based on the analysis of the current cost to build schools as reported on the Project Information Worksheet (Revised 05/10) which shall be submitted with the Forms SAB 50-05 and 50-06 and as approved by the Board.

ATTACHMENT A

SFP Regulation Section 1859.2 Definitions states,

“Class B Construction Cost Index” is a construction factor index for structures made of reinforced concrete or steel frames, concrete floors, and roofs, and accepted and used by the Board.

SFP Regulation Section 1859.78 states, “The modernization per-unhoused-pupil grant amount, as provided by Education Code Section 17074.10(a), will be adjusted annually based on the change in the Class B Construction Cost Index as approved by the Board each January.

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 25, 2023

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-22	Adjusted Grant Per Pupil Effective 1-1-23
Elementary	1859.71	\$14,623	\$15,983
Middle	1859.71	\$15,466	\$16,904
High	1859.71	\$19,679	\$21,509
Special Day Class – Severe	1859.71.1	\$41,090	\$44,911
Special Day Class – Non-Severe	1859.71.1	\$27,480	\$30,036
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$17	\$19
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$23	\$25
Automatic Fire Detection/Alarm System – High	1859.71.2	\$39	\$43
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$73	\$80
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$52	\$57
Automatic Sprinkler System – Elementary	1859.71.2	\$245	\$268
Automatic Sprinkler System – Middle	1859.71.2	\$292	\$319
Automatic Sprinkler System – High	1859.71.2	\$303	\$331
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$774	\$846
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$519	\$567

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 25, 2023

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-22	Adjusted Grant Per Pupil Effective 1-1-23
Elementary	1859.78	\$5,568	\$6,086
Middle	1859.78	\$5,888	\$6,436
High	1859.78	\$7,710	\$8,427
Special Day Class - Severe	1859.78.3	\$17,746	\$19,396
Special Day Class – Non- Severe	1859.78.3	\$11,873	\$12,977
State Special School – Severe	1859.78	\$29,579	\$32,330
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$181	\$198
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$181	\$198
Automatic Fire Detection/Alarm System – High	1859.78.4	\$181	\$198
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$498	\$544
Automatic Fire Detection/Alarm System – Special Day Class – Non- Severe	1859.78.4	\$334	\$365
Over 50 Years Old – Elementary	1859.78.6	\$7,735	\$8,454
Over 50 Years Old – Middle	1859.78.6	\$8,181	\$8,942
Over 50 Years Old – High	1859.78.6	\$10,709	\$11,705
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$24,655	\$26,948
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$16,486	\$18,019
Over 50 Years Old – State Special Day School – Severe	1859.78.6	\$41,089	\$44,910

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 25, 2023

Grant Amount Adjustments

New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-22	Adjusted Grant Amount Effective 1-1-23
Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.82.2 1859.125 1859.125.1	\$240	\$262
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.82.2 1859.125 1859.125.1	\$430	\$470
Portable Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.125 1859.125.1	\$54	\$59
Portable Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.125 1859.125.1	\$139	\$152

New Construction Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-22	Adjusted Grant Amount Effective 1-1-23
Parking Spaces (per stall)	1859.76	\$18,596	\$20,325
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$23,802	\$26,016
Project Assistance (for school district with less than 2,500 pupils)	1859.73.1	\$8,943	\$9,775

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 25, 2023
Grant Amount Adjustments

Modernization Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-22	Adjusted Grant Amount Effective 1-1-23
Two-stop Elevator	1859.83	\$148,757	\$162,591
Each Additional Stop	1859.83	\$26,778	\$29,268
Project Assistance (for school district with less than 2,500 pupils)	1859.78.2	\$4,770	\$5,214

Facility Hardship / Rehabilitation	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-22	Adjusted Grant Amount Effective 1-1-23
Current Replacement Cost – Permanent Other (per square foot)	1859.2	\$477	\$521
Current Replacement Cost – Permanent Toilets (per square foot)	1859.2	\$859	\$939
Current Replacement Cost – Portable Other (per square foot)	1859.2	\$109	\$119
Current Replacement Cost – Portable Toilets (per square foot)	1859.2	\$279	\$305
Interim Housing – Financial Hardship (per classroom)	1859.81	\$49,032	\$53,592

Charter School Facilities Program – Preliminary Apportionment Amounts	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-22	Adjusted Grant Amount Effective 1-1-23
Charter School Elementary (per pupil)	1859.163.1	\$14,698	\$16,065
Charter School Middle (per pupil)	1859.163.1	\$15,561	\$17,008
Charter School High (per pupil)	1859.163.1	\$19,750	\$21,587
Charter School Special Day Class – Severe (per pupil)	1859.163.1	\$41,286	\$45,126
Charter School Special Day Class - Non-Severe (per pupil)	1859.163.1	\$27,610	\$30,178
Charter School Two-stop Elevator	1859.163.5	\$123,964	\$135,493
Charter School Each Additional Stop	1859.163.5	\$22,314	\$24,389

ATTACHMENT B

NEW SCHOOL ADJUSTMENTS (REGULATION SECTION 1859.83)

State Allocation Board Meeting, January 25, 2023

Classrooms in Project	Elementary School Adjusted Grant Effective 1-1-22	Elementary School Adjusted Grant Effective 1-1-23	Middle School Adjusted Grant Effective 1-1-22	Middle School Adjusted Grant Effective 1-1-23	High School Adjusted Grant Effective 1-1-22	High School Adjusted Grant Effective 1-1-23	Alternative Education New School Effective 1-1-22	Alternative Education New School Effective 1-1-23
1	\$396,686	\$433,578	\$1,671,039	\$1,826,446	\$3,634,637	\$3,972,658	\$1,077,747	\$1,177,977
2	\$934,691	\$1,021,617	\$1,874,342	\$2,048,656	\$3,780,914	\$4,132,539	\$1,307,575	\$1,429,179
3	\$1,403,277	\$1,533,782	\$2,082,603	\$2,276,285	\$4,673,459	\$5,108,091	\$2,285,805	\$2,498,385
4	\$1,777,650	\$1,942,971	\$2,310,696	\$2,525,591	\$5,466,832	\$5,975,247	\$2,571,641	\$2,810,804
5	\$2,087,561	\$2,281,704	\$2,548,709	\$2,785,739	\$6,019,711	\$6,579,544	\$2,857,478	\$3,123,223
6	\$2,531,351	\$2,766,767	\$2,789,200	\$3,048,596	\$6,572,594	\$7,183,845	\$3,143,315	\$3,435,643
7	\$2,980,105	\$3,257,255	\$3,029,690	\$3,311,451	\$7,125,475	\$7,788,144	\$3,429,153	\$3,748,064
8	\$3,324,727	\$3,633,927	\$3,292,496	\$3,598,698	\$7,551,912	\$8,254,240	\$3,729,272	\$4,076,094
9	\$3,324,727	\$3,633,927	\$3,570,175	\$3,902,201	\$7,894,055	\$8,628,202	\$4,039,207	\$4,414,853
10	\$3,909,836	\$4,273,451	\$3,850,335	\$4,208,416	\$8,233,716	\$8,999,452	\$4,349,142	\$4,753,612
11	\$3,909,836	\$4,273,451	\$4,130,495	\$4,514,631	\$8,575,860	\$9,373,415	\$5,551,846	\$6,068,168
12	\$4,115,619	\$4,498,372			\$8,888,249	\$9,714,856	\$5,861,782	\$6,406,928
13					\$9,195,681	\$10,050,879	\$6,171,717	\$6,745,687
14					\$9,503,113	\$10,386,903	\$6,481,653	\$7,084,447
15					\$9,813,024	\$10,725,635	\$6,791,590	\$7,423,208
16					\$10,120,456	\$11,061,658	\$7,101,524	\$7,761,966
17					\$10,430,367	\$11,400,391	\$7,411,461	\$8,100,727
18					\$10,737,799	\$11,736,414	\$7,721,396	\$8,439,486
19					\$11,045,231	\$12,072,437	\$8,031,332	\$8,778,246
20					\$11,355,142	\$12,411,170	\$8,341,269	\$9,117,007
21					\$11,662,572	\$12,747,191	\$8,651,428	\$9,456,011
22					\$11,970,004	\$13,083,214	\$8,961,364	\$9,794,771
23							\$9,271,301	\$10,133,532
24							\$9,581,235	\$10,472,290
25							\$9,891,172	\$10,811,051
26							\$10,201,109	\$11,149,812
27							\$10,511,043	\$11,488,570