

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

PURPOSE OF REPORT

To adopt the annual adjustment to 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 (The Gordian Group, Inc.¹) index for use in 2016 and future years. This item presents the 2026 annual adjustment to SFP grants based on the RS Means (The Gordian Group, Inc.) 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 (The Gordian Group, Inc.) Construction Cost Index (CCI) as the statewide cost index for Class B construction.

The current rate of change between 2025 and 2026 for the RS Means (The Gordian Group, Inc.) Class B CCI is 3.56 percent. The chart below reflects the amounts previously adopted for 2025 compared to the potential amount for the new construction base grants.

RS Means (Gordian Group, Inc.) 3.56%			
Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-25	Potential Grant Per Pupil Effective 1-1-26
Elementary	1859.71	\$15,847	\$16,411
Middle	1859.71	\$16,761	\$17,358
High	1859.71	\$21,327	\$22,086
Special Day Class – Severe	1859.71.1	\$44,531	\$46,116
Special Day Class – Non-Severe	1859.71.1	\$29,782	\$30,842

¹ Effective September 27, 2025, RS Means was transitioned under the company's unified entity, The Gordian Group, Inc.

STAFF ANALYSIS/STATEMENTS (cont.)

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

RS Means (Gordian Group, Inc.) 3.56%			
Grade Level	Regulation Section	Current Adjusted Grant Per Pupil Effective 1-1-25	Potential Grant Per Pupil Effective 1-1-26
Elementary	1859.78	\$6,034	\$6,249
Middle	1859.78	\$6,381	\$6,608
High	1859.78	\$8,356	\$8,653
Special Day Class – Severe	1859.78.3	\$19,232	\$19,917
Special Day Class – Non-Severe	1859.78.3	\$12,867	\$13,325

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, 2026. The following chart shows the amount previously adopted for 2025 compared to the resulting threshold amount, upon approval of the proposed 2026 CCI adjustment.

RS Means (Gordian Group, Inc.) 3.56%		
	Effective 3-1-2025	Potential 3-1-2026
Resulting Amount	\$399,010	\$413,215

RECOMMENDATION

Adopt the increase of 3.56 percent for the 2026 SFP grants based on the RS Means (The Gordian Group, Inc.) 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 24 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 that abut the boundary of the property to be subdivided and that 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 48 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 1859.2 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 1859.71, Adjustment to the New Construction Grant, 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.

ATTACHMENT A

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.

For any changes or additions to the regulations adopted by the Board in 1999, those changes shall be adjusted in accordance with this Section at the time the regulations are adopted.

SFP Regulation Section 1859.78, Adjustment to the Modernization Grant, 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. The base Class B Construction Cost Index shall be 1.30 and the first adjustment shall be January 1999.

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-25	Adjusted Grant Per Pupil Effective 1-1-26
Elementary	1859.71	\$15,847	\$16,411
Middle	1859.71	\$16,761	\$17,358
High	1859.71	\$21,327	\$22,086
Special Day Class – Severe	1859.71.1	\$44,531	\$46,116
Special Day Class – Non-Severe	1859.71.1	\$29,782	\$30,842
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$19	\$20
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$25	\$26
Automatic Fire Detection/Alarm System – High	1859.71.2	\$42	\$43
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$79	\$82
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$56	\$58
Automatic Sprinkler System – Elementary	1859.71.2	\$265	\$274
Automatic Sprinkler System – Middle	1859.71.2	\$317	\$328
Automatic Sprinkler System – High	1859.71.2	\$329	\$341
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$839	\$869
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$562	\$582

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-25	Adjusted Grant Per Pupil Effective 1-1-26
Elementary	1859.78	\$6,034	\$6,249
Middle	1859.78	\$6,381	\$6,608
High	1859.78	\$8,356	\$8,653
Special Day Class - Severe	1859.78.3	\$19,232	\$19,917
Special Day Class – Non-Severe	1859.78.3	\$12,867	\$13,325
State Special School – Severe	1859.78.3	\$32,056	\$33,197
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$196	\$203
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$196	\$203
Automatic Fire Detection/Alarm System – High	1859.78.4	\$196	\$203
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$540	\$559
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.78.4	\$362	\$375
Over 50 Years Old – Elementary	1859.78.6	\$8,383	\$8,681
Over 50 Years Old – Middle	1859.78.6	\$8,866	\$9,182
Over 50 Years Old – High	1859.78.6	\$11,606	\$12,019
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$26,720	\$27,671
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$17,866	\$18,502
Over 50 Years Old – State Special Day School – Severe	1859.78.3	\$44,530	\$46,115

ATTACHMENT B

Modernization	SFP Regulation Section	Adjusted Grant Amount Effective 9-8-25 ²	Adjusted Grant Amount Effective 1-1-26
Over 75 Years Old – Elementary (per pupil)	1859.78.7.1	\$19,016	\$19,693
Over 75 Years Old – Middle (per pupil)	1859.78.7.1	\$20,113	\$20,829
Over 75 Years Old – High (per pupil)	1859.78.7.1	\$25,592	\$26,503
Over 75 Years Old – Special Day Class – Severe (per pupil)	1859.78.7.1	\$53,437	\$55,339
Over 75 Years Old – Special Day Class – Non-Severe (per pupil)	1859.78.7.1	\$35,738	\$37,010
Over 75 Years Old – Square Footage Replacement Grant – Other (per square foot)	1859.78.7.1	\$312	\$323
Minimum Essential Facilities (MEF) Supplemental Grant - Square Footage Replacement Grant - Other (Permanent) (per square foot)	1859.78.9.1	\$312	\$323
MEF Supplemental Grant - Square Footage Replacement Grant - Toilet (Permanent) (per square foot)	1859.78.9.1	\$559	\$579
MEF Supplemental Grant - Square Footage Replacement Grant - Other (Portable) (per square foot)	1859.78.9.1	\$69	\$71
MEF Supplemental Grant - Square Footage Replacement Grant - Toilet (Portable) (per square foot)	1859.78.9.1	\$181	\$187

² The following Modernization Supplemental Grants were newly established with voter approval of Proposition 2 in November 2024, with initial grant amounts established by regulations that became effective on September 8, 2025.

ATTACHMENT B

Modernization	SFP Regulation Section	Adjusted Grant Amount Effective 9-8-25 ²	Adjusted Grant Amount Effective 1-1-26
Transitional Kindergarten (TK) Supplemental Grant – Elementary – New TK Classrooms (per pupil)	1859.78.9.2	\$19,016	\$19,693
TK Supplemental Grant – New TK Classrooms – Automatic Fire Detection/Alarm System (per pupil)	1859.78.9.2	\$23	\$24
TK Supplemental Grant – New TK Classrooms – Automatic Sprinkler System (per pupil)	1859.78.9.2	\$318	\$329
TK Supplemental Grant – Elementary – Retrofit TK Classrooms (per pupil)	1859.78.9.2	\$6,034	\$6,249
TK Supplemental Grant – Retrofit TK Classrooms – Automatic Fire Detection/Alarm System (per pupil)	1859.78.9.2	\$196	\$203

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026

Grant Amount Adjustments

New Construction / Modernization / Facility Hardship / Seismic Mitigation / Joint Use	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
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	\$260	\$269
Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.82.2 1859.125 1859.125.1	\$466	\$483
Portable Therapy/Multipurpose Room/Other (per square foot)	1859.72 1859.73.2 1859.77.3 1859.82.1 1859.125 1859.125.1	\$58	\$60
Portable Toilet Facilities (per square foot)	1859.72 1859.73.2 1859.82.1 1859.125 1859.125.1	\$151	\$156

New Construction Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Parking Spaces (per stall)	1859.76	\$20,153	\$20,870
General Site Grant (per acre for additional acreage being acquired)	1859.76	\$25,796	\$26,714
Project Assistance (for school district with 2,500 pupils or fewer)	1859.73.1	\$9,692	\$10,037

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 28, 2026
Grant Amount Adjustments

Modernization Only	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Two-stop Elevator	1859.83	\$161,215	\$166,954
Each Additional Stop	1859.83	\$29,021	\$30,054
Project Assistance (for school district with 2,500 pupils or fewer)	1859.78.2	\$5,170	\$5,354

Facility Hardship / Rehabilitation	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Current Replacement Cost – Permanent Other (per square foot)	1859.2	\$517	\$535
Current Replacement Cost – Permanent Toilets (per square foot)	1859.2	\$932	\$965
Current Replacement Cost – Portable Other (per square foot)	1859.2	\$118	\$122
Current Replacement Cost – Portable Toilets (per square foot)	1859.2	\$302	\$313
Interim Housing – Financial Hardship (per classroom)	1859.81	\$53,138	\$55,030

Charter School Facilities Program – Preliminary Apportionment Amounts	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Charter School Elementary (per pupil)	1859.163.1	\$15,929	\$16,496
Charter School Middle (per pupil)	1859.163.1	\$16,864	\$17,464
Charter School High (per pupil)	1859.163.1	\$21,404	\$22,166
Charter School Special Day Class – Severe (per pupil)	1859.163.1	\$44,744	\$46,337
Charter School Special Day Class - Non-Severe (per pupil)	1859.163.1	\$29,923	\$30,988

ATTACHMENT B

Charter School Facilities Program – Preliminary Apportionment Amounts	SFP Regulation Section	Adjusted Grant Amount Effective 1-1-25	Adjusted Grant Amount Effective 1-1-26
Charter School Two-stop Elevator	1859.163.5	\$134,346	\$139,129
Charter School Each Additional Stop	1859.163.5	\$24,183	\$25,044

ATTACHMENT B

NEW SCHOOL ADJUSTMENTS (REGULATION SECTION 1859.83)

State Allocation Board Meeting, January 28, 2026

Classrooms in Project	Elementary School Adjusted Grant Effective 1-1-25	Elementary School Adjusted Grant Effective 1-1-26	Middle School Adjusted Grant Effective 1-1-25	Middle School Adjusted Grant Effective 1-1-26	High School Adjusted Grant Effective 1-1-25	High School Adjusted Grant Effective 1-1-26	Alternative Education New School Effective 1-1-25	Alternative Education New School Effective 1-1-26
1	\$429,907	\$445,212	\$1,810,985	\$1,875,456	\$3,939,029	\$4,079,258	\$1,168,005	\$1,209,586
2	\$1,012,968	\$1,049,030	\$2,031,314	\$2,103,629	\$4,097,556	\$4,243,429	\$1,417,081	\$1,467,529
3	\$1,520,799	\$1,574,939	\$2,257,015	\$2,337,365	\$5,064,850	\$5,245,159	\$2,477,235	\$2,565,425
4	\$1,926,523	\$1,995,107	\$2,504,212	\$2,593,362	\$5,924,665	\$6,135,583	\$2,787,010	\$2,886,228
5	\$2,262,389	\$2,342,930	\$2,762,158	\$2,860,491	\$6,523,847	\$6,756,096	\$3,096,784	\$3,207,030
6	\$2,743,346	\$2,841,009	\$3,022,789	\$3,130,400	\$7,123,033	\$7,376,613	\$3,406,560	\$3,527,834
7	\$3,229,682	\$3,344,659	\$3,283,419	\$3,400,309	\$7,722,216	\$7,997,127	\$3,716,336	\$3,848,638
8	\$3,603,165	\$3,731,438	\$3,568,234	\$3,695,263	\$8,184,367	\$8,475,730	\$4,041,589	\$4,185,470
9	\$3,603,165	\$3,731,438	\$3,869,168	\$4,006,910	\$8,555,163	\$8,859,727	\$4,377,480	\$4,533,318
10	\$4,237,275	\$4,388,122	\$4,172,791	\$4,321,342	\$8,923,270	\$9,240,938	\$4,713,372	\$4,881,168
11	\$4,237,275	\$4,388,122	\$4,476,413	\$4,635,773	\$9,294,068	\$9,624,937	\$6,016,800	\$6,230,998
12	\$4,460,293	\$4,619,079			\$9,632,618	\$9,975,539	\$6,352,692	\$6,578,848
13					\$9,965,796	\$10,320,578	\$6,688,583	\$6,926,697
14					\$10,298,976	\$10,665,620	\$7,024,476	\$7,274,547
15					\$10,634,841	\$11,013,441	\$7,360,369	\$7,622,398
16					\$10,968,019	\$11,358,480	\$7,696,260	\$7,970,247
17					\$11,303,885	\$11,706,303	\$8,032,153	\$8,318,098
18					\$11,637,064	\$12,051,343	\$8,368,044	\$8,665,946
19					\$11,970,242	\$12,396,383	\$8,703,936	\$9,013,796
20					\$12,306,107	\$12,744,204	\$9,039,830	\$9,361,648
21					\$12,639,283	\$13,089,241	\$9,375,964	\$9,709,748
22					\$12,972,462	\$13,434,282	\$9,711,857	\$10,057,599
23							\$10,047,750	\$10,405,450
24							\$10,383,641	\$10,753,299
25							\$10,719,534	\$11,101,149
26							\$11,055,427	\$11,449,000
27							\$11,391,317	\$11,796,848