



SUCCESSFUL PROJECTS

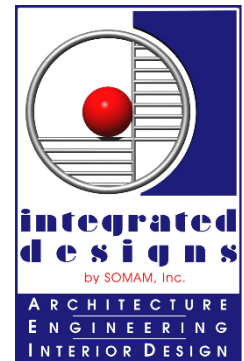
2016-2017 Workshop Series





fresno county superintendent of schools

Jim A. Yovino, Superintendent

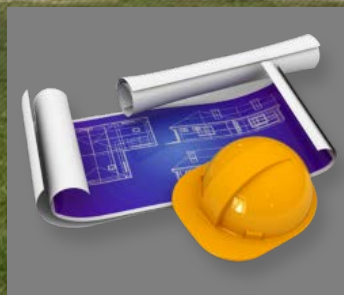


Thank you to our Sponsors!



C.A.S.H. UPDATE

Jeff Becker



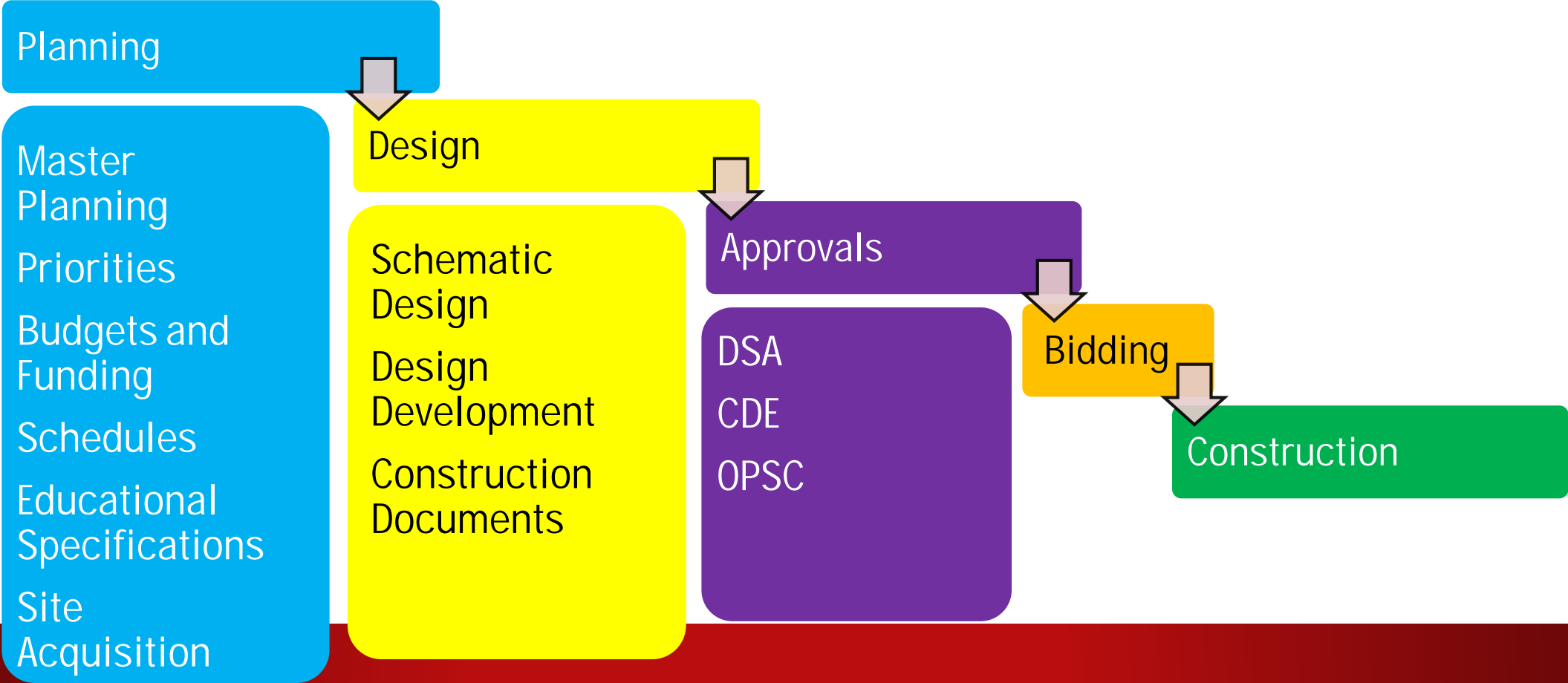


Overview of School Construction

Jeff Becker



OVERVIEW OF CONSTRUCTION PROCESS



AGENCIES INVOLVED

- California Department of Education (CDE)
- Division of the State Architect (DSA)
- Office of Public School Construction (OPSC)
- Department of Toxic Substances Control (DTSC)
- Department of Industrial Relations (DIR)
- California Geological Survey (CGS)
- Possibly others

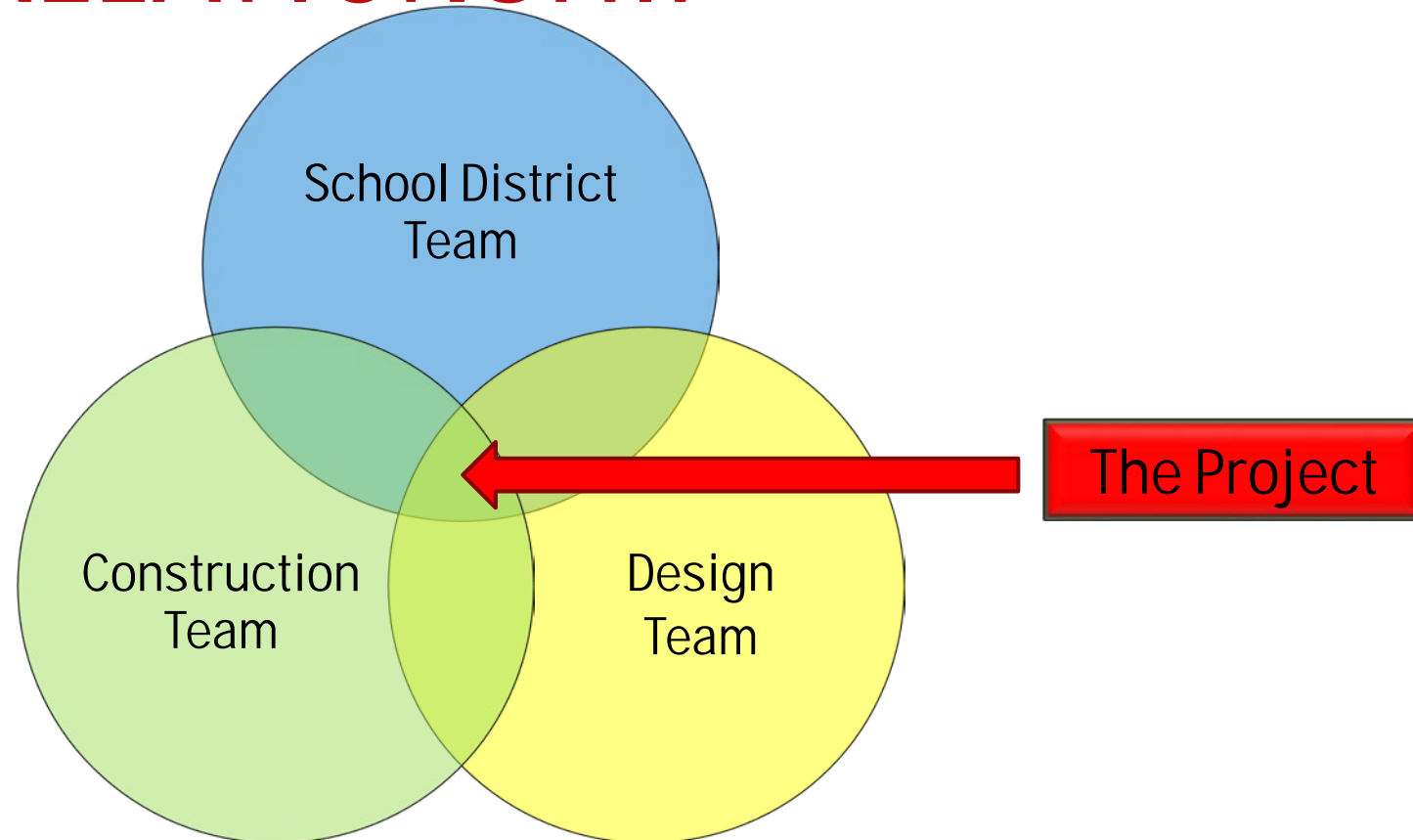
TEAM MEMBERS – IT TAKES A VILLAGE

- Legal counsel
- Accounting team
- Funding consultant
- Bond counsel/financial advisors
- Architect
- DSA Inspector of Record
- Testing lab
- Contractor
- Environmental consultants

THE TEAM

- How will you procure the services of the architect?
- RFQs
 - Provide sufficient background information
 - Ask what you really want to know
 - Keep it simple
 - Have a clear scoring rubric
 - Make sure it is aligned with your contract

THE TEAM RELATIONSHIP

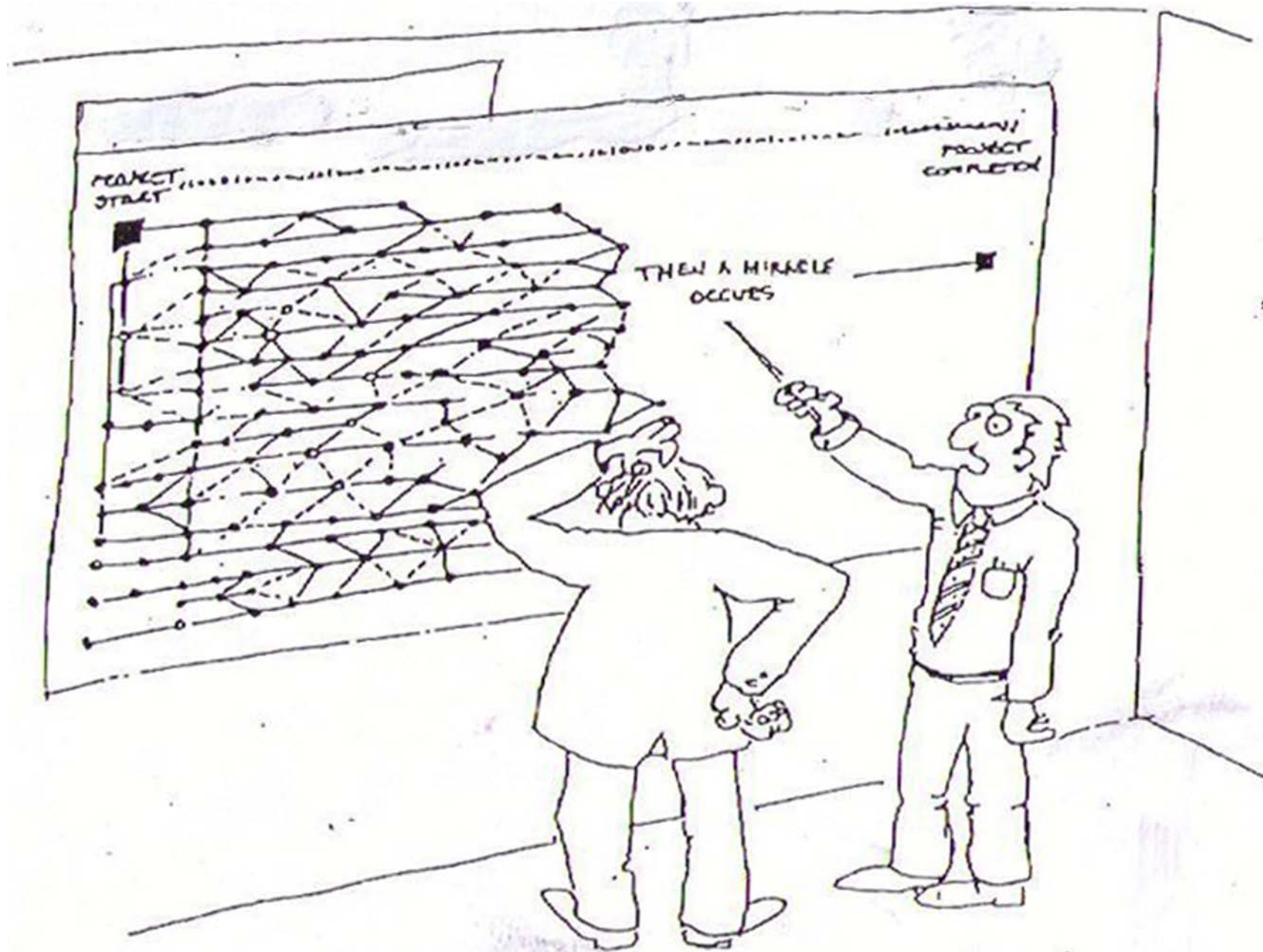


COMMUNICATION

- All projects require great communication!
 - Make sure everyone understands their role
 - Establish expectations up front
 - Ensure procedures exist for communication and to resolve issues
 - Be accountable

PLANNING

- Master plan/project identification/prioritization/schedules
- Budgets and funding source
- California Environmental Quality Act (CEQA)
- Site selection and approval
 - Phase I Environmental Site Assessment
 - DTSC
 - CDE site approval
- Project design and approvals
 - CDE plan approval
 - DSA approval
 - OPSC application for funding



Good work, but I think we need a little more detail right here.

MASTER PLANNING

- What do we have?
 - Facility inventory
 - Facility condition assessment
 - Capacity and demographics
- What do we want?
 - Community engagement
 - Educational specifications
 - How much detail will you go into?
 - Translate the language of education to facilities
- How will we pay for it?
- Project prioritization

FUNDING SOURCES

- State bonds/School Facility Program (SFP)
 - Office of Public School Construction (OPSC)
- Local bonds
- Developer fees
- Other local dollars

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- Public Resources Code sections 21000-211178
- California Code of Regulations Title 14 section 15000 et seq.
- Case law
- Consider if your project qualifies for an exemption or if an initial study is required.

DESIGN

- Consideration of delivery method
 - Develop good documents!
- Project design
 - Schematics
 - Design development
 - Construction documents
- Approvals
 - CDE plan approval
 - DSA approval
 - OPSC Plan Verification Team (PVT)
 - Board approval

PURCHASING AND BID LIMITS

- Limits set in PCC 20111
 - \$15,000 for public projects as defined in PCC 22002
 - \$88,300 for goods, services, maintenance as defined in PCC 20115
- California Uniform Public Construction Cost Accounting PCC 22000 et seq. (CUPCCAA)
 - \$45,000 without bidding
 - \$45,000 to \$175,000 with informal bidding procedure
 - Over \$175,000 formal bidding procedures

DELIVERY METHODS

- Prequalification – PCC 20111.6
- Design-bid-build – PCC 20111 et seq.
- Lease-leaseback – EC 17406
- Construction management multiple prime
- Design-build – EC 17250.10 et seq.
- Piggyback – PCC 20118

DESIGN-BID-BUILD PROCESS



LEASE-LEASEBACK

- Competitive selection process based on best value
 - Must develop criteria for evaluating proposals
- Preconstruction services can be part of agreement before DSA approves plans
- Collaborative delivery method
- Skilled and trained workforce requirements
- AB 2316 addresses Davis v. Fresno USD
- Consult with your legal counsel

CONSTRUCTION

- You're almost done!
 - Contracting
 - Construction
 - Construction administration
 - Continuous inspection and testing
 - Project closeout



CONTRACTING

- Insurance
- Bonds
- If contract is over \$25,000 payment bonds are required
- Typically also require performance bond
- Verify all licenses
- Board approval
- File PWC-100 with the Department of Industrial Relations
- Notice to Proceed (NTP)

CONSTRUCTION AND PROJECT ADMINISTRATION

- Pre-construction job walk
- Schedule of values
 - Itemizes the contract value by scope and trade
 - This is the basis for making progress payments
 - Have the architect review this and make sure all parties agree
- Detailed project schedule
- Project meetings

CONSTRUCTION AND PROJECT ADMINISTRATION

- Your architect performs project administration
- Communication through RFIs
- Change orders and delays
 - Your contract should address:
 - Change order process
 - Reasons for delays
 - Timely requests and resolutions
 - Contingencies



TESTING AND INSPECTION

- The district hires a DSA Inspector of Record (IOR) to continuously monitor the project to ensure that it is built to the plans and specifications
- The district hires a testing lab to perform material testing and sampling throughout the project
 - The testing lab is coordinated by the DSA IOR

PROJECT CLOSEOUT

- As-built and documentation
- Warranties, manuals, training
- Commissioning
- Notice of Completion (NOC)
- Retention payment
- DSA certification

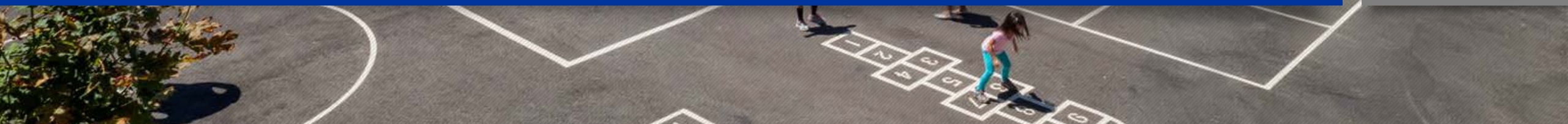
RESOURCES

- California Department of Education – Facilities
 - <http://www.cde.ca.gov/ls/fa/>
- Division of the State Architect
 - <http://www.dgs.ca.gov/dsa/home.aspx>
- Office of Public School Construction
 - <http://www.dgs.ca.gov/opsc/home.aspx>
- Department of Toxic Substances Control – School Site Evaluation
 - <https://dtsc.ca.gov/schools/index.cfm>
- Department of Industrial Relations – Public Works
 - <http://www.dir.ca.gov/public-works/publicworks.html>
- California Uniform Public Construction Cost Accounting Commission
 - http://www.sco.ca.gov/ard_cuccac.html



Funding Your Project

Matt Pettler



Firm Background

- K-12 Facility and Planning Consulting
 - Funding
 - Facility Planning
 - Developer Fee Reports and Mitigation
- Established in 1986
- Have Represented Hundreds of School Districts
- Billions Secured for K-12 Clients
 - *Modernization, New Construction, Joint-Use, Career Technical Education, Overcrowding Relief*

Funding Sources

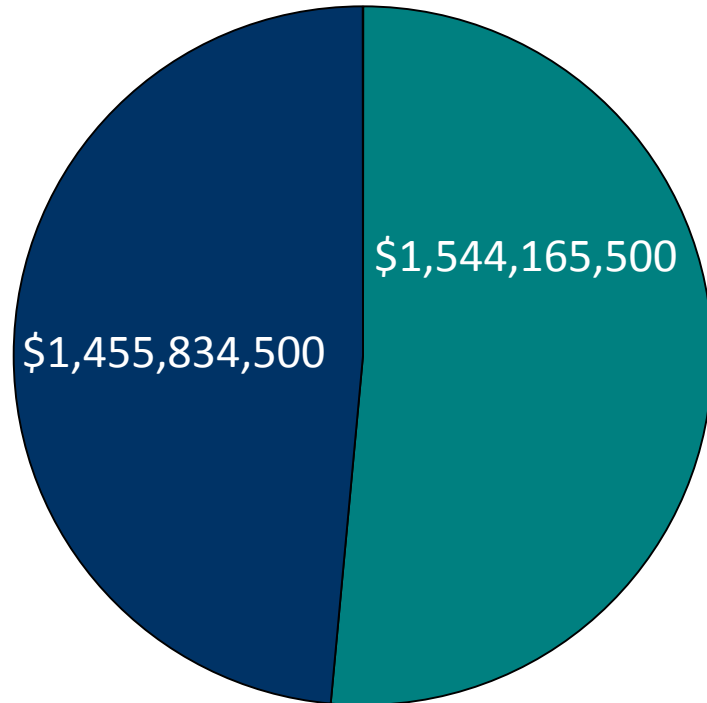
- State Bonds/State School Facility Program
- Local Bonds
 - General Obligation Bonds
 - Mello Roos Bonds (CFDs)
- Development Impact Fees

State School Facility Program

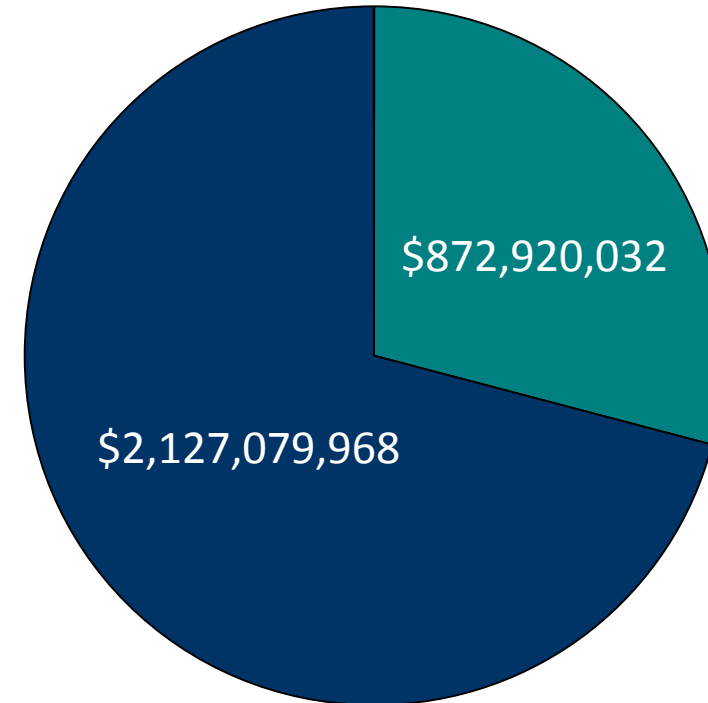
- Funded through State Bonds
- Proposition 51 -- \$9 billion State School Facility Bond approved by California voters on November 8, 2016
 - Continues current School Facility Program
 - \$3 billion for New Construction
 - \$3 billion for Modernization
 - \$500 million for Career Technical Education
 - \$500 million for Charter School Facilities
 - \$2 billion for Community Colleges

Current Backlog

New Construction



Modernization



New Construction and Modernization

- New Construction Program
 - Provides funding for projects that add new classroom capacity, construction of new site development, and acquisition of property

- Modernization Program
 - Provides funding for upgrades to existing buildings and site work to improve/extend the useful life of or enhance the physical environment of the school; such as purchase and installation of HVAC, fire alarm or telecommunication equipment, and seismic safety upgrades. Funding may also be used for replacement of like kind area

New Construction and Modernization

■ New Construction

- Projected enrollment minus capacity equals new construction eligibility
 - Currently 50/50 match
 - Updated annually for enrollment and new facilities
 - Can be filed District-Wide or by High School Attendance Area

■ Modernization

- Site specific funding triggered by 25 year old permanent and 20 year old portable buildings on a campus
 - Currently 60/40 match
 - Only required to update for eligibility increases
 - Reimbursable
 - Generally inadequate to provide comprehensive campus modernizations

New Construction and Modernization Funding Process

- New Construction and/or Modernization Eligibility must be established and/or updated
- Obtain DSA and CDE approval of project plans
- Prepare and submit funding request to OPSC
- When funding is available, the project is reviewed by the OPSC and presented to the SAB for approval and funding
- After SAB has approved funding, the fund release must be submitted to receive the funds
- New Construction applications must be submitted prior to occupancy of the building
- Modernization applications can reimburse projects as long as the construction contract was signed on or after August 27,

State School Facility Program

The Boutique Programs

- Career Technical Education
 - Up to \$3M per CTE pathway for new facilities and up to \$1.5M per CTE pathway for the renovation of facilities that will provide CTE on Comprehensive High School sites
- Charter School Facility Program
 - Funding for the new construction and/or renovation of school facilities for Charter Schools
- Seismic Program
 - Funding for Category 2 buildings that are susceptible to catastrophic collapse in a seismic event
- Facility Hardship Program
 - Funding for the replacement or rehabilitation of school facilities with documented health and safety hazards

Financial Hardship

- The Financial Hardship Program provides all or a portion of a district's matching share requirement (up to 50% for new construction or up to 40% for modernization) on a State School Facility Program project
- The program allows separate, advanced funding for site acquisition and design costs rather than having to wait for funding until a district/COE has secured the site, completed design, received State agency approvals of the site and plans, and entered into a contract for construction

Financial Hardship

- Two step process:

- 1. Eligibility

- County Offices of Education automatically qualify
 - A school district must demonstrate that it has made all reasonable efforts to fund its matching share of the project by demonstrating the following:
 - The district must be levying the maximum developer fee allowed under the law.
and
 - The current bonded indebtedness of the district issued for the purpose of constructing school facilities must be at least 60% of its total bonding capacity
or
 - The district has had a successful bond for at least the maximum amount allowed under Proposition 39 within the previous two years. The proceeds from the bond election must be used to fund the district's matching share requirements for school facility program project(s).
or
 - The district's total bonding capacity is \$5m or less.

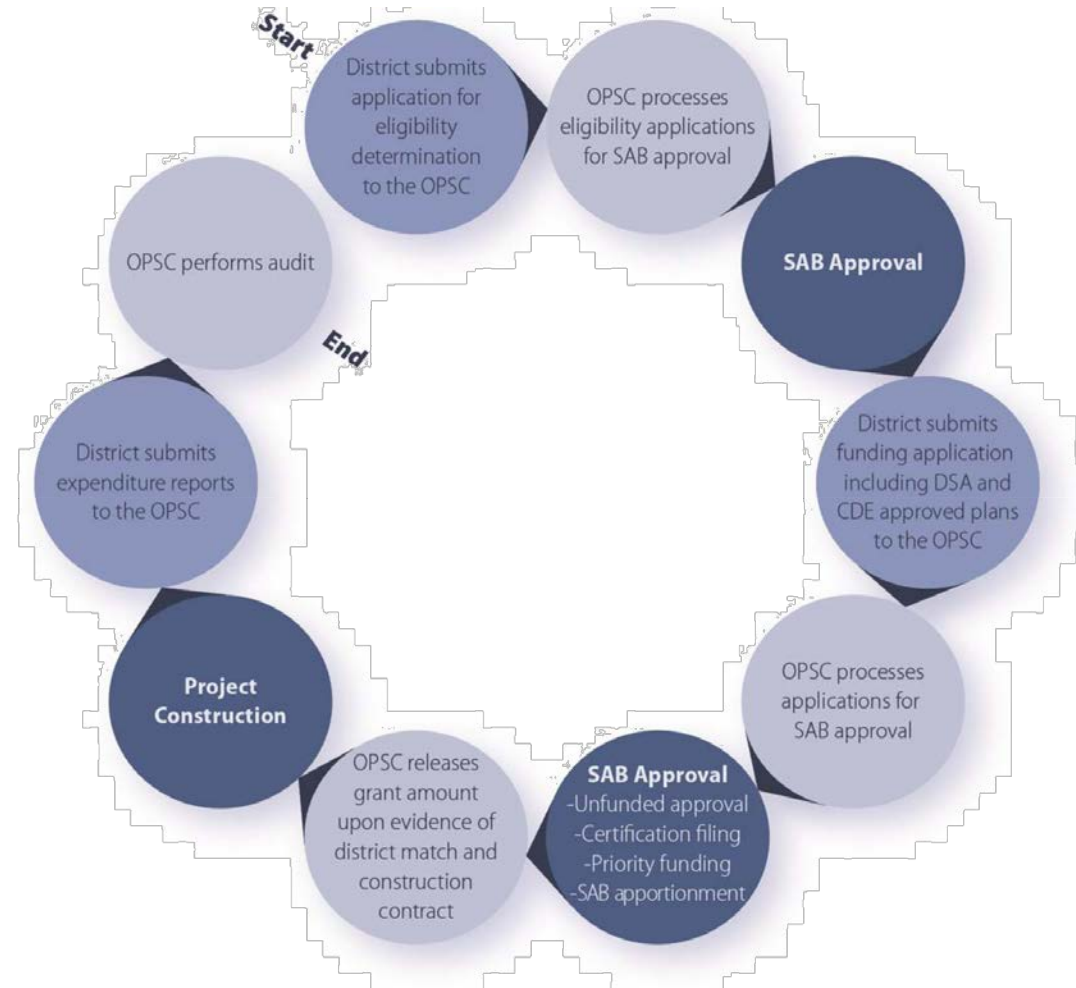
School districts that do not meet the requirements above can appeal to be approved by the State Allocation Board based on "other evidence of reasonable effort."

- 2. Analysis of the district/COE financial records

State Funding Allocation Process

- December 2008 - State froze automatic disbursement of funds (AB 55 Loans)
- Priorities In Funding (PIF) process for “Construction Ready Projects”
- Districts notify State that they are ready for funds twice a year May/June and November/December
- Direct allocation of bonds based on State Treasurer’s Office bond sales
- Approximately \$2 billion in projects awaiting funding

OPSC Application Process



Local Bonds

- General Obligation Bonds
 - Debt service paid from property taxes levied according to the assessed value of each parcel
 - Can be assessed on a district-wide basis or a subset
 - Requires voter approval of either 66.7% (Traditional) or 55% (Proposition 39) vote

- Mello-Roos – CFDs
 - Debt service paid from property taxes levied according to a “rate and method of apportionment”
 - Can be assessed on a district-wide basis or a subset
 - Requires 66.7% voter approval, or landowner approval if less than 12 registered voters

Development Impact Fees

- Developer Fees/Mitigation Agreements
 - State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for additional school facilities
 - Level 1 Fees – Capped in State Statute and adjusted every even numbered year. Currently \$3.48/sqft for residential and \$0.56/sqft for commercial industrial
 - Level 2/3 Fees – Residential only. No cap but linked to State New Construction Funding. Eligibility requirements
 - School districts and developers can negotiate an agreement for development fees in additional to or in lieu of amounts authorized by statute

Other Funding Tools

- Federal Funding
 - Historically there has been minimal participation by the Federal Government
 - Options have been primarily limited to financing assistance such as interest subsidies or investor tax credits
 - Federal Infrastructure Investment????

Other Funding Tools

- Joint Use Opportunities
 - Partnerships with other public/private entities
 - Leverage funding opportunities available to one entity but not the other
 - Leverage assets, etc.

Funding Strategy

**Leverage funding opportunities and
bring multiple funding resources to
the table!**

Thank You!

Matt Pettler, Vice President

School Facility Consultants

1303 J Street, Suite 500, Sacramento, CA 95814

ph. (916) 441-5063 fax (916) 441-2848

Email: matt@s-f-c.org

www.s-f-c.org

SCHOOL
FACILITY
CONSULTANTS

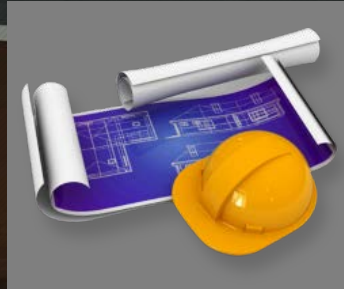


Time for
a **BREAK**



Architect's Role

Sharon Ashida & Curtis Flynn





Project Sequence

	Eligibility	Master Plan Facility Assessment	Schematic Phase	Design Phase	Construction Docs	Plan Check	Funding App.	Bid Phase	Construction Phase
Architect Engineers	●	●	●	●	●	●	●	●	●
District Administration Board of Trustees	●	●	●	●	●	●	●	●	●
City, County, State			●	●	●	●	●		
CDE			●			●	●		
OPSC/SAB	●		●				●		●
DSA/CGS						●	●	●	●
Attorney Bond Counselor			●		●			●	
Funding Consultant	●					●	●		
Survey			●		●				
Testing Labs			●		●			●	●
DSA Inspector								●	●
General Contractor, LLB, CM/Multiple Primes, Construction Manager				○	○			●	●

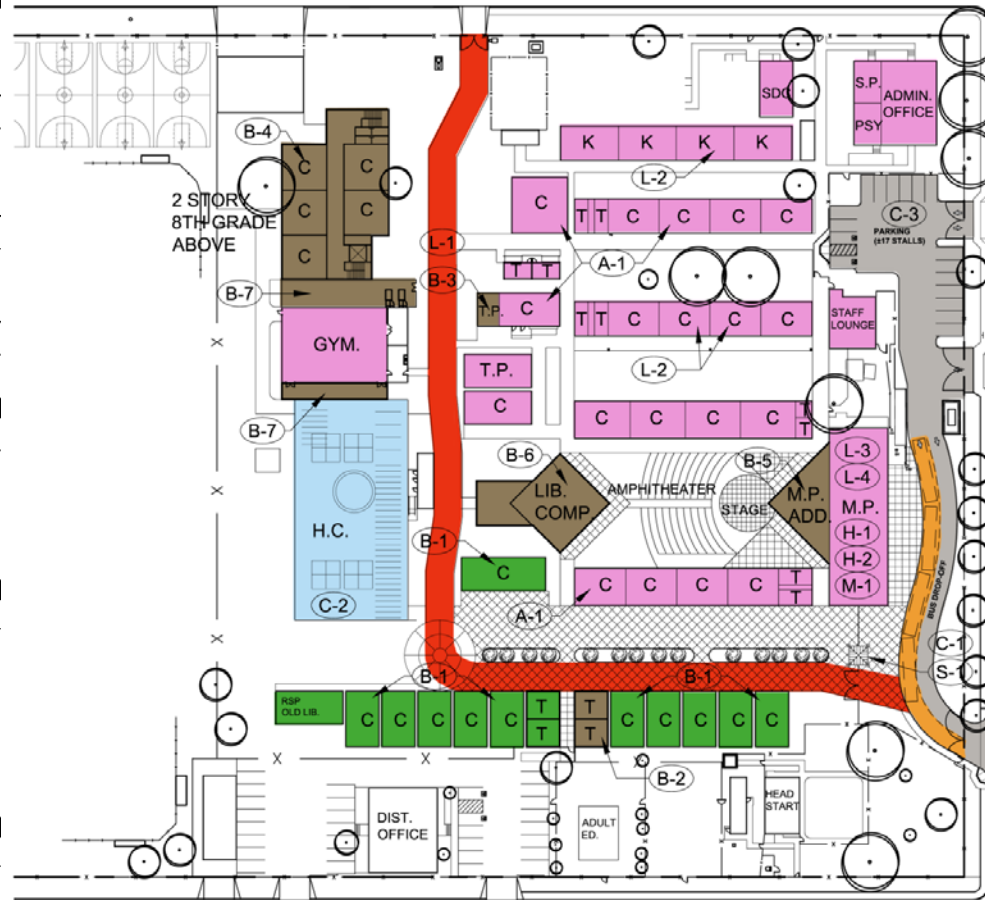




School Facilities 101

Master Plan Facility Assessment

	Proposed Improvements	Cost	
Life Safety	Fire Truck Access	L-1 \$162,000	
	Rm. 18, 19, & 30. Replace conc. Slab / Footing	L-2 \$320,000	
	Door Panic Hardware @ CL. RM.	\$44,000	
	Exhaust hood @ Kitchen	L-3 \$65,000	
	Ansul System @ Hood	L-4 \$7,000	
	Fire Alarm	\$161,000	
	SUB-TOTAL:	\$759,000	
CDE Recomm.	Bus Drop-Off	C-1 \$103,000	
	Parent Drop-Off	\$110,000	
	Hard Court Play Area	C-2 \$104,000	
	Turf / Playfield	\$25,000	
	Parking, Visitor, Staff	C-3 \$136,000	
	SUB-TOTAL:	\$478,000	
ADA Comp.	Path of Travel Conc. Sidewalk	\$48,000	
	Redo Toilets to ADA	\$60,000	
	Accessible parking signs / striping	\$4,000	
	Accessible Transition to Play-Field	\$3,000	
	Casework ADA @ sidewalk	A-1 \$32,000	
	SUB-TOTAL:	\$147,000	
County Health Req.	Air Curtains @ Kitchen door	H-1 \$6,000	
	Redo Kitchen	H-2 \$50,000	
	3 Compartment sink @ Kitchen	\$6,000	
	SUB-TOTAL:	\$62,000	
Buildings (New Construction)	A. Relocation of (13) Exist. 24'x40' modular	B-1 \$565,000	
	CL. RM. / utility Connect.	\$100,000	
	New Toilet 24'x40'	B-2 \$250,000	
	New Teach. Prep. 24'x40'	B-3 \$150,000	
	Construct 2-story (10) CL. RM., Toilet & Elevator	B-4 \$2,227,000	
	Add Pool, Showers, Lockers	\$2,500,000	
	B. Multi-Purpose / Cafeteria addition / Amphitheater	B-5 \$1,683,000	
C. New Library, Computer Lab / Resource	B-6 \$1,396,000		
D. Gymnasium Addition (3000sq)	B-7 \$1,464,000		
	SUB-TOTAL:	\$10,235,000	
Buildings (Modernization)	Exterior Paint	\$60,000	
	VCT @ Multi-Purpose / Classroom	M-1 \$32,000	
	Redo Classroom	\$100,000	
	Individual A/C Disconnect Chiller in 2 Classroom Wings	\$100	
	Student Restroom	\$292,000	
	Power Upgrade	\$292,000	
	Corridor Lighting	\$30,000	
	Stage Lighting	\$32,000	
	PA System	\$98,000	
	Intrusion Alarm	\$50,000	
	Camera Surveillance System	\$66,000	
	Wireless Clocks	\$21,000	
	Re-roof Wings 2.3 & Cafeteria	\$557,000	
	SUB-TOTAL:	\$1,530,100	
Site Improvements	Storm Drain Inlets / Catch Basin	\$72,000	
	Landscape Irrigation	\$101,000	
	Shade Structure	\$20,000	
	Fence Around Kindergarten Playground	\$10,000	
	School Entry Nodes	S-1 \$120,000	
	Remove AC & Replace w/ AC	\$116,000	
	Site Electrical	\$329,000	
	Parking Lot Lights	\$44,000	
	Site Lighting	\$40,000	
	Redo Baseball Infield and Lighting	\$60,000	
	Replace Steel Grates in Walls	\$2,000	
		SUB-TOTAL:	\$914,000
		TOTAL:	\$14,125,100

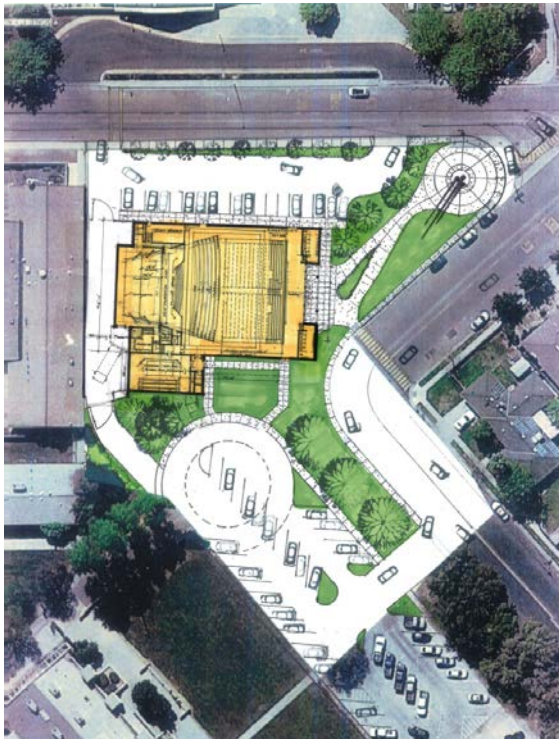


- EXISTING
- NEW
- RELOCATED MODULAR

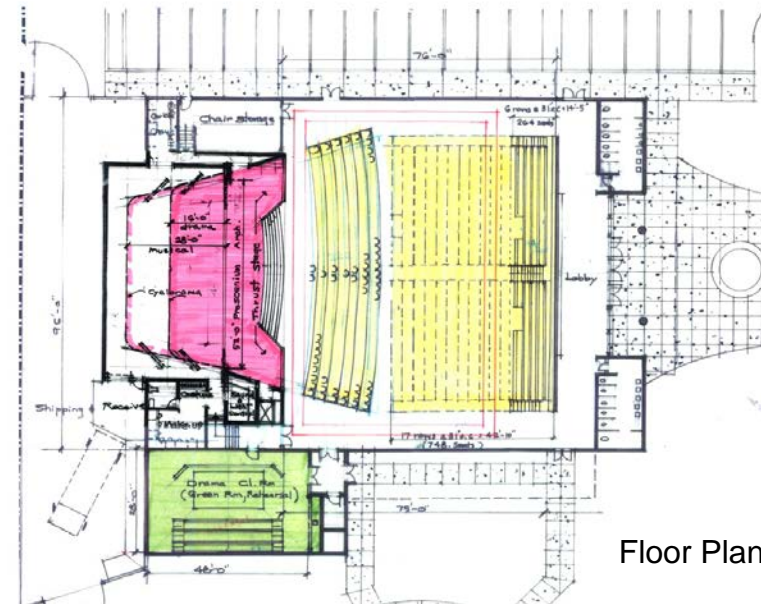
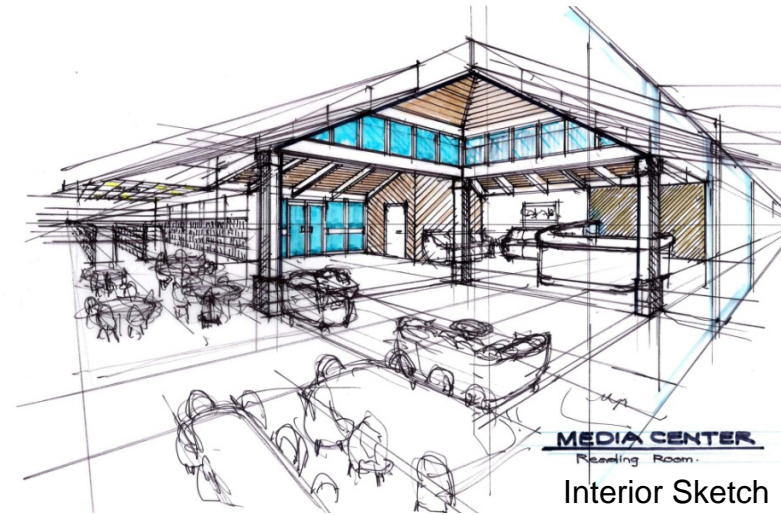


SCHEMATIC PHASE INVOLVEMENT:

- District Approve Preliminary Scope and Estimate
- City/County Public Works (Offsite)
- Department of Education
- Office of Public School Construction
- Legal Counsel
- Bond Counselor (Bond Language)
- Surveyor
- Testing Lab Report

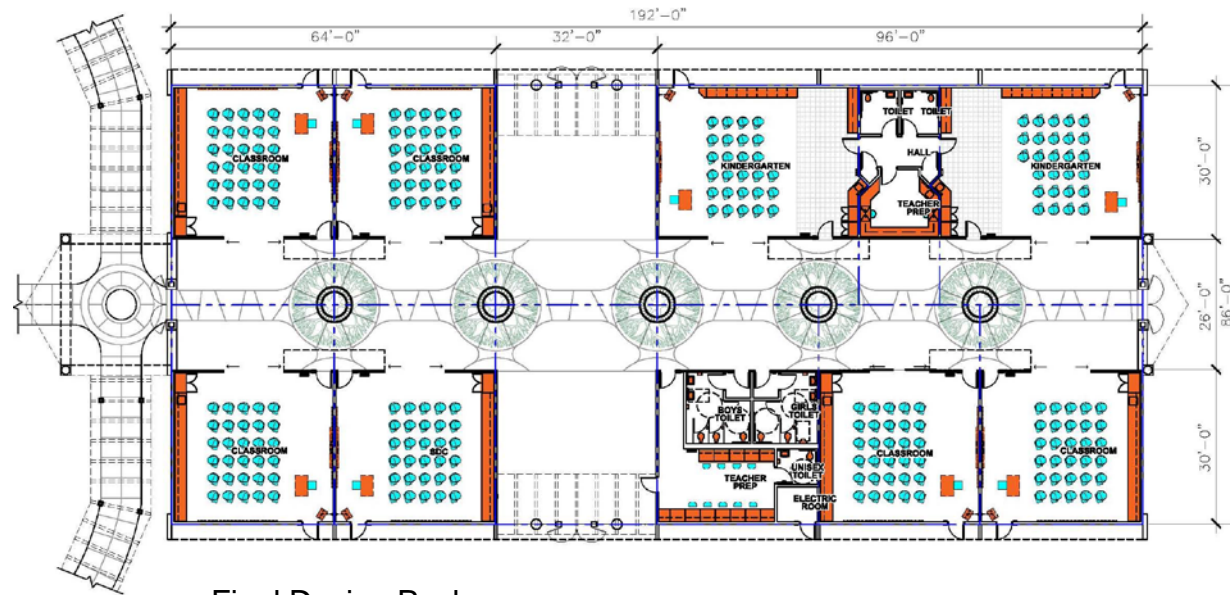


Site Plan



DESIGN PHASE:

- District Approve Final Design Scope and Estimate
- Prepare Ed Specs
- Continue Discussions with City/County
- Possibly Bring Contractor on Board

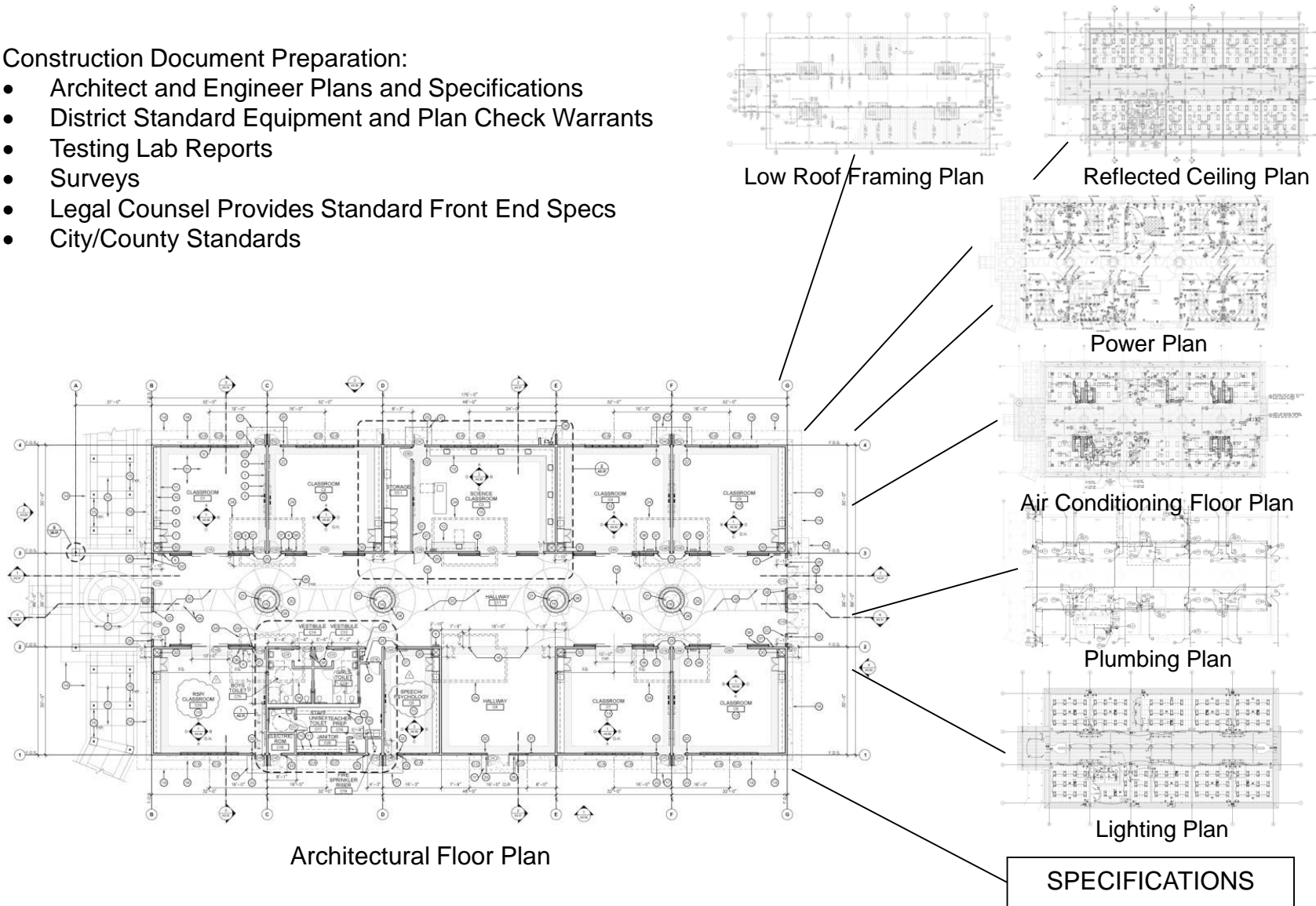


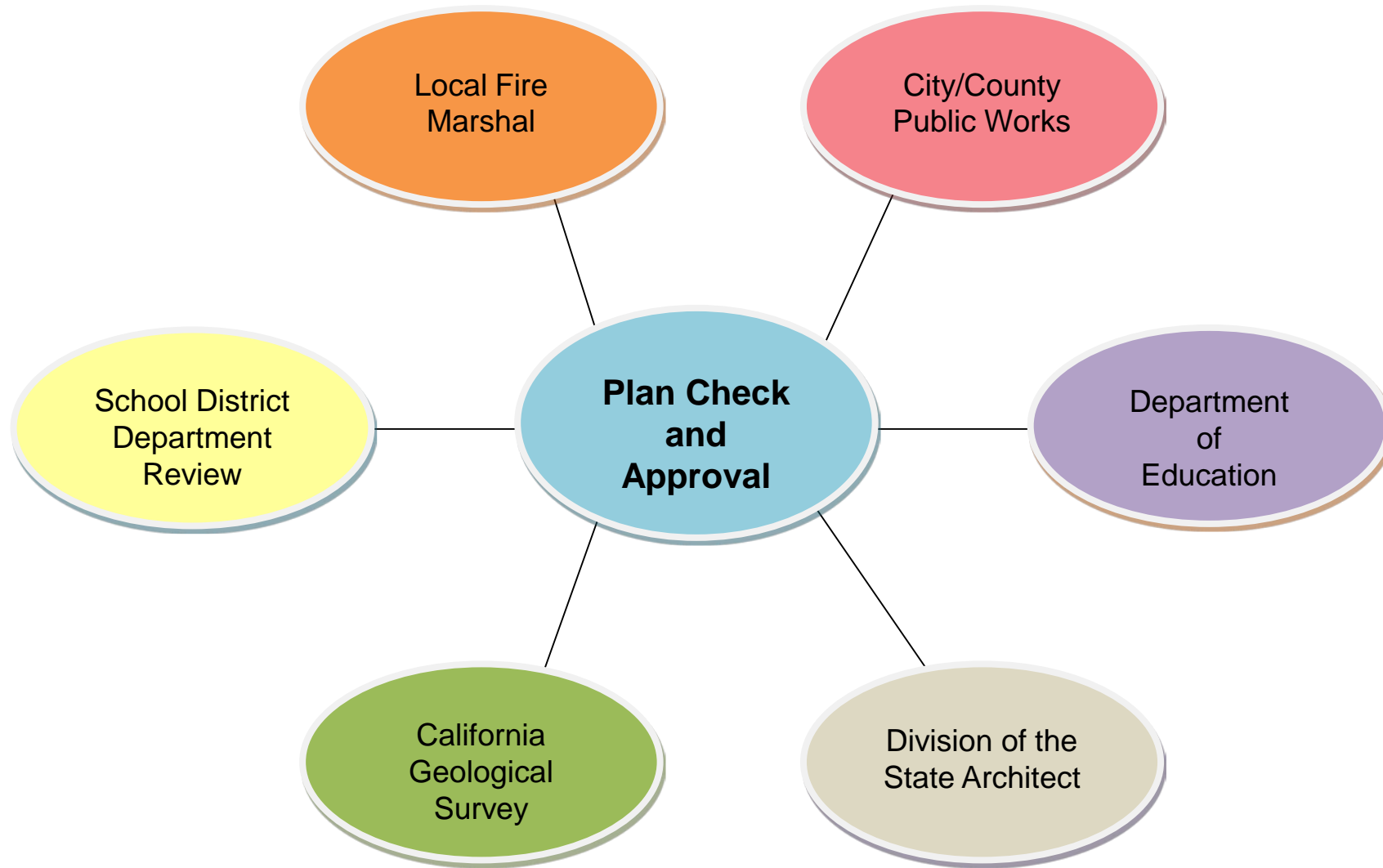
Final Design Package



Construction Document Preparation:

- Architect and Engineer Plans and Specifications
- District Standard Equipment and Plan Check Warrants
- Testing Lab Reports
- Surveys
- Legal Counsel Provides Standard Front End Specs
- City/County Standards







Funding Application Preparation:

- OPSC Funding Application
District Board Resolution
Career Tech Advisory Committee Statement
Division of the State Architect
Department of Education
City/County Approval
DSA Approved Construction Documents



Governing Board

October 13, 2015

Dear Governing Board:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of July 4, 2015...

It is the responsibility of the water supply, sewage disposal and safety implications. This and a written approval sheet project involves work on a all Federal, State and local hazardous levels of lead a

TOM TORLAKSON STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

DGS DEPARTMENT OF GENERAL SERVICES Division of the State Architect - Sacramento Office 11/10/2015 - APPROVAL OF PLAN(S)

Project: Total Scope of Project: Increment #: Application #: File #:

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 11/10/2015.

on shown on the drawings and is conditioned on construction starting within one or must be approved and the contract information, including the construction start of construction.

ifications for compliance with Parts 3 (California Electrical Code), 4 (California Sping Code) of Title 24. It is the responsibility of the professional consultants compliance.

elow which indicate applicable conditions specific to this project.

ince with approved drawings and specifications will meet minimum required rria Code of Regulations, for structural safety.

onstructed in accordance with approved drawings and specifications will meet n in Title 24, California Code of Regulations, for fire and life safety.

val certifying that the drawings and specifications are in compliance with state on of the disabled which are required before letting any contract for construction. Code.)

DSA Fire and Life Safety Plan Submittal for Modernization Program

Project Name: District: County: DSA Number:

SERVICE SITE WORKSHEET FOR ADDITIONAL GRANTS

Table with columns: Plan Ref., CSI #, Description, Quantity, Unit, Material, Labor, Unit Cost, Saylor, Page, Total. Includes sections for Site Clearance, Demolition, Recouping Utility Lines, Rough Grading, and Soil Compaction.

1. Type of Application—Check Only One

- New Construction (Final Apporitionment)
New Construction (Final Charter School Apporitionment)
New Construction (Overcrowding Relief Grant)
Rehabilitation (Final Charter School Apporitionment)
Modernization
Modernization of California Schools for Dual/Third
Separate Apporitionment

- Is this a 6-8 school?
If you answered yes how many K-4 pupils reported above are sixth graders?
Is this an Alternative Education School?
Is this a use of grant request pursuant to Section 1859.77.2?
Is this request pursuant to Section 1859.77.2(a)?
If yes, enter date of successful bond election?
Is this a use of grant request pursuant to Section 1859.77.3?
Is this request pursuant to Section 1859.77.3(a)?
If yes, enter date of successful bond election?
Facility Hardship (no pupils assigned)
Charter School Facilities Program Rehabilitation Request:
Other (eq. fr.)

* NEW CAMPUS = Campus established after 1 July 2002
** OLD CAMPUS = Campus established prior to 1 July 2002

Note: Modernizations include additions to existing buildings and complete new buildings on "new" campuses

The following items may require or cause repairs, additions or reconfigurations, additional materials and/or labor. Other items may also generate these requirements. Variations and Scope of Work will determine if additional requirements are needed. Contact the DSA for verification of required items not defined below.

Table with columns: Plan Ref., Quantity, Minimum Work, Additional Work, Unit, Unit Cost, Minimum Work, Additional Work. Lists various fire alarm and safety requirements.





Bid Phase:

- Select Construction Delivery
 - General Contractor
 - Lease-Lease Back
 - Construction Manager
 - Multiple Prime Contractors
 - Informal Bid (Public Code 22000 - California Uniform Public Construction Cost Accounting Act)
- Advertisement
 - Contractor
 - DSA Inspector
 - Testing Lab
- DSA Approve Addendums
- District Approve Bid and Prepare Agreement

Construction Phase:

- Ground Breaking
- Preconstruction Meeting
- Notice to Proceed
- OPSC - Request State Funds
- DSA - Approve Change Orders
- File Substantial Completion
- File Notice of Completion
- Warranty and Operation & Maintenance Manuals
- DSA Closeout



DSA Update and Outlook

Dan Levernier



CDE Update and Outlook

John Gordon



LOCKER ROOM

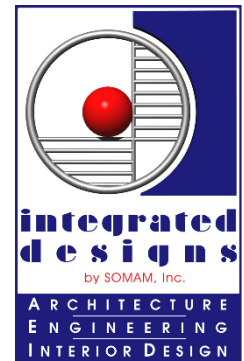
QUESTIONS & ANSWERS





fresno county superintendent of schools

Jim A. Yovino, Superintendent



Thank you to our Sponsors!