



# REGISTER

Volume XXIV, No. 5

THE NEWSLETTER OF THE COALITION FOR ADEQUATE SCHOOL HOUSING

## *In This Issue...*

- 2 ▶ Message From The Chair
- 3 ▶ C.A.S.H. Spring Conference Review
- 5 ▶ Contributors to the 2004 Statewide Bond Campaign
- 7 ▶ Self Certification: Assessing the Safety Impact of Improvements Made to Existing Sites
- 7 ▶ School Bond Campaign Expenditures
- 8 ▶ CSF Update: Final Name Change Announcement
- 10 ▶ C.A.S.H. Surveys Districts on Schools
- 11 ▶ DIR Holds First Public Hearing on Appealed Prevailing Wage Determinations
- 12 ▶ Modernization & Seismic Retrofit: Redwood Heights Elementary School in the Oakland Unified School District
- 13 ▶ Thank You Spring Conference Reception Sponsors
- 23 ▶ C.A.S.H. Monthly Meeting Minutes
- 24 ▶ Upcoming Meetings, Conferences & Workshops

## Redwood Heights Elementary School

*See page 12 for details*



# Message From The Chair



Eric J. Hall, C.A.S.H. Chair

## **The New Role of Labor in School Construction Projects**


In September of 2002, Governor Gray Davis signed into law AB 1506. Commencing on April 1, 2003, school districts receiving state bond funds from Proposition 47 must institute and enforce a prevailing wage "labor compliance program". Members of C.A.S.H. and members of your school construction team are well aware of the implications of this new law. LCP's have been the subject of discussions at

our monthly membership meetings and conferences, and specific workshops have been held on this issue. We have also developed a working group led by C.A.S.H. board member Bill Savidge, Director of Facilities Modernization, Fremont Union High School District. The C.A.S.H. organization has been involved in working with the Department of Industrial Relations, Office of Public School Construction and the Office of the State Labor Commissioner to better understand the law, identify common practices, and the procedures to ensure compliance with the law. C.A.S.H. is working with the state agencies to make certain that school projects and school funding are not delayed.

It is indeed a new era in school construction. In addition to the new requirements of AB 1506, the State Allocation Board and the State Allocation Board Implementation Committee have been expanded to include a representative of labor from the increased role of organized labor in today's school construction projects. C.A.S.H. has always supported prevail-

ing wage. Indeed it is the law and AB 1506 simply provides the responsibility for the school districts to comply with such law. We do need, however, to continue to work on establishing parameters to control costs and to develop programs that are easily understandable and easily monitored and governed. No one in our school construction business wants additional delays or costs in school construction programs.

It is a new time for labor in school construction projects. With a \$25 billion bond over a two-year period, we have now been discovered. We are the industry that has resources available to construct school facilities. Public policy in the State of California has required us to work more closely with labor. New issues will arise as we begin to expand our horizons and fully implement these programs. Currently, the DIR is conducting hearings regarding the fabrication of off-site materials (i.e. electrical and sheet metal) for public works and prevailing wage. C.A.S.H. board members will be present at those hearings to express our concerns about expanding the scope of an unfamiliar program. Additionally, new issues will arise with respect to fines and penalties, expanded definition of public works employees, and the increased discussion regarding project labor agreements.

As an organization representing 446 school districts and an additional 622 private corporations, C.A.S.H. will continue to provide a leadership role in this area. We welcome our new members who are specialists in labor compliance. We also encourage the membership to get involved by attending workshops, discussing the implications with your colleagues and perhaps attending one of our working group committee meetings. It is a new era for school construction projects in the State of California! 



## REGISTER

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The CASH Register is published eleven times a year (January through November) by the Coalition for Adequate School Housing (C.A.S.H.) and distributed to C.A.S.H. members. Over 1,000 rapidly growing school districts, county offices of education, architects, attorneys, bond counsel, financial institutions, developers, contractors, consultants, inspectors, licensed professionals, manufacturers of portable classrooms, maintenance suppliers and others who are concerned about school construction issues hold C.A.S.H. memberships.

The CASH Register solicits articles on school facility-related topics from the membership. If you are interested in submitting an article, please send it or a letter of inquiry to: Editor, CASH Register editorial office, 1130 K Street - Suite 210, Sacramento, CA 95814. Sorry, we are unable to return or acknowledge unpublished manuscripts. The views expressed herein are those of the authors and not necessarily those of the Coalition for Adequate School Housing, its board, staff or general membership.

# C.A.S.H. Spring Conference Review

*The C.A.S.H. Spring Conference was a huge success with approximately 300 school district, county office and associate members attending this two-day information-packed event.*

On Thursday, May 15 the General Session was kicked off by Kathleen Moore Baratta of Elk Grove USD and Immediate Past Chair of C.A.S.H. She gave an overview of fundraising for the March 2004 school bond campaign and the need for additional contributions to reach our goal of \$650,000. She also read the names of the firms that have contributed to date. For a complete list see page 5.

Next, attendees were educated on different project delivery methods. Bill Savidge, of Fremont Un. HSD and C.A.S.H. Board Member, moderated the session and presented on the topic of Design-Bid-Build. Jerome Behrens of Lozano Smith and Andreas Chialtas of Atkinson-Andleson-Loya-Rudd & Romo presented on the legal aspects of Lease, Lease-Back. Bob Hartung of The Haskell Company gave a presentation on Design-Build (AB 1402). The last method discussed was Developer Built Schools, which was presented by Mario Contini from Fillmore USD and Richard Niec of Griffin Industries. Evaluations showed the attendees found these presentations very informative.

Attendees packed the luncheon to hear Nancy Sidhu of the Los Angeles Economic Development Corporation give her update on California's economic outlook. As many of you know, Nancy has been speaking at the C.A.S.H. Spring conference for several years and always gets rave reviews.

*Continued on page 6* Assembly Member Lynn Dauscher and C.A.S.H. Chair Eric J. Hall



*(l to r) Bill Savidge, Fremont Un. HSD, Bob Hartung, the Haskell Company, Rick Niec, Griffin Industries, and Mano Contini, Fillmore USD*



*Thursday's lunch general session speaker Nancy Sidhu from the Los Angeles Economic Development Corporation*



COALITION FOR ADEQUATE SCHOOL HOUSING

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**ISSUES COMMITTEE**  
FPPC I. D. No. 980-478

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**Contribution Request Form**

Please take a moment and contribute to the Coalition for Adequate School Housing Issues Committee.

Contributor Name: \_\_\_\_\_

Contributor Contact Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

If Contributor is an individual, please include:

Occupation: \_\_\_\_\_

Employer: \_\_\_\_\_

To contribute by credit card, please provide the following information:

Cardholder: \_\_\_\_\_

Card Number: \_\_\_\_\_

Visa     MasterCard    Signature: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Otherwise, please include a check to be deposited and mail or messenger to:

Coalition for Adequate School Housing Issues Committee  
Steven S. Lucas, Treasurer  
591 Redwood Highway, No. 4000  
Mill Valley, CA 94941  
(415) 389-6800

Contributions to the Coalition for Adequate School Housing Issues Committee are not deductible as charitable contributions for federal income tax purposes. Moreover, contributions are for the purpose of influencing voters on ballot measures and are regarded as payments for "grassroots lobbying" which are not deductible as a business expense (IRS Regulation 1.162-20 [b], [c]). Contributions from foreign principals may not be accepted.

# Contributors to the 2004 Statewide Bond Campaign

The C.A.S.H. Board of Directors thanks the following members who have made generous contributions to our fundraising efforts for the 2004 Statewide School Bond Campaign. The Board encourages all members to make a generous contribution to our efforts when asked to do so by members of the C.A.S.H. Fundraising Committee. If you or your firm would like to make a contribution, please click on the link below. (as of 5/31/03)

## **Diamond \$15,000 +**

### Architects

HMC Architects  
KPI Architects  
LPA Inc.  
NTD Architects  
WLC Architects

### Construction Managers

C.W. Driver Contractors  
Douglas E. Barnhart Inc.

### Consultants & Facility Planners

California Financial Services  
Murdoch Walrath & Holmes  
School Facility Consultants

### Financial Consultants & Institutions

Stone & Youngberg LLC

### Furniture & Equipment

Virco Mfg. Corporation

### Relocatable Manufactures & Dealers

Williams Scotsman

## **Platinum Level \$10,000 to \$14,999**

### Construction Managers

Edge Development  
McCarthy Building Companies  
Neff Construction, Inc.

### Financial Consultants & Institutions

UBS Paine Webber

### Relocatable Manufacturers

Meehleis Modular Buildings, Inc.

## **Gold Level \$5,000 to \$9,999**

### Architects

Carmichael-Kemp Architects  
Dougherty + Dougherty Architects, LLP  
Flewelling & Moody  
Frick, Frick & Jetté Architects  
GKK Education  
HTI Architects Inc.  
LHA Architects

### PSWC Group

Ruhnau Ruhnau Clarke & Associates  
The Steinberg Group  
Thomas Blurock Architects  
VITETTA Architects

### Construction Managers

PinnacleOne  
Tilden-Coil Constructors, Inc.

### Financial Institutions

Citigroup Global Markets, Inc.

### Other Vendors & Consultants

Checkpoint Communications

### Relocatable Manufacturers

Saramark, Inc.

## **Silver Level \$1,000 to \$4,999**

### Architects

Adolph Ziemba, AIA & Associates  
Akol & Yoshii Architects & Engineers  
Beverly Prior Architects  
Bunton Clifford & Associates  
Corlett Skaer & DeVoto Architects Inc.  
DC Architects  
Henry Woo Architects, Inc.  
Higginson + Cartozian Architects  
HMR Architects  
Imageworks Architecture, Inc.  
Kruger Bensen Ziemer Architects, Inc.  
Loving & Campos Architects  
Mangini Associates  
Murray & Downs Architects, Inc.  
Osborn Architects  
PCH Architects  
Quattrocchi and Kwok Architects  
Rainforth-Grau Architects  
VBN Architects  
Westgroup Designs, Inc.

### Attorneys

Bowie Arneson Wiles & Giannone  
Best Best & Krieger LLP  
Kronick Moskovitz Tiedemann & Girard  
Lozano Smith  
Miller Brown & Dannis  
Orbach & Huff LLP  
Parker & Covert LLP

### Construction Managers

Colombo Construction  
O'Connor Construction Management  
Pacific Program Management  
Sundt Construction, Inc.

### Consultants & Facility Planners

Colbi Technologies, Inc.  
Jack Schreder & Associates  
MuniFinancial  
School Facilities Planning & Management, Inc.  
School Services of California, Inc.  
The Planning Center  
VOSE Properties

### Contractors & Developers

Current Enterprises, Inc.

### Environmental/Toxics Consultants

CTL Environmental Services, Inc.  
Earth Systems Northern California  
Earth Systems Pacific  
Earth Systems Southern California  
Earth Systems Southwest  
Kleinfelder, Inc.  
MWH

### Financial Consultants

Kelling Northcross & Nobriga

### Facility Consultants

Eligibility, Inc.  
The Facilities Consortium

### Licensed Professionals

Kanda & Tso  
MSL Engineering

### Other Vendors & Consultants

Couts Heating & Cooling, Inc.  
Shade Structures  
Turnkey Schools of America

## ***C.A.S.H. Spring Conference Review***

*Continued from page 3*

The afternoon session, moderated by Nina Young of the Orange County Office of Education and C.A.S.H. Board Member, updated attendees on issues related to the Office of Public School Construction. C.A.S.H. thanks Luisa Park, Lori Morgan and Dave Zian for their informative updates.

Also that afternoon, presentations on storm water regulations were given by Roger Chang of the Los Angeles County Office of Education, Tom Robinson of the San Diego County Office of Education, and Peggy Strand of Best Best and Krieger, LLP.

Mike Vail of Vista USD closed the session with an update on the Federal Action for California School Facilities (formerly Cal Fed), of which he is Chair.

Thursday evening attendees enjoyed a reception hosted by several associate members. For a complete list of sponsors see page 13.

Friday morning Eric J. Hall of the San Dieguito Un. HSD and C.A.S.H. Chair welcomed attendees to breakfast. He also had the distinct privilege of introducing Assembly Member Lynn Daucher, who gave her very candid remarks about the state's budget situation in Sacramento and updated attendees on school facilities legislation.

The remainder of Friday morning's session included a Legislative/Regulatory update from the C.A.S.H. legislative advocates. Updates were also given by Roy McBrayer of the Division of the State Architect, Duwayne Brooks and Jim Bush of CDE/Facilities Planning Division, and Hamid Saebfar of the Department of Toxic Substances Control.

The overall conference evaluations were very positive. C.A.S.H. thanks all presenters who helped to make this conference a success. C.A.S.H. also thanks all of those attendees who took the time out to attend this very important educational event. ♿

– Greg Golik



*(l to r) Lori Morgan, Dave Zian and Luisa Park with OPSC and Nina Young with the Orange County Office of Education*



*State agency representatives Jim Bush, CDE-School Facilities Planning Division, Roy McBrayer, DSA and Hamid Saebfar, DTSC gave updates on Friday morning. (Not pictured is Duwayne Brooks, CDE-School Facilities Planning Division, who also presented during the session.)*



*(l to r) Mike Vail, Vista USD, Peggy Strand, Best Best & Kreiger, Nina Young, Orange County Office of Education, Tom Robinson, San Diego County Office of Education, and Roger Chang, Los Angeles County Office of Education*

# Self Certification:

## Assessing the Safety Impact of Improvements Made to Existing Sites

By Jim Bush, Assistant Director, School Facilities Planning Division

The School Facilities Planning Division (SFPD), part of the California Department of Education, has as its primary responsibility insuring that school site selection and design will not compromise student health or safety. This responsibility includes ascertaining that any proposed project on an existing school site will not increase risks to students. As a way to assess this, SFPD now requires that school districts planning improvements to existing sites using state bond money – and this includes all modernization, replacement, and new construction projects thereon – self certify that the project will not create any new safety hazards to students nor make worse any preexisting safety hazards.

To this end, completion of Form SFPD 4.07/4.08D, “Existing School Safety Certification,” is required as part of the project approval process. Districts will be asked to use Title 5 Regulations, sections 14010 and 14011, to assess the project potential to create any new, or exacerbate any existing, safety hazards. This assessment and any mitigation measures adopted as a consequence will be maintained in the district’s files and verification of this process, using these forms, submitted to SFPD.

It is important to understand that this process is not a retrospective analysis of health and safety issues that may exist on that site prior to the commencement of the project. The process is only a means of investigating if any existing conditions will be made worse.

For example, the rehabilitation of existing buildings would not make an

existing problem worse; denial of this kind of project approval would be improbable. Likewise, if a 66kV power line is adjacent to site and new buildings on that site are proposed, project approval would be given as long as the new buildings are not to be placed any closer to the power lines than the existing buildings. But new construction closer to the power lines may be cause for project disapproval if it is to occur within the setback specified in Section 14010(c) of Title 5 and does

not comply with our EMF (electromagnetic field) policy. In another case, if during a modernization project underground pipelines, heretofore unknown, are discovered, project approval would be given anyway since the project is not exacerbating existing conditions. If new buildings are to be placed closer to the pipeline, then a safety study would be required.

SFPD is working with the OPSC to figure out a way to help fund necessary  
*Continued on page 13*

## School Bond Campaign Expenditures

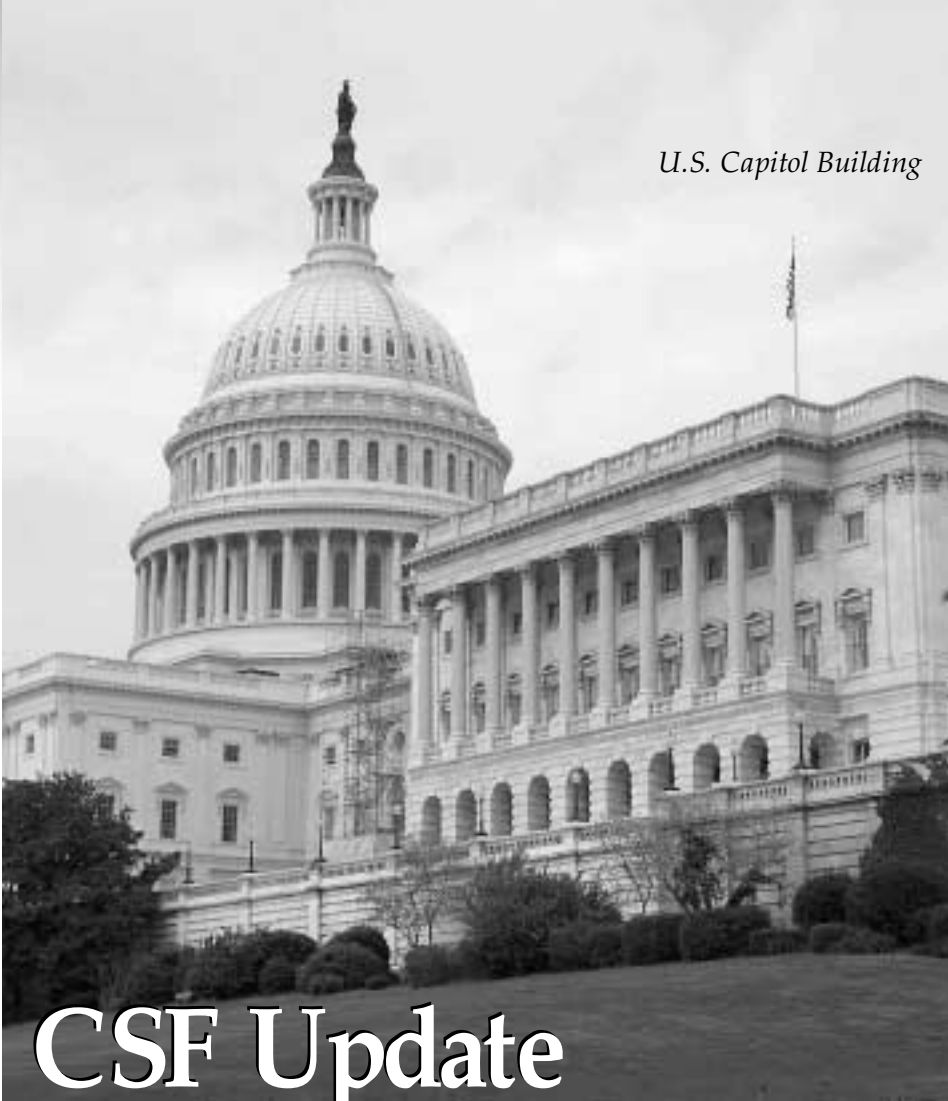
Many members of C.A.S.H. have asked how their contribution to the next school bond will be used by the Campaign Committee. The Committee and firm will use approximately half of the contributions for television advertising. They will use an additional one-quarter for other types of paid media and political action. Within the other paid media and political action, are newspaper advertisements, mail brochures and flyers, working on absentee ballot actions so absentee voters are targeted with the message to vote yes for the next bond as well as radio time slots for the message of vote yes on the school bond. Finally, within this 75% will be buying onto slate

mailers to vote yes on the school bond.

The remaining funds will be used for any legal action needed to either counter an opposition statement on the ballot pamphlet and/or to ensure that our ballot statement to vote yes on the school bond is legally correct.

Lastly, the campaign contributions will be used to pay the cost of the campaign staff, the development of the advertising and brochures and the research on which arguments are most successful for passing the bond. This research will include polling and focus groups as well as what are the opposition arguments that we need to counter in order to pass the school bond.

*Continued on page 13*



*U.S. Capitol Building*

# CSF Update

## ***Final Name Change Announcement***

The recently re-named Federal Action for California School Facilities (formerly the Cal-Fed School Infrastructure Coalition) has heard our members' cries! FACSf has changed its name for the final time. We are now known as:

### ***CALIFORNIANS FOR SCHOOL FACILITIES (CSF)***

Although FACSf was a strong representation of our mission, we believe CSF provides the same representation and, frankly, is easier to say. Thank you all for your patience.

### ***The Search for Federal School Construction Funds Continues***

#### ***Spring 2003 Washington D.C. Trip***

There is no doubt that this has been a tumultuous year for our nation and the war with Iraq has been a primary

concern for all of us. It was with great respect for this situation that CSF traveled to Washington DC for the Spring trip held April 28, 2003 through April 30, 2003.

The group capitalized on the Executive trip held in March 2003 that met with the House Ways and Means Committee, US Department of Treasury and the Office of Congressman Bill Thomas, the Chair of the House Ways and Means Committee. The message then was requesting their support of an extension and expansion to the Qualified Zone Academy Bond (QZAB) Program. Their response to us was, "show us that you need it, and get the support of your California Representatives". And that's what CSF set out to do during the Spring DC trip.

CSF took a group of 14 people including the California Department of

Education, school districts and private entity partners. The focus of this group was to meet with as many California Representatives as possible as well as to target our Republican Representatives. The group met with over 30 members and staff of the California delegation. The trip was a great success.

CSF presented a QZAB booklet that highlighted successful QZAB projects in California as well as provided overall school construction need information in California. The booklet helped to educate our Representatives on the need for school facilities in California and demonstrated how programs such as QZAB are excellent resources while keeping local control. Our Representatives were impressed by the work completed in California as well as the amount of unfunded projects that remain. For the first time we have received commitments of support: agreements to cosponsor a letter to the House Ways and Means Committee asking for an extension and expansion of the QZAB program as well as some additional co-sponsors to the America's Better Classroom Act, a \$24.8 billion dollar school construction measure currently in the House of Representatives.

CSF will be following up on this show of support as well as working to circulate a letter to the entire delegation outlining how existing opportunities such as QZAB can be expanded.

CSF would like to thank Jay Bell and Lisa Richardson of Parsons Brinckerhoff Construction Services for their contribution of the production of the QZAB Booklet. The QZAB Booklet has made a huge impact for California in Washington DC. We thank you for your support of our mission and our organization.

**We want to keep the momentum of support going!** We need your help to do it. Contact your Congressional members and invite them to visit your school district. Show them first hand how programs like QZAB and the Federal Renovation Program help. If



we do not keep them informed, they will not be able to assist us. This is important even if you have not been able to access federal school construction programs. They need to understand if the programs were expanded, you could participate! Given California's current budget situation we cannot wait to act!

CSF will be planning our next trip to DC this Fall to make a last push when the final tax extender bills are completed. This will be the avenue of an extension and/or expansion to the QZAB Program. Join CSF, participate in DC and educate your Congressional Representative. A statewide bond measure will not solve all of our facilities problems. Please call Emily Stone at (916) 441-5063 if you have any questions.

**2003 QZAB Program – California Department of Education to hold Lottery**

The California Department of Education received 37 applications totaling over \$130 million in 2003 QZAB requests. There is \$49.5 million available. The CDE will hold a lottery on June 25, 2003 at 9:00 a.m. in their Facilities Planning Division office. Please call the California Department of Education, School Facilities Planning Division for details, (916) 322-2470.

**Other Federal School Construction Measures**

Although the focus of our recent trip to Washington DC was the QZAB Program, CSF continues to advocate for a reauthorization of the Federal Renovation Program (FRP). At this time, the FRP has not been reintroduced for reauthorization. CSF and our members have our work cut out for us. CSF will work to gather information that demonstrates how important this type of funding has been in California and take it to Washington DC. As always, let your Representatives know that you were able to access this funding and you would like more. Write them a letter!



*(l to r) Lyle Smoot, Los Angeles USD, Emily Stone, Executive Director, Californians for School Facilities, John Dominguez, California Department of Education, Guy Albright, Spectrum Communications, Constantine C. Baranoff, KMTG, Constantine I. Baranoff, Elk Grove USD.*

H.R. 717 (Rangel, D-NY) and H.R. 930 (Johnson, R-CT) are both house bills that include funding for the America's Better Classroom Act, a \$24.8 billion dollar school construction bill that would provide interest free bond financing for modernization, new construction and the QZAB Program. CSF continues to advocate for these measures. In either case, California wins.

- Kimberly Flener, Reynolds & Associates
- Emily Stone, CSF
- Lyle Smoot, Los Angeles USD
- Constantine C. Baranoff, KMTG
- Mike Vail, Vista USD
- Karen Willett, East Side UHSD
- John Dominguez, Calif. Dept. of Ed.
- Terry Bradley, Clovis USD
- Syma Reynolds, Greene Reynolds & Associates
- Guy Albright, Spectrum Communications

**CSF Washington DC Attendees**

- Jeff Baratta, Stone & Youngberg LLC
- Constantine I. Baranoff, Elk Grove USD
- Mark DeMan, Los Angeles USD

*CSF would like to thank Mark DeMan of Los Angeles Unified School District for providing the Washington DC pictures included in this article.*



*(l to r) Mark DeMan, Los Angeles USD and Lyle Smoot, Los Angeles USD prepare to visit California Congresswoman Grace Napolitano.*

# C.A.S.H. Surveys Districts on Schools

At the request of State Allocation Board Staff, C.A.S.H. conducted a survey to our school district members on the topic of general fund budget cuts and schools not being opened. Out of the 500 plus districts surveyed, 62 surveys were returned.

*Following are the survey and results:*

## Survey

There has been much news in the press lately about school districts building schools but not being able to open them due to the general fund budget cuts.

C.A.S.H. is surveying its member districts to see if budget cuts are directly affecting the opening of schools.

Name of School District: \_\_\_\_\_

Name of person filling out survey: \_\_\_\_\_

Phone number: \_\_\_\_\_

1. Is your district planning not to operate a school that is being built for opening in August/September 2003 due to budget cuts: \_\_\_ Yes \_\_\_ No
2. Have you had construction projects halted or slowed due to budget cuts: \_\_\_ Yes \_\_\_ No
3. Is your school board still considering whether or not they will open a school scheduled to start operating in August/September 2003: \_\_\_ Yes \_\_\_ No

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Results

*Do you plan not to operate a school scheduled to open in August/September 2003 due to budget cuts?*

Yes: 2 Districts

No: 59 Districts

*Have you had construction projects halted or slowed due to budget cuts?*

Yes: 9

No: 53

*Is your school board still considering whether or not they will open a school scheduled to start operating in August/September 2003?*

Yes: 2

No: 59

# DIR Holds First Public Hearing on Appealed Prevailing Wage Determinations

The Department of Industrial Relations held its first public hearing on the March 4 prevailing wage determinations, which were stayed on April 16. The hearings were intended to receive public comment on the impact of applying prevailing wage law to off-site facilities that produce prefabricated work for public works projects.

Commission members present included Douglas Elliott, Vanessa Holt, Acting Director Chuck Cake, and Labor Commissioner Art Lujan.

The hearing was well attended by all sides. A number of trade unions were present along with contractors, school districts, modular classroom builders, the Chamber of Commerce, officers of manufacturing companies (pre-cast concrete, electrical, HVAC, etc), engineering companies, and others. C.A.S.H. was represented by Board Member Bill Savidge, Legislative Committee Chair Stephanie Gonos, and Thomas Duffy.

The all day hearing allowed a broad range of views to be expressed. C.A.S.H. Director Bill Savidge highlighted four points in supporting retention of the existing rules and expansion only with adequate funding by the state:

## 1) Complex and Difficult to Enforce and Monitor

- A) Currently “the line is drawn at the job-site gate”
  - Simple, easy to enforce
  - Workers are at site, working only on a Prevailing Wage project
- B) Substantial increase in complexity of enforcement with off-site
  - Monitoring and enforcement in an off-site setting have not been considered in rulings
  - Workers on a line could be in

a Prevailing Wage structure one minute and the next not – how do you track, monitor, enforce?

- C) As schools commence learning a new and difficult task (LCP’s) that work is made potentially much more complex (when does off-site monitoring end?)

*C.A.S.H. Director Bill Savidge highlighted four points in supporting retention of the existing rules and expansion only with adequate funding by the state.*

## 2) Substantial Costs for School Districts to Enforce Off-Site Prevailing Wages


- A) Off-site monitoring, as a part of a School District’s LCP, would be surely a part of this process
- B) Costs for off-site monitoring would be significant, and have not been considered in State grant amounts
  - No assessment of monitoring costs is available – impact not understood or considered in the DIR’s determinations
  - More funds will be removed from available dollars for construction of schools

- C) Off-site fabrication may move out of state or out of the country
  - Will School Districts be responsible for out of state enforcement?

## 3) Helix and Barto Decisions Create Uncertainty

- A) Apparently these limited decisions really open way to application of Prevailing Wage requirements in off-site fabrication for all trades in the industry
- B) Uncertainty about the extent of application and impact of the decisions
  - Will this apply to all trades? When? Who will pay the increased costs?
  - School Construction impacts as subs, trades cover themselves for potential costs – negative impact on bid climate.

## 4) Unfunded Cost Increases to Schools That Will Come from Classroom Programs

- A) State New Construction and Modernization Grants are fixed dollar amounts. Any increased cost either reduces the number of classrooms that can be built or increases school district cost, which must be funded from instructional program revenues.
- B) All Construction Project costs will become greater because of the uncertainty regarding future determinations.
- C) Proposition 47 was set at \$25 billion because the actual growth and modernization needs were calculated at that level. Any increases in costs will build fewer classrooms and schools. 

– Ernest Silva & Thomas Duffy



# ***Modernization & Seismic Retrofit Redwood Heights Elementary School in the Oakland Unified School District***

***Architect: HTI Architects***

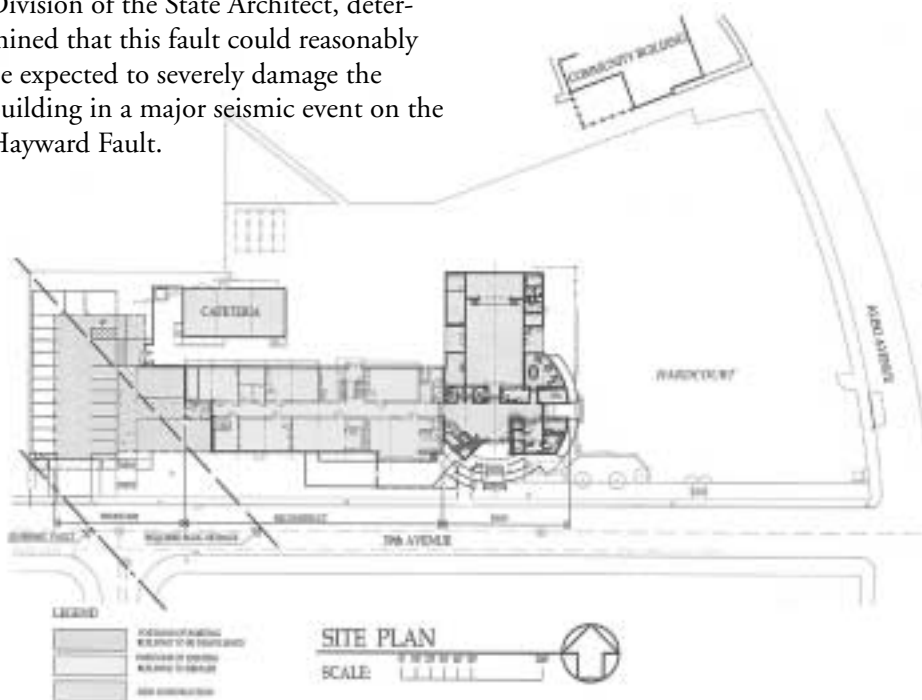
The Redwood Heights project began as a simple modernization of this 2-story, concrete, urban school. A geological survey of the site discovered a trace fault, associated with the nearby Hayward Fault, across one corner of the site. Experts from the California Division of Mines and Geology (CDMG), acting as consultants to the Division of the State Architect, determined that this fault could reasonably be expected to severely damage the building in a major seismic event on the Hayward Fault.

Based on this information, the school district reviewed several alternatives - not the least of which was to close the school site and parcel the student body out to other locations. Ultimately the Board decided to adopt a plan submitted by the architect, wherein the portion of the existing facility projecting into the 50-foot

setback zone would be carefully removed. The removed portion could then be rebuilt on the other side of the site, opposite the fault location.

The California Code of Regulations, Title 24, does not allow any school building within 50 feet of an active fault. It was, therefore, necessary to demolish the Multipurpose Room, Administration and Classrooms that were close to the fault. These were designed to be rebuilt on the opposite end of the Classroom Wing, remote from the fault setback. The Classroom Wing itself was seismically strengthened to resist strong earthquake shaking and modernized. The area cleared by the demolition became a small off-street parking lot and accessible entry to the facility.

This project is a clear example of a community pulling together to work hand-in-hand with the school district and architect. The project's slogan became, "We are the school that can!", a direct reflection on the positive attitudes exhibited by the students, parents, and staff at Redwood Heights. All the people involved in the school liked each other and wanted to stay together. They




led the charge to Sacramento in search of matching State funds. The organized effort to obtain funding was impressive, and became the focus of an article in the summer, 1999, issue of *Architecture California* ("The School as a Place for Leadership", pp. 36-39).

The fundraising efforts were successful. With the help of school district officials and the architect, the community managed to convert what had been a modernization project valued at several hundred thousand dollars into a multi-million dollar new school. Approximately half of the funding was obtained from the State Lease-Purchase Program, under provisions laid out for replacement of structurally inadequate facilities.

The design efforts were also collaborative, and the reconstructed facility is every bit a reflection of the program desired by the Redwood Heights community. The project facilitated initiatives ranging from technology plan implementation to spaces for a mentoring program designed to support student achievement. The design committee challenged the architect to create a stimulating environment in which students can reach their highest potential.

The Redwood Heights community and staff were determined to remain on the site through all the difficulties of the construction period. A temporary portable campus was established on the hardcourt area where classes were held for the next two years. An adjacent Community Recreation Center provided play fields for the school to use during this period. The students and staff reoccupied their new and modernized facility at a Grand Opening in the spring of 1999.

What the architect delivered is a bold, fresh, new look for the 21st century - in startling contrast to the old school. Moreover, the project is the very first school in California to have been designed to comply with the new "near field" criteria developed by CDMG, fully two years before the requirements were codified. 

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### **Self Certification**

*Continued from page 7*


safety studies and any mitigation that might be necessary to reduce potential safety hazards. If there are severe health and safety issues associated with the site, it may be a candidate for a facility hardship, in which case proceeding with the modernization or growth project on the site may not be in the best interest of the students and the district.

To obtain assistance in completing Form SFPD 4.07/4.08D, contact the appropriate SFPD county-specific consultant who can schedule a site visit, complete Form SFPD 4.0, and offer advice on the need for further

health and safety assessments. Form SFPD 4.07/4.08D, along with "Guidelines in Preparation," can be found on our website at <http://www.cde.ca.gov/facilities/field/forms/sfpd40708d.pdf>. 

### **School Bond Campaign Expenditures**

*Continued from page 7*

In summary, the majority of the expenditures will be on media and targeted mailings for passage of the school bond. The remaining expenditures will be on the development of that media, legal assistance and campaign research on the best way to present the school bond for passage. 

- David Walrath

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## FRC Update

### Tell Us What You Think

The Facility Resource Center is a C.A.S.H. information service with a focus on the many facets of a school construction project. It reflects information from the various professions reflected in C.A.S.H. membership. Conference and workshop presentations, C.A.S.H. Register articles and all elements of school construction projects are represented. We would like to thank all the many contributors who have made the Resource Center a valuable tool.

The C.A.S.H. staff and Facility Resource Center consultants want to hear from the membership. Input from the membership will help to make the Facility Resource Center more valuable to all. Comments, opinions and suggestions can be sent to [ledi.small@verizon.net](mailto:ledi.small@verizon.net).



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## C.A.S.H. MONTHLY MEETING MINUTES

May 28, 2003

C.A.S.H. Chair Eric J. Hall called the meeting to order at 11:00 a.m. New members and guests were introduced and welcomed.

### LEGISLATIVE REPORT - Tom Duffy

An ad hoc committee of C.A.S.H. members has been convened to discuss the labor compliance issue. Bill Savidge will chair the committee. The committee is meeting to discuss the hearings by DIR to address the issue of offsite fabrication, specifically Helix and Barto. The DIR hearings will be held next week.

Tom discussed several bills C.A.S.H. is following. AB 275 (Dutton); modernization in regards to access compliance, AB 378 (Steinberg); deferred maintenance funding a C.A.S.H. sponsored bill, and AB 1244 (Chu); remodernization of already modernized buildings.

### DIR HEARINGS ON OFFSITE FABRICATION - Scott Alexander, Mobile Modular

Scott discussed the issue of offsite fabrication as it related to relocatable manufacturers and others who work in school facilities. Scott noted that product costs would not change, but the labor costs could double or triple.

### 2004 BOND CAMPAIGN UPDATE - Dave Doomey

C.A.S.H. is two-thirds of the way to meeting their goal for the total contribution to the bond campaign. Dave suggested that getting the bond on the March 2004 ballot is essential to getting it passed. Eric encouraged all of the associate members present to contribute to the campaign.

### ARCHITECTS COMMITTEE - Dennis Dunston

Dennis noted that the last committee meeting was well attended. He thanked Lori Morgan of OPSC and Roy McBrayer of DSA for their participation. The committee will hold workshops in July. The Summer Architects Committee meeting will be held in August. More information will be available soon.

### ANNUAL CONFERENCE PLANNING COMMITTEE - Pamela Johnson

Pamela noted that everything is on schedule. The theme for the conference will be announced at today's meeting.

### FEDERAL ACTION FOR CALIFORNIA SCHOOL FACILITIES - Emily Stone

Emily discussed the recent trip to Washington DC in April. The trip was very successful. The group plans to go to Washington DC again at the end of September. More information about the trip will be available soon. The QZAB program has been continued in the form of a tax extender program. John Dominguez with CDE discussed the current status of the QZAB funds. A lottery for funds will be held on June 25 at the CDE office and the recipients of the funds will be announce at the C.A.S.H. meeting that afternoon.

### CALIFORNIA DEPARTMENT OF EDUCATION - Jim Bush

Jim noted that the CDE office has moved to 1430 N Street, across the street from the Capitol. The building is a secure building so visitors will need to check in at the front desk before going to the CDE offices.

CDE is continuing to work with C.A.S.H. and DTSC on a revised oversight agreement.

### DEPARTMENT OF TOXIC SUBSTANCE CONTROL - Hamid Saebfar

Hamid discussed the status of projects in their offices. DTSC is on schedule. An advisory is now available on the DTSC website regarding PCB's in lighting ballasts. DTSC is working with several other agencies and C.A.S.H. on the issue of naturally occurring asbestos. A guidance document is in the works and should be available in the next month or so.

### DIVISION OF THE STATE ARCHITECT UPDATE - Dennis Bellet

The DSA Advisory Board is continuing to meet and is now discussing the conversion of existing building into school facilities, the building code adoption, and inspector issues.

C.A.S.H., with the help of DSA, will hold workshops on the seismic safety issue in July.

DSA is working on 3 new initiatives; uniform standards and procedures, standardized plan review training, and energy plan review. DSA received 41 exemptions for the state hiring freeze. They are in the process of going through the hiring fazes. Workload is continuing on a consistent basis. Dennis discussed the issue of ramps and relocatable classrooms. 4-foot ramps are still acceptable for buildings with one exit.

### IMPLEMENTATION COMMITTEE - Dave Doomey

Dave noted the next committee meeting is June 6. Dave thanked Bill Cornelison from Lake COE for his work on loading standards. Dave Zian discussed two topics that will continue to be discussed at the next meeting regarding Lease, Lease-Back and program input on the charter school program.

### OFFICE OF PUBLIC SCHOOL CONSTRUCTION/STATE ALLOCATION BOARD - Dave Zian

Dave discussed the current SAB agenda and the current status of funds. The LCP program grants issue was taken off the current agenda and will be placed on next month's agenda. Dave noted that there has been a drop off this month of projects coming in to OPSC that may have an effect on the perceived need for another bond next year. He encouraged districts to get their projects in to show that the need is there.

C.A.S.H. is accepting applications for 2 vacancies on the C.A.S.H. Board of Directors. One opening is in the private sector and one on the public sector. Eric thanked Sherry Gongaware for her work on the Board and congratulated her on her upcoming retirement.

The meeting was adjourned at 12:10 p.m.

## C.A.S.H. Leadership

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# C.A.S.H. Meetings, Conferences & Workshops

June 24, 2003 Tuesday	Demystifying CEQA (a.m.) and Demystifying DTSC (p.m.) Workshops Hilton Hotel Sacramento, 2200 Harvard St., Sacramento, CA
June 25, 2003 Wednesday 11:00 a.m. - Noon	C.A.S.H. General Membership Meeting California Chamber of Commerce 1215 K Street 14 <sup>th</sup> Floor, Sacramento, CA 95814
June 27, 2003 Friday	Demystifying CEQA (a.m.) and Demystifying DTSC (p.m.) Workshops Ontario Airport Marriott, 2200 E. Holt Blvd., Ontario, CA
July 22, 2003 Tuesday	C.A.S.H. Architects/DSA Issues (a.m.) and Seismic Safety Issues (p.m.) Workshops Doubletree Hotel, 2001 Point West Way, Sacramento, CA
July 23, 2003 Wednesday 11:00 a.m. - Noon	C.A.S.H. General Membership Meeting California Chamber of Commerce 1215 K Street 14 <sup>th</sup> Floor, Sacramento, CA 95814
July 25, 2003 Friday	C.A.S.H. Architects/DSA Issues (a.m.) and Seismic Safety Issues (p.m.) Workshops Ontario Airport Marriott, 2200 E. Holt Blvd., Ontario, CA
October 14, 2003 Tuesday	Workshop TBD Hilton Costa Mesa Hotel, 3050 Bristol Ave., Costa Mesa, CA
October 15-16, 2003 Wednesday -Thursday	C.A.S.H. Fall Conference Hilton Costa Mesa Hotel, 3050 Bristol Ave., Costa Mesa, CA

*Monthly C.A.S.H. meetings are held from 11:00 a.m. to Noon in Sacramento. The monthly meetings are always scheduled to coincide with the monthly meetings of the State Allocation Board on the fourth Wednesday of the month, except in November and December, to enable C.A.S.H. members to attend the SAB's afternoon session. Both SAB meetings and General membership meetings are subject to change.*



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