

Sonoma County Office of Education

Overview of the State School Facility Program

Facilities Utilization Master Plan

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Overview - State School Facility Program

- State School Facility Program (SFP) was implemented in late 1998
- Significant change from previous State facilities programs
- State funding provided in the form of per pupil grants
- Supplemental grants for site development, site acquisition, and other project specific costs
- The Program provides greater independence and flexibility
- Considerably less project oversight by State agencies than previous State programs
- The Program requires the school district to accept more responsibility for the outcome of the project
- All State grants are considered to be the full and final apportionment
- ***Cost overruns, legal disputes, and other unanticipated costs are the responsibility of the district***

Overview - Funding of the Program

- Funding for projects approved under the Program come from statewide general obligation bonds approved by the voters of California – Proposition 51
- The State Allocation Board (SAB) is responsible for administering the SFP and for determining the allocation of proceeds from statewide general obligation bonds
- The SAB is the policy level body for the programs administered by the Office of Public School Construction (OPSC)
- The OPSC, as staff to the SAB, implements and administers the SFP
- The SFP provides funding grants for school districts to:
 - Acquire school sites
 - Construct new school facilities
 - Modernize existing school facilities

State Agencies Involved with the SFP

- State Allocation Board (SAB)
- Department of General Services, Office of Public School Construction (OPSC)
- Department of General Services, Division of the State Architect (DSA)
- Department of Toxic Substance Control (DTSC)
- California Department of Education, School Facilities Planning Division (SFPD)

SFP – Application for Eligibility

- The Program provides funding assistance for two major types of facilities construction projects:
 - New Construction
 - Modernization
- Process for accessing State assistance for this funding is divided into two steps:
 - Application for Eligibility
 - Application for Funding
- The Application for Eligibility is approved by the SAB
- Approval establishes that a school district meets the criteria under law to receive State assistance for new construction or modernization
- ***ELIGIBILITY APPLICATIONS DO NOT RESULT IN STATE FUNDING***

New Construction - Eligibility

- Must demonstrate that existing seating capacity is insufficient to house the students existing and anticipated
- The State utilizes a 5-year enrollment projection – Cohort Survival Projection (update each enrollment year)
- Establish the capacity of the school district at the time the first application for eligibility is filed
- The capacity calculation is done only once
- Existing capacity is subtracted from the enrollment projection
- Number of students remaining is considered “unhoused”
- The difference represents the district’s eligibility for new construction
- Once the new construction eligibility is determined, a “baseline” is created that remains in place as the basis of all future applications
- Baseline is adjusted for changes in enrollment and for facilities added

New Construction - Funding

- After the District has established eligibility for a project, they may request funding for the design, site acquisition and construction of a facility
- Funding is approved **after** the district has acquired a site, plans are approved by the Division of the State Architect and the California Department of Education
- Funding for new construction is provided in the form of per pupil grants and supplemental grants
- Provides State funds for eligible costs on a 50/50 state and local sharing basis
- “New Construction Grant” is intended to provide the State’s share for all eligible project costs with the exception of site acquisition, utilities, off-site, service-site and general site development
- Eligible project costs may include, but are not limited to, funding for design, construction of the facility, general-site development, education technology, unconventional energy, tests, inspections and furniture and equipment
- Request for funding must be submitted prior to occupancy

Modernization - Eligibility

- Establishing eligibility for modernization is more simplified than new construction
- Applications are submitted on a site by site basis, rather than districtwide
- To be eligible –
 - Permanent building must be at least 25 years old
 - Portable building must be at least 20 years old
- Must have the Division of the State Architect (DSA) number for the building including the month, day and year of the DSA approval to verify the age of the facility
- Must demonstrate that students are assigned to the site who will use the facilities to be modernized

Modernization - Funding

- After the District has established eligibility for a project, they may request funding
- Funding is approved **after** the district has plans approved by the Division of the State Architect and the California Department of Education
- Funding for modernization is provided in the form of per pupil grants and supplemental grants
- Provides State funds for eligible costs on a 60/40 state and local sharing basis
- “Modernization Grant” is intended to provide the State’s share for all eligible project costs that may include, but are not limited to, funding for design, modernization of the building, education technology, unconventional energy, tests, inspections, and furniture and equipment

Restricted Maintenance Account

- Restricted Maintenance Account also known as Routine Restricted Maintenance Account
- SFP requires participating school districts to assure that a State funded project is kept in good repair
- To meet this requirement, districts must establish and maintain a restricted maintenance account within the district's general fund
- To be used for ongoing and major maintenance of school buildings
- Districts must publicly approve an ongoing and major maintenance plan that outlines the use of funds deposited into the maintenance account
- Each fiscal year and for a period of 20 years after receiving funds through the SFP, the district must deposit in the maintenance account a percent as established by current law of the district's total general fund budget

Status of State School Facility Program

- The SFP was chaptered into law on August 27, 1998, the legislation required regulations be approved and in place for accepting and processing applications
- Program continues to evolve through legislative and regulatory changes
- In response to the fiscal crisis California was facing starting in 2008, the SAB implemented new regulations effective July 2011, establishing a priority for funding system to distribute the proceeds from future bond sales
 - Created the “Unfunded List”
- The SFP received applications for funding that exceeded the bond authority approved by the voters
 - Projects placed on the “Unfunded List (Lack of Authority)”
- As bond authority was being exhausted, emergency regulations were approved effective November 1, 2012
- Applications continue to be accepted, undergo an “intake review” to verify all required documents have been submitted
 - These projects are placed on the “Applications Received Beyond Bond Authority List”
 - Presented to the SAB for acknowledgement, but not approval

Future – State School Facility Program

- The State School Facility Program is suspended
- Applications that include all required documents are presented to the SAB for Acknowledgement
- January 12, 2015, the Coalition for Adequate School Housing (C.A.S.H.) formed the *Californians for Quality Schools* committee
- The committee filed ballot initiative language with the State’s Attorney General’s Office to place a \$9 billion K-14 school bond on the November 2016 ballot
- This action bypasses the Legislature and Governor going directly to the people of California
- The initiative, known as Proposition 51, \$9 billion school facilities bond:
 - \$3 billion for new construction*
 - \$3 billion for modernization*
 - \$2 billion for capital outlay – California Community Colleges
 - \$500 million for school facilities for charter schools*
 - \$500 million for facilities for career technical education programs*
- *The funds for K-12 facilities would be utilized under the existing Leroy F. Greene School Facilities Act of 1998, also known as the School Facility Program
- November 8, 2016, Proposition 51, was approved by the voters of California

Facility Utilization Master Plan

- What is purpose of a Facility Utilization Master Plan?
- Sets the District's guiding principals, planning tool for existing and future facilities
- Key factors for decisions made related to local Bond Program
Examples:
 - School safety, access compliance and security
 - Create learning environments that meet the needs of schools for the next generation
 - Renovating and replacing aging infrastructure
 - Addressing growth with schools or additions
- Identifies District's eligibility under the State School Facility Program for new construction and modernization
- Resource for the Board of Trustees, District staff, and community to understand existing facilities issues, needs and potential
- Provides facility information needed for responding to LCAP comments

Facility Utilization Master Plan

- Background

- Survey the site to inventory how spaces are being utilized
- Summarize building information, including the Division of the State Architect numbers, dates of approval, and square footages of each building
- Summarize each building and allocate the square footage based upon the California Department of Education's recommended area allocations
- Assess the condition of the facilities and prepare the Facility Inspection Tool for the campus
- Provides a guiding document for planning new facilities and/or modernizing existing facilities within the school district
- Prepare the District for future State School Facility Program Bond funds

Possible Outline of a Facilities Utilization Master Plan

- Section I – Educational Program
 - Background on the District and the Community
- Section II – Educational Facilities
 - Compares existing spaces to the recommended State guidelines
- Section III – Condition of Educational Facilities
 - Comprehensive review of the condition of existing facilities
- Section IV – Demographics
 - Past enrollment trends and anticipated future enrollment
- Section V – Implementation Plan
 - Explore options to address the District’s aging facilities, additions to existing sites, and/or new schools

Conclusion

- Proposition 51 – What are the next steps
 - State Allocation Board
 - Office of Public School Construction
 - Current OPSC workload list
 - Selling of the State approved General Obligation Bonds
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- Questions
 - Thank you!