

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT

TO: Board of Education

DATE: July 16, 2007

ITEM: **INFORMATION:** Proposed Modernization of Hayes Campus.

BACKGROUND:

Hayes Elementary School once served the families living on Fort Ord. After base closure the school was used for various District functions as well as outside users. Over time the school fell into disrepair. Because it was not used for K-12 purposes, the school was not eligible for state Modernization at that time other campuses were modernized. On May 21 the Board gave direction to not use Charter School Modernization funding in order to retain future options for District use of the campus.

DISCUSSION:

Hayes has six wings of four classrooms each, a multipurpose room with stage including a full kitchen, and an office building. Parking areas, playfields, hard courts, gates, and building exteriors are in poor condition.

For 2007-08 approved campus users include:

- Avondale Child Care (one wing of four rooms),
- 6-8 Community Day School (one wing of four rooms-temporary),
- SHS Special Education program (two rooms),
- 21st Century staff (part of one wing),
- SHARE (Adult Ed program using the cafeteria and kitchen)

The existing facility use agreement with the International School of Monterey establishes Hayes as an alternate location if the school moves from the Manzanita campus.

At this time staff recommends beginning the process to obtain state Modernization funds for half (12) of the classrooms and the common areas. State funds will pay 60% of the allowable cost and local matching funds will pay the remaining 40%. Local funds will be provided from the existing Certificates of Participation borrowing.

State grant eligibility is limited to the lesser of the number of classrooms multiplied by a statewide pupil-per-room factor or school's enrollment. The proposed application calls for 300 grants, or 12 classrooms times the state factor of 25 pupils per room for grades K-6. ISM enrollment in 2006-07 was just over 360 students.

Estimated state funding is:

State Grant Component	<u>Pupils</u>	<u>\$/pupil</u>	<u>Amount</u>
K-6 pupils, building > 50 years	300	\$4,530	\$1,359,000
K-6 Fire detection/alarm	300	\$104	\$31,200
Subtotal			\$1,390,200
add 3% for accessibility			\$41,706
Estimated energy grant (5%)			\$69,510
Estimated utility replacement			<u>\$50,000</u>
TOTAL ESTIMATED STATE \$			\$1,551,416
40% local match			<u>\$1,034,277</u>
ESTIMATED PROJECT BUDGET			\$2,585,693

The actual cost to fully renovate the campus is likely to be greater than state funding will provide. As with all other MPUSD campuses, the amount of work needed is greater than may be addressed by state allowance. I have attached a copy of the state guidelines for your study.

An application for state funding requires approved plans for the work to be done. If the Board supports moving ahead for this scope of work, staff will select and hire an architect, prepare specific plans, coordinate other approvals, and prepare the actual state application for funding. Work is expected to extend into the 2008-09 school year.


FISCAL EFFECT:

Approval will begin a process that will cost approximately \$100,000 to prepare plans and specifications for state review prior to submitting an application to the state. The project for one-half of the classrooms will cost just over \$1 million in local funds. Modernizing the second half of the classrooms will cost approximately an additional \$1 million.

RECOMMENDATION:

Review the proposed plan and provide direction to staff.

PREPARED BY



Thomas Woodruff,
Chief Business Officer

**APPROVED FOR SUBMISSION
TO THE BOARD OF EDUCATION**



Marilyn K. Shepherd, Ed.D.,
Superintendent

SCHOOL FACILITY PROGRAM

Modernization Application Submittal Requirements

July 2006

The following items are necessary for the application package to be deemed *complete* by the Office of Public School Construction (please remember before completing any form to check for the most current version, as older versions will not be accepted):

ELIGIBILITY APPLICATION

If the district has *not* previously submitted an application for modernization baseline eligibility, *all* of the following documents/information are required:

Modernization Baseline Eligibility

» Form SAB 50-03—Eligibility Determination

» Site Diagram of the School*

- Option A (number and ages of classrooms)—The diagram must show the number and ages of all classrooms in accordance with the Gross Classroom Inventory—Regulations Section 1859.31.
- Option B (square footage choice)—Site diagram must indicate ages and approximate square footage and/or dimensions of all buildings on the site.

Adjustment/Amendment

» Form SAB 50-03—Eligibility Determination

- If the district is requesting an update for new facilities that have come of age, a new site diagram indicating eligible square footage or buildings is necessary.

FUNDING APPLICATION

If the district has not previously submitted an application for modernization eligibility, all of the above documents/information listed above are required in addition to those listed below:

» Completed Form SAB 50-04—Application for Funding

- If requesting funding for 50-year-old buildings, a site diagram or fire drill map of the applicable school. The diagram/map must show the ages* and number of all classrooms in accordance with the Gross Classroom inventory, Regulation Section 1859.31. If Option B square footage choice is selected, the diagram/map must show the ages* and dimensions or square footage of all buildings on the site.
- If the district has not split out classrooms for Special Day Class Pupils, a completed Form "Eligibility Determination," Form SAB 50-03 must accompany the funding application. The classrooms reported on the 50-03 must be equal to the total number of the classrooms reported on the 50-03 when the district originally established its baseline eligibility. The California Basic Education System (CBEDS) enrollment data must also be the same as when the district originally established eligibility.
- If the district wishes to update its eligibility with the latest CBEDS enrollment data, a completed Form "Eligibility Determination," Form SAB 50-03 must accompany the funding application. If the district is updating for more than one CBEDS period, it must submit a separate form 50-03 for each CBEDS period.

- Final plan approval from the California Department of Education (CDE).
- If requesting funding for an elevator, a letter from the DSA certifying that the elevator(s) are necessary for handicapped/access compliance.

» Complete Set of Final Division of State Architect (DSA) Approved Plans, Specifications and Project Addendum

- Plans, specifications and addendum must be *currently valid* (i.e., approval has not expired) either in hard copy or in AutoCAD format. TIF, JPG or other type of files will not be accepted. Specifications submitted in electronic file and plans submitted in AutoCAD format must include a drawing index of file names corresponding to plan sheets and a photocopy of the DSA-signed stamp from approved plans, specifications and addendum is required.
- As of October 1, 2005, all funding applications must be accompanied by the DSA Final Plan Approval Letter.
- If requesting additional energy allowance grant, submittal of DSA-approved Energy Compliance Review (from DSA-ECR-1) is required.
- All large modernization funding applications for comprehensive high schools must be accompanied by evidence of compliance with Ed. Code Section 17070.95. Documentation may include any of the following:
 - Minutes from a public meeting by the school district's governing board documenting the discussion with and the recommendations of the local CTEAC regarding the CTE facility needs assessment.
 - Minutes from the meeting with the local CTEAC regarding the CTE facility needs assessment and recommendations.
 - Letter from the local CTEAC to the school district that identifies the subject of the discussion, the CTE facility needs assessment, and recommendations.

» Funding for 50-Year-Old Buildings Additional Grant for Site Utilities

- Cost estimate for utility site development which reflects 100 percent of the proposed work outlined in Regulations Section 1859.78.7 if requesting for this additional grant. Districts are encouraged to use the Site Development Worksheet for Additional Grants (Section C—Utility Service) available at the OPSC Web site.

» Detailed Cost Estimate

- Provide detailed itemization of quantities and cost that can be verified in the plans.
- All direct construction costs should be summarized into a cost breakdown summary sheet and to be broken down either by Trade or by CSI Master Format. All indirect construction costs such as general requirements, overhead and profits and fees shall be listed separately.

» Financial Hardship

- If requesting Financial Hardship, a copy of the current Financial Hardship approval.

* The starting date to determine the age of a classroom is the date the plans were approved by DSA plus 12 months. For purposes of modernization eligibility *only*, the age of the classroom is the date of its previous State modernization apportionment.