



**Fresno County
Superintendent of Schools**
Dr. Michele Cantwell-Copher, Superintendent

Facility Planner Meeting

Hosted by the Facilities & Operations Department
October 28, 2025



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Fresno County Office of Education

Facility Planners Meeting

DSA Update

10.28.25

Harlan Reymont, AIA, Principal Architect
DSA Sacramento Regional Office

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DSA Regions

Oakland Regional Office Manager:
Chris Morton, Principal Structural Engineer

Sacramento Regional Office Manager:
Harlan Reymont, AIA, Principal Architect

Los Angeles Regional Office Manager:
Douglas Humphrey, Principal Architect

San Diego Regional Office Manager:
Ron LaPlante, Principal Structural Engineer

Alameda-San Francisco
Alameda-Sacramento
Alameda-Los Angeles
Alameda-San Diego

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Staff in office:
✓ Tuesday
✓ Wednesday
✓ Thursday

Staff telework:
✓ Monday
✓ Friday

Beginning July 1:
Staff available in
office 5 days

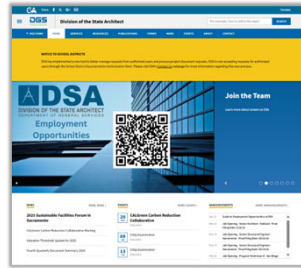
COME IN
WE'RE
OPEN

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We Are Hiring

- Administrative Positions
- Architects
- Structural Engineers
- Fire & Life Safety Officers



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DSA Authority

- Design and Construction Oversight:**
K-12 Public Schools and Community Colleges
✓ Structural | Fire & Life Safety | Access | Sustainability
- Plan Approval:**
State Essential Services Buildings
✓ Structural | Access
State Funded Construction
✓ Access
- Certification Programs:**
✓ Project Inspector Certification
✓ Testing Lab Certification
✓ CASp Certification
- Code Development:**
K-12 Public Schools and Community Colleges
✓ Title 24 Parts 1,2,3,4,5,10, 11, and 12
Accessibility and Historical Buildings (Statewide)
✓ Title 24 Parts 2 and 8

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Field Act

- First legislation to mandate earthquake-resistant construction in the United States.
- Genesis was a March 10, 1933, 6.4 magnitude earthquake in Long Beach and destroyed 230 school buildings. Many were unreinforced masonry buildings with shoddy workmanship.
- Earthquake occurred at 5:55 pm on a Friday. It is likely that thousands of casualties, mostly children, would have occurred.
- The Field Act was passed within 30 days, and named after Assemblyman Charles Field, the key sponsor.

Since the Field Act was enacted in 1933, DSA's review and approval have ensured that there has never been a major structural failure at a public California K-12 school or community college, and no students have been injured in a Field Act compliant building.

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DSA Authority

Plan Approval and Construction Support: Schools

- DSA does not issue Certificates of Occupancy. DSA issues Certification.
- Certification indicates that schools meet the requirements of the Field Act, all applicable codes, and that Project Inspectors have provided the necessary continuous inspection and testing, resulting in documentation to support compliance.
- Schools have "beneficial occupancy." They can occupy schools without certification, but the governing board is personally responsible for building safety until certification is issued by DSA.
- Prior to 2011, there were 16,386 project occupied without certification. Of these legacy projects, 6680 remain uncertified. Since 2011, 98% of school construction has been certified by DSA, due to new processes.



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DSA Certification Process

Plan Approval and Construction Support: Schools

- DSA provides plan review approval for reviewed disciplines. All required work must be shown on plans. All work shown on plans gets reviewed.
- DSA reviews post-approval documents. If a change occurs, it must be reviewed and approved.
- Project Inspector retained by governing board provides continuous inspection of all work. PI is responsible to governing board, and accountable to DSA.
- Project Inspector enforces all work shown on plans. Project Inspector, design professionals and contractor file verified reports with DSA indicating compliance of the work to approved plans and specifications.



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Document Updates

DSA Publications

- Bulletins (BUs) Notifications to Stakeholders regarding issues of a broad nature
- Guidelines (GLs) designed to give the design professional helpful information regarding DSA project application submittal and review processes
- Interpretations of Regulations (IRs) provide clarification of a wide variety of specific code requirements
- Policies (PLs) governing statements based on law and code objectives, addressing aspects of DSA's plan review and construction oversight program
- Procedures (PRs) process or series of steps that DSA staff and/or external stakeholders must complete while going through DSA plan review and construction oversight



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IR – A22
Update:
Exemption
Based on
Project Cost

IR A-22: Construction Projects Exempt from DSA Review

- Exemption threshold raised to \$130,398 for all disciplines
- Exemption Raised to \$293,397 when:
 - There is no structural work
 - Project contains no access compliance work
 - Project contains no work that triggers Path of Travel improvements
 - Project meets all fire & life safety standards
- Exempt projects must comply with all design, construction and inspection requirements of the CBC
- School District is responsible for compliance with all code requirements
- Exemption is only applicable to alterations to DSA certified structures

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Exemption
Based on
Project
Scope

Applies to "maintenance" work, defined as

- Ordinary upkeep and repair
- Replacement in kind
- Repainting
- Re-plastering
- Reroofing
 - Limited to one additional application
 - Need to examine for deterioration prior to reroofing

Maintenance does not include:

- Work on structural framing or reinforcement other than repainting
- Replacement of large mechanical, electrical, or plumbing systems

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Access Only
Projects

Reminder:

Projects with only DSA Access Review (AC)

- AC fee does not include field support
- No certification, only plan approval
- Can result in issues later with uncertified work

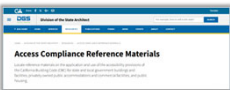
Solution

- Add Fire Life Safety or Structural Fee to your project to obtain field oversight and certification

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Accessibility Resources



- Valuation Threshold Updated **\$203,611.00**
- Access Compliance Advisory Manual [2022 CBC: 7.1.24 Update](#)
- Guide to Public Housing
- EVCS Accessibility Training

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Shade Structures: Path of Travel Limited to 20%

SB 515 (Stern): Shade Structures
Chapter 489, Statutes of 2023
Adds EDC 17671.



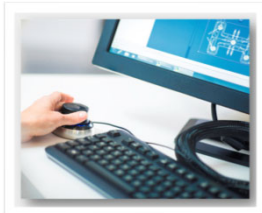
Applies to:

- Only to freestanding, open-sided DSA pre-approved shade structures.
- Path of travel improvements limited to 20% of adjusted construction cost.
- Accessible route to shade structure is required and part of project cost and not considered a path of travel improvement.
- Meet with DSA early for application of new law to projects.

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Appointment Process/ Electronic Plan Review

- Projects registered 6 – 8 weeks in advance.
- Submit documents to DSA box (cloud) for review upon appointment date, including fees.
- Since 2020, all services are conducted electronically: plan approval, backcheck, and post-construction documentation.
- Review uses BlueBeam Sessions.



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Request a Free Pre-Application Meeting

Photo by Fresno Project Management Software - [Unsplash](#)

- To determine if submission to DSA is required.
- To determine if project is exempt.
- To discuss schedule, funding, or budget impacts.
- To discuss code interpretations.
- To discuss new code requirements.

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DSAbbox

DSAbbox is a secure cloud based collaborative solution that allows DSA staff and external stakeholders to share, view and collaborate in real time in one location online.

E-Tracker

E-Tracker allows DSA staff and external staff to view project approval progress.

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eTracker Modernization Phase 1

DSA's preliminary proposal for a Generating a Unique Building ID. (Note the ID will remain the same for the life of the building)

Based on buildings first DSA Application # (04-102377) without leading "0" or "-"

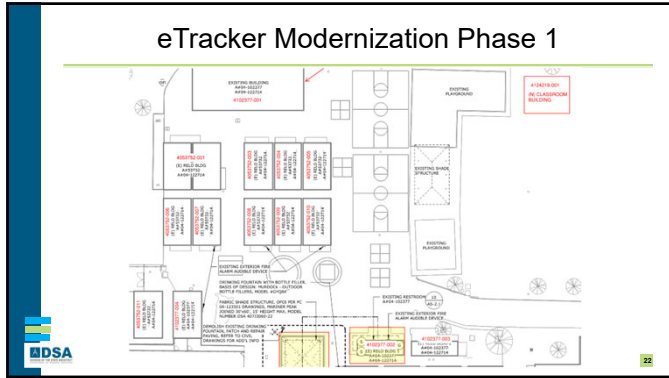
Proposed Building Identifier 4102377-002

(Unique to original AR). This allows projects to include up to 999 buildings

04-124219
Project Received - 2/14/2025
Project Certified
Project Name - YOUNG EXPLORERS ACADEMY (PARK AVENUE ES)
Project Scope -
Site Improvement
Construction of 1-Shade Structure
Alterations to 1-Toilet Building (4102377-002)
Construction of 1-Classroom Building (4124219-001)

eTracker will allow us to see building history moving forward

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DSA Fees Reduction!

Ed Code Section 17301 requires DSA to reduce fees if working balance too high

Effective for projects submitted in September 2025, the SS and AC fee will be reduced 10%

DSA Communication in coming weeks

California Code, Education Code - EDC § 17301

(2) Adjustments in the amounts of the fees, as determined by the Department of General Services, may be made by the department in order to maintain a reasonable working balance in the fund, provided that the fees shall not exceed the amounts in the fee schedule specified in [subdivision \(a\) of Section 17300](#) or [Section 17392](#), as applicable. If the working fund balance exceeds six months' expenditures, the Department of General Services shall take action to reduce the fees.

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2025 Submittals

- \$42 Billion in state and local bonds passed in 2024.
- Code change coming January 1, 2026.
- Administrative Code effective April 2025.
- 2025 CBC Submittals will be accepted beginning December 2025.
- LA schools affected by fire will have priority processing.
- 2022 CBC PCs will be in effect through June 30, 2026.

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Projected Submittals: November 2025 As of October 24, 2025		New 2025			
		REGION	# PROJECTS	# PROJECTS RATIO	EST. PROJECT COST
		10/01/2025			
		Week Of	13	17.6%	\$60,468,763.00
		OAKLAND	13	25.7%	\$54,540,636.98
		SACRAMENTO	19	25.7%	\$54,540,636.98
		LOS ANGELES	19	25.7%	\$54,540,636.98
		SAN DIEGO	23	31.1%	\$150,979,218.00
		TOTALS	74	100.0%	\$420,766,133.98
		11/01/2025			
		Week Of	16	20.5%	\$59,250,319.00
		OAKLAND	16	20.5%	\$27,868,311.00
		SACRAMENTO	16	20.5%	\$101,378,534.00
		LOS ANGELES	31	38.7%	\$123,277,492.31
		SAN DIEGO	79	100.0%	\$111,764,685.31
		TOTALS	79	100.0%	\$111,764,685.31
		11/01/2025			
		Week Of	26	27.7%	\$170,495,229.00
		OAKLAND	15	18.0%	\$51,197,413.00
		SACRAMENTO	26	27.7%	\$215,244,102.00
		LOS ANGELES	27	28.7%	\$147,147,064.00
		SAN DIEGO	94	100.0%	\$163,986,788.00
		TOTALS	94	100.0%	\$163,986,788.00
		11/01/2025			
		Week Of	12	31.6%	\$23,519,668.28
		OAKLAND	10	28.3%	\$32,666,839.15
		SACRAMENTO	9	23.7%	\$17,462,281.00
		LOS ANGELES	7	18.4%	\$38,943,861.00
		SAN DIEGO	36	100.0%	\$187,433,646.43
		TOTALS	36	100.0%	\$187,433,646.43
		11/01/2025			
		Week Of	0	0.0%	\$0.00
		OAKLAND	0	0.0%	\$0.00
		SACRAMENTO	0	0.0%	\$0.00
		LOS ANGELES	0	0.0%	\$0.00
		SAN DIEGO	0	0.0%	\$0.00
		TOTALS	0	0.0%	\$0.00
		MONTHLY TOTALS			
		OAKLAND	67	23.6%	\$313,743,979.28
		SACRAMENTO	60	21.1%	\$166,565,292.13
		LOS ANGELES	69	24.3%	\$743,877,617.00
		SAN DIEGO	68	23.7%	\$1,153,425,311.00
		TOTAL	264	100.0%	\$1,683,304,492.72

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Projected Submittals: December 2025 As of October 24, 2025		New 2025			
		REGION	# PROJECTS	# PROJECTS RATIO	EST. PROJECT COST
		12/01/2025			
		Week Of	14	22.7%	\$35,165,000.00
		OAKLAND	10	16.9%	\$20,363,000.00
		SACRAMENTO	18	30.1%	\$186,348,867.87
		LOS ANGELES	17	28.8%	\$67,919,630.00
		SAN DIEGO	59	100.0%	\$438,862,238.87
		TOTALS	59	100.0%	\$438,862,238.87
		12/01/2025			
		Week Of	7	28.0%	\$17,901,000.00
		OAKLAND	1	4.0%	\$5,600,000.00
		SACRAMENTO	11	44.0%	\$15,620,000.00
		LOS ANGELES	6	24.0%	\$45,087,000.00
		SAN DIEGO	25	100.0%	\$107,933,000.00
		TOTALS	25	100.0%	\$107,933,000.00
		12/14/2025			
		Week Of	11	50.0%	\$61,750,000.00
		OAKLAND	1	4.5%	\$5,156,434.00
		SACRAMENTO	3	13.6%	\$16,868,300.00
		LOS ANGELES	7	31.8%	\$24,131,365.00
		SAN DIEGO	22	100.0%	\$110,563,139.00
		TOTALS	22	100.0%	\$110,563,139.00
		12/01/2025			
		Week Of	0	0.0%	\$0.00
		OAKLAND	0	0.0%	\$0.00
		SACRAMENTO	0	0.0%	\$0.00
		LOS ANGELES	0	0.0%	\$0.00
		SAN DIEGO	0	0.0%	\$0.00
		TOTALS	0	0.0%	\$0.00
		12/01/2025			
		Week Of	0	0.0%	\$0.00
		OAKLAND	0	0.0%	\$0.00
		SACRAMENTO	0	0.0%	\$0.00
		LOS ANGELES	0	0.0%	\$0.00
		SAN DIEGO	0	0.0%	\$0.00
		TOTALS	0	0.0%	\$0.00
		MONTHLY TOTALS			
		OAKLAND	32	30.2%	\$183,916,000.00
		SACRAMENTO	12	11.7%	\$17,868,434.00
		LOS ANGELES	32	30.2%	\$108,544,224.87
		SAN DIEGO	30	28.3%	\$159,218,000.00
		TOTAL	106	100.0%	\$469,546,658.87

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Emergency Planning and Preparedness	
	
With No Declared Emergency:	
▪ Contact your local DSA Regional Office for assistance.	
If Governor declares an emergency:	
▪ Request assistance from local enforcement entity who will dispatch a DSA SAP through CalOES.	
Video available: Planning for and Addressing Natural Disasters	

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DSA Collaboration and Accelerated Reviews for Emergency School Rebuilding

- Emergency placement of Relocatable Buildings (DSA IRA-1)
- Pre-application Meetings (Form 91, 92, 93, 94)
- Collaborative Process (BU 09-07 Similar)
 - Formal – review DD, 50%CD, etc.
 - Informal – multiple pre-application meetings.
- Increments
 - Site grading, utilities, infrastructure.
 - Buildings.
- Multiple plan reviewers assigned.
- Release Bluebeam Session early:
 - View comments prior to completion of all 3 disciplines.
 - Requires discussion with design team and permitted case by case.
- Back Check
 - Skip Phase I back check (if no major comments).







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Who to contact in the Sacramento Regional Office?

- Kris Ganapathi – Supervising Structural Engineer - North Team
- David Guerrero – Supervising Structural Engineer - South Team
- Stephen Ito – Supervising Structural Engineer - Field Oversight
- Tim Powell – Supervising Architect - Access Compliance
- Dan DeLoach – Supervising Architect - Fire and Life Safety
- Nutan Patel – Supervising Architect - Project Services
- Darrell Fusselman – Staff Services Manager - Business Services
- Doris Lorenzo – Staff Services Manager - Plan Review and Field Oversight Support
- Harlan Reymont – Regional Manager



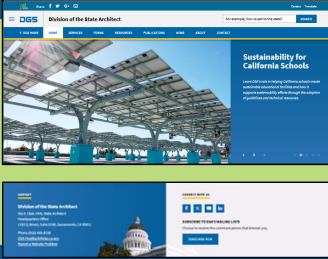




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SUBSCRIBE TO OUR MAILING LIST!







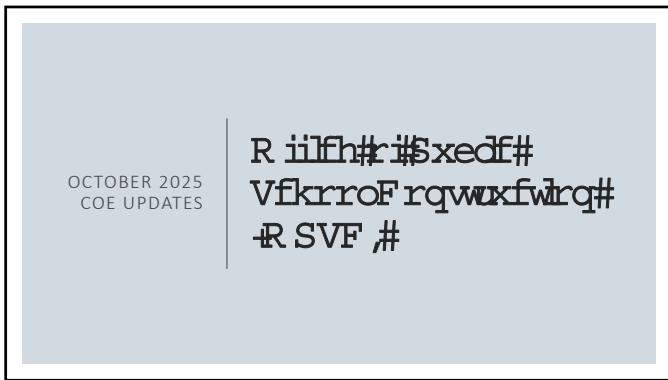


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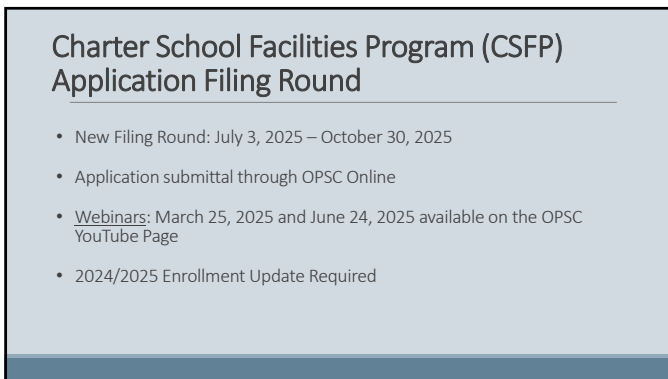


OPSC Update
Rebecca Kirk Maria Faust

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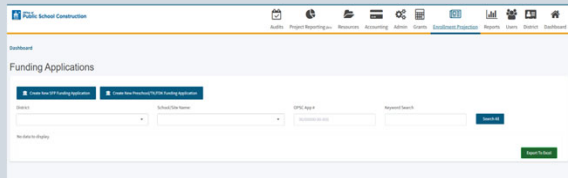
Career Technical Education Facilities Program (CTEFP) Application Filing Round

- Round 7
- May 22, 2025 Webinar available on the OPSC webpage and YouTube page.
- **Important Dates:**
 - Grant Applications to CDE by December 1, 2025
 - The Application for Career Technical Education Facility Funding (Form SAB 50-10) submittal to OPSC by June 30, 2026
 - Must include approved CDE Grant Application Score with a score of 105 or higher

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Other Updates

- **30th Priority Funding Filing Round**
 - Open November 12, 2025 – December 11, 2025
 - Application submittal through OPSC Online encouraged
 - For eligible projects, reminder letters to go out beginning of November
- **Decommissioning of Web-based Enrollment Projection Calculator**
 - All Enrollment Projection/Certification (Form SAB 50-01) for New Construction Eligibility updates will now be through OPSC Online.



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- **90 Day Notification for Application Processing**
 - Sent out to alert Districts of the anticipated start of processing.
 - Applications received between 2/28/2023 - 3/17/2023 are due 10/30/2025
 - Applications received between 3/19/2023 - 4/14/2023 are due 12/1/2025
 - Applications received between 4/18/2024 - 5/3/2023 are due 12/30/2025
 - **Update if Needed**
 - CDE Letters and DSA Approvals must be valid
 - New Construction Eligibility to year listed on the Notice
 - Site Development Worksheets updated for Current Construction Costs
- **Current Funding Applications on the Workload List**
 - Fresno - 33
 - Kings - 3
 - Madera - 3
 - Tulare - 20
- **Current Funding Applications on the Applications Received Beyond Bond Authority List**
 - Fresno - 31
 - Kings - 1
 - Madera - 0
 - Tulare - 6

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Reminders

- **Mandated use of OPSC Online proposed to begin in January 2027**
 - OPSC Staff can provide assistance in navigating the online system
- **District Representative Updates**
 - Approved School Board Resolution acknowledging the designee can act on all aspects of OPSC's programs
 - *Eligibility Determination* (Form SAB 50-03) with Part 1 filled out with the new Representative's information

Part 1 - District Representative Information		
The following individual(s) have been designated as district representative(s) by school board minutes or the designee of the Superintendent of Public Instruction:		
NAME: [REDACTED]	PHONE NUMBER: [REDACTED]	E-MAIL ADDRESS: [REDACTED]
NAME: [REDACTED]	PHONE NUMBER: [REDACTED]	E-MAIL ADDRESS: [REDACTED]

- Submit to opscapplicationreviewteam@dgs.ca.gov
- **DGS/OPSC Email Blasts**
 - Alerts for upcoming meetings, key dates, and reminders
 - Sign up on <https://www.dgs.ca.gov/OPSC/Contact>

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Proposition 2 Implementation

- December 3, 2024 – State Allocation Board (SAB) Established Initial Policies
 - January 2025 SAB – SAB Approved Administrative and Program Set Asides
 - Stakeholder Meetings
 - Inform implementation of Proposition 2 and other subjects
 - 17 meetings to date in 2025
 - Participate in-person, via Zoom, and/or watch recordings of all meetings
 - Written input also encouraged following each meeting
- <https://www.dgs.ca.gov/OPSC/Resources/Page-Content/Office-of-Public-School-Construction-Resources-List-Folder/Proposition-2---Assembly-Bill-247>

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Proposition 2 Implementation

- **Regulatory Packages**
 - Effective June 20, 2025:
 - Financial Hardship, Modernization Eligibility for Military Base Schools, Eligible Expenditures, New Construction Eligibility Lock for Small School Districts
 - Effective September 8, 2025:
 - Matching Shares; Modernization Supplemental Grants for 75 Years or Older Buildings, Minimum Essential Facilities, and Transitional Kindergarten Facilities
 - Effective October 20, 2025:
 - Natural Disaster Assistance
 - October 22, 2025 – SAB Approval (Effective Date Forthcoming):
 - Facility Hardship and Seismic Mitigation Program Amendments (Prop. 2 and Other)

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Proposition 2 Implementation

- Regulatory Packages - Future
 - Modernization Supplemental Grant for Career Technical Education
 - New Construction and Modernization Supplemental Grant for Energy Efficiency
 - Five-Year School Facilities Master Plan
 - Small School District Program
 - Lead in Water Remediation Program

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Proposition 2 Implementation

- Five-Year School Facilities Master Plan
 - Required for all school districts and county offices of education that participate in the School Facility Program on or after October 31, 2024
 - Stakeholder Meetings
 - February 13, 2025
 - April 10, 2025
 - August 28, 2025
 - Future – November 6, 2025

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Proposition 2 Implementation

- Small School District Program
 - Currently, OPSC proposes opening this program on November 2, 2026
 - Stakeholder Meetings
 - February 13, 2025
 - April 17, 2025
 - June 26, 2025
 - September 18, 2025
 - Future – At least one more meeting planned prior to SAB consideration
 - Fund Release Authorization (Form SAB 50-05)
 - Grant Agreement for Preliminary Apportionments

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Proposition 2 Implementation

- Lead in Water Program
 - \$115 million to address the testing and remediation of lead in water
 - Grants to test for lead in water outlets used for drinking purposes or preparing food
 - For school sites constructed before January 1, 2010
 - For water outlets with lead levels in excess of 15 parts per billion (ppb)
 - Must test all water outlets on the school site, unless tested or replaced since January 1, 2010, and results must be provided to OPSC and the community water system
 - May request grants for replacement of water outlets with lead levels in excess of 15 ppb. Additional testing is required to demonstrate levels have fallen below 15 ppb.
 - The SAB will establish funding cycles for the allocation of funds.
 - Residual program funds may be available to replace pipes or fixtures that contribute to elevated lead levels.
- Stakeholder Meetings – Anticipated in 1st Quarter of 2026

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Facility Inspection Tool

- Background
 - Adopted by the SAB in June 2007, updated in 2009 and 2022
 - California State Auditor [Report](#) – November 19, 2024
 - Found FIT reporting to be inaccurate
 - Recommendations for DGS/OPSC:
 - Engage in its stakeholder process by October 2025 to update the FIT, with a target completion date of October 2026
 - Include a broader range of deficiency ratings that specifically differentiates cosmetic deficiencies, minor deficiencies, moderate deficiencies, and extreme deficiencies
 - Adjust the weighting of the various deficiency ratings to provide a more accurate assessment of each school's compliance with Good Repair Standards
 - Include an update of the scoring system that removes the aggregation of FIT sections into category-level reporting and clarifies how such changes will affect overall scores
 - Provide multiple examples for each section and deficiency level
 - Include guidance in the FIT on the assessment of specialized learning environments including woodshops, welding shops, and agricultural areas
- Stakeholder Meeting – October 30, 2025

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Questions?

Please send comments and suggestions to:
OPSCcommunications@dgs.ca.gov

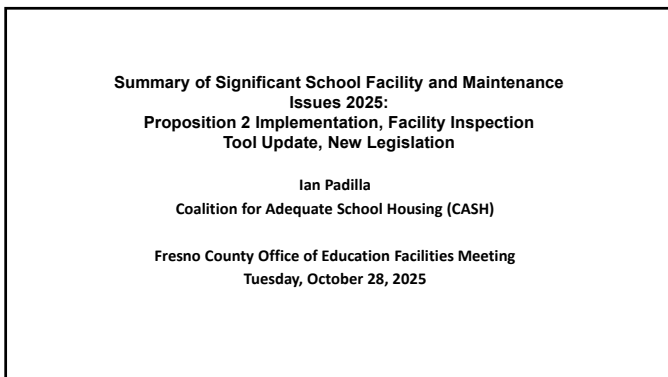
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Proposition 2: OPSC Implementation

Context-

- Most significant update to the School Facility Program (SFP) since the SB 50 established the essential architecture of the program.
- OPSC Implementation: 17 meetings and counting
- Today's Modernization applications are "beyond bond authority"

Major Implementation Topics-

- Five-Year Master Plan
- Small School District Program
- TK Enrollment Projection
- General Program Implementation

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What is the Five-Year Master Plan?

- New requirement that school districts submit a Master Plan to OPSC as a condition of participating in the SFP.
- What information does it require?
- Existing inventory
- Existing classroom capacity
- Projected enrollment growth
- Capital planning budget
- Verification of current assessed value
- Deferred Maintenance Plan
- Narrative describing how the Master Plan is consistent with the district's LCAP

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CDE Guidelines for Inventory

- The year of each building at the school that is used for instructional purposes
- Square footage of each building used for instructional purposes
- The year each building was last modernized
- Pupil capacity of the school
- Age and number of portable buildings at the school
- Where the school has a) cafeteria or multipurpose gym or hybrid facility, b) library, c) gymnasium

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Increase Policy Focus on *Williams* Inspections

- New voluntary information included on the Facility Inspection Tool (FIT): Custodial staffing ratios, Square Footage, Cleanliness Standards
- AB 599 (Jones-Sawyer) – Significant increase in *Williams* Inspections
- AB 927 (Sharp-Collins) – *Williams* Inspection Timelines
- Proposition 2 Master Plan –Deferred Maintenance Plan
- State Auditor’s Report on Custodial Staffing and Cleanliness Standards
- OPSC FIT Update Stakeholder Process: First Meeting October 30, 2025

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**State Auditor’s Report on Custodial Staffing and
Cleanliness Standards**

General Conclusions-

- "...18 schools across California that were included in the study "failed to meet Good Repair Standards set by state law.)
- "Many schools inspected exhibited deficiencies that the schools did not report on their SARCs.
- Report concluded that, "Schools frequently report inaccurate FIT scores in their SARCs..."

Opportunities to Improve the FIT-

- "FIT does not provide guidance for rating specialized classrooms such as auto shop and agriculture teaching settings."
- The FIT only accounts for two types of deficiencies, which may not adequately account for the number or severity of deficiencies. This can lead to inaccurate FIT scores."

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Key Recommendations

- "The Legislature should consider providing funding to school districts that is separate from the LCFF and dedicated specifically to day-to-day maintenance activities."
- The Department of General Services should update the FIT to include a broader range of deficiency ratings and additional types of classroom environments to more accurately reflect school conditions."

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Legislation Signed into Law 2025

AB 503 (Gonzalez) – Civic Center Act/Direct Costs

- CASH-Sponsored bill that reauthorizes the Civic Center Act statute to allow schools to charge community groups for direct costs when community groups use their facilities.
- The provision that allowed schools to charge direct costs for facility use under the Civic Center Act sunsetted last year and would have been inactive and unavailable to schools without this reauthorization.

SB 361 (Shultz) – Best Value Procurement

- Extends LAUSD's Best Value Procurement Pilot Program to all school districts and projects.
- This allows a best value procurement method for bid evaluation and selection for public projects that exceed \$1 million.
- Includes skilled and trained requirements and incentives PLAs.

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