

M&D Update

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Murray & Downs Office Building - Placerville, CA

Additional Grant for Site Development in Public School Construction

Gerald H. Hughes

From the 1976 Lease-Purchase Program, through the Leroy F. Green School Facilities Act of 1998 and the passage of Proposition 1A, one of the more

mysterious and often underutilized pieces of the school funding pie is the Additional Grant for Site Development. This grant covers certain construction costs related to Site Development, Off-Site Development and Utilities Services on new construction and expansion projects.

“The New Construction Grant will be increased by 50 percent of the following approved site development and applicable design costs...”

“ as much as 34% of the total state funding...”

While confusion continues to persist regarding the Grant for Site Development, our experience over the last 17 years has repeatedly demonstrated

that the Site Development Grant can amount to as much as 18% of the total state funding on new construction projects and as much as 34% on expansion projects.

To maximize this important source of funding, we highly recommend the following proven strategies:

- develop an overall site design strategy with respect to OPSC funding regulations and guidelines;
- employ accurate and detailed cost estimates of all eligible site development, off-site development and utilities costs;
- provide complete and accurate documentation of all eligible site development costs;
- employ a knowledgeable and experienced facility consultant

In addition to these general strategies, we employ a historical database of itemized costs as well as a prototypical estimating format to effectively delineate all eligible costs in a comprehensive site grant estimate.

continued on Page 3

High Performance Green Facilities

Patty I. Karapinar
LEED Accredited Professional

What are “High Performance Green Facilities”? And what do they mean to us?

High Performance Facilities are buildings that are healthy and comfortable. They are environmentally responsible learning and working spaces which cost less to operate and maintain than most traditional facilities.

According to the U.S. EPA, Americans spend an average of 90% of the time indoors. Improving the indoor environment in areas such as lighting and air quality has proven benefits, including:

- increased productivity
- reduced absenteeism
- retention of quality employees.

In classrooms, daylighting has been shown to increase children’s attention span and learning rates by 15% to 26% for reading and math. It has also been correlated with improved mood, health and behavior.

continued on Page 4



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Featured Project Rolling Hills Middle School

The third and final phase of construction is now complete at Rolling Hills MS in El Dorado Hills, California.



Rolling Hills Middle School - El Dorado Hills, CA

Opened in 1998 with an initial capacity of 540 students, the school can now accommodate 1050 students on a single track and over 1200 students on a multi-track year round schedule.

This year the school has been chosen as the featured project on tour by the Coalition for Adequate School Housing (CASH)

during their annual statewide conference this February! The school's practical and cost-effective design has been applauded by other school districts as well and is being site-adapted by four separate districts throughout the state.

*“ featured project on tour
by the Coalition for
Adequate School Housing
(CASH) ”*

Charles D. Downs Welcomes New Principals

On January 3, 2002, Charles Downs announced to the staff that David Irons and Michael Ryan have joined him as Principals of Murray & Downs.

David Irons started with Murray & Downs in 1986. He left the firm in 1990 to pursue his other areas of interest in the structural and civil engineering fields. In October of 1999, David reestablished his relationship with the company and was enthusiastically welcomed back in the role of Managing Architect in Charge of Production. David is a licensed architect, structural engineer and civil engineer. His proven leadership, experience and business insight made him an easy choice for the Principal role.

Michael Ryan joined the firm in 1998. After earning his masters degree in architecture back in 1988, he spent five years as a Project Architect with a firm in Massachusetts and then moved to Florida to fill a Project Manager role. During his career, Michael developed a keen interest in healthcare facility projects. With a common desire to grow the medical department, Michael was a great match for the firm. His experience, ambition and foresight make him the perfect addition to the leadership of Murray & Downs.

Charles Downs is pleased to have David and Michael join him as they combine their strengths, knowledge and experience to lead Murray & Downs to a bright future.

Did you know ..?

- 1) **California Safety Regulations for Playgrounds (R-39-97)**
Applies to any public or private entity that operates an outdoor playground that is open to the public. For further information, contact Scott Graf, Miracle Recreation Equip. Co. 530.672.0112
Important dates:
 1. October 1, 2000 - All playgrounds to be inspected by a Qualified Playground Inspector.
 2. January 1, 2003 - All playgrounds to be upgraded or replaced to meet regulations.

- 2) **SB575**
As of July 1, 2002, all new school buildings submitted to the Division of the State Architect for approval must be designed with Fire Sprinkler Systems. Technical questions may be addressed to Brian Heyman, DSA (213) 897-0545.

Additional Grants for Site Development (cont...)

“The success of receiving this additional grant is a team effort starting with the school district, architect, facility consultant and the OPSC. It involves good communication, excellent documentation and persistence.” - MimiDene Williams, *Williams and Associates*

And finally, a meeting with the OPSC Plan Verification Team (PVT) can be critical to resolving contested items and to receiving accurate and maximum funding. On a recent expansion project, the Site Development Grant was increased by 18% as a result of the dialogue which took place during a requested face-to-face meeting between our Project Estimator and the PVT as part of our response to the OPSC 15-Day letter.

In short, thoughtful design and utilization of site components, a thorough understanding of the Site Development Grant and the OPSC funding process and a healthy dose of persistence during the OPSC review process, should enable any district to maximize their Additional Grant for Site Development Costs.

With the anticipated passage of a new state bond measure and the uncertainty of new funding regulations and procedures, it is more important than ever to have a comprehensive and up-to-date understanding of the funding process. At Murray & Downs, it is our commitment to provide the information, resources and tools to maximize your state funding dollars.

Staff News

Jeff Rodenius promoted to Project Architect. Jeff has been with M&D for 13 years in the role of Drafter and Project Coordinator. This past summer he completed the final phase of the architectural exams and passed with flying colors! He immediately applied for and received his architectural license. His experience and recent achievements have prompted his promotion to Project Architect.

Robert Bird promoted to Project Architect. Robert joined our firm early in 2001 in the role of Project Coordinator. He is a licensed architect with 25 years experience. His expertise is very much appreciated and put to good use here at M&D. His views and opinions are sought out by other staff making him a valuable resource in the office. His knowledge and leadership qualified him for the promotion to Project Architect.

Patty Karapinar - LEED Accreditation achieved. Patty has the entire staff thinking “green.” She has implemented programs office wide to improve recycling and conservation. She is also making recommendations during the design of our projects to include measures that will benefit the user for the life of the facility.

Ralph Johnson - After 3 years with M&D, Ralph has gone back to his educational background as the Business Manager at Mountain View/Los Altos UHSD. Ralph’s contribution to the firm has been invaluable; we wish him the best in his new position and look forward to working with him once again as a client.



Introducing our new staff members:

Michele Randel - With 7 years of experience in the field of architecture, Michele is also a licensed architect. She joined our M&D family this past summer after 6 years with an architectural firm in Fresno, CA. She is doing a great job as Project Coordinator. Her enthusiasm is contagious, creating an energetic environment that encourages team-oriented results.

John Hines - John joins us with 24 years experience in the field. He is filling the position of CAD Drafter and joins us after spending 5 years with an engineering firm in the Sacramento area.

We have some new faces at the front desk. **Kristi Holliday** has joined us as our receptionist. **Julie Hareland** is filling the role of General Office Assistant. Both greet visitors and assist callers with their naturally friendly and helpful flair.

Jim Traub - With over 20 years experience as Principal in a local firm and his extensive business/accounting background, Jim will be a major asset to Murray & Downs. As the firm’s 38th team member, we enthusiastically welcome Jim as he fills the role of Controller.

High Performance Green Facilities (cont...)

In offices, improved indoor environments including daylighting and individually controlled workstations have been shown to increase employee productivity by up to 16%.

Children are more vulnerable to indoor air contaminants than adults due to faster respiration rates and lower body weight. Improved indoor air quality can help school districts and child care facilities reduce asthma and allergies (which affect 20% of all school-aged children), decrease absenteeism and reduce potential complaints and liability problems.



Union Mine High School - El Dorado, CA

The immune systems of health care patients and the elderly can be weakened by illness and age. Improved indoor air quality in health care facilities can reduce the risks of respiratory or other complications that may arise from decreased resistance to airborne contaminants.

If a client is committed to achieving a high performance facility at project conception, it can often be achieved on a conventional building budget. In both new construction and renovations, high-performance systems (including those that are initially more expensive), can make the life-long operational and maintenance costs of buildings significantly lower. The client and the design team can collaborate to achieve the best building performance for the available budget.

LEED, *Leadership in Energy and Environmental Design*, is a national green building rating and certification program of the United States Green Building Council. This program has quickly emerged as the national standard to “evaluate environmental performance over a building’s life-cycle, providing a definitive standard for what constitutes a green building.”

The *Collaborative for High Performance Schools* (CHPS), established by the California Energy Commission, is a range of government, utility, and non-profit organizations dedicated to improving the quality of education for children. Similar to LEED but focused on K-12 schools, their goal is

to help school districts, architects and engineers create a new generation of high performance school facilities for California.

Murray and Downs is committed to offering its clients the opportunity for energy efficient, cost-effective and environmentally responsible buildings. By working closely with LEED, CHPS and other “green” building programs, we have confirmed that High Performance Facilities are practical, affordable and beneficial.

More and more we see increasing demands on our clients to tighten budgets and improve employee or student performance. At Murray & Downs, we believe that by working together with our clients in a comprehensive, environmentally sound approach to facilities design and management we can help our clients meet these demands as we realize, not only a wonderful present, but a terrific future!



Marshall Center for Primary Care - Placerville, CA

New Projects

Murray & Downs, AIA Architects, Inc. is proud to announce our selection for the design of the following exciting projects:

Classroom Wing Reconstruction/Expansion at North Tahoe HS/MS

Design of New Bass Lake HS for EDUHSD

Master Plan for new Perinatal Facility for Marshall Hospital

Master Plan for Adult Wellness Center for EDC Federated Church



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