

AMENDED IN SENATE JULY 6, 2005

AMENDED IN ASSEMBLY APRIL 4, 2005

CALIFORNIA LEGISLATURE—2005—06 REGULAR SESSION

**ASSEMBLY BILL**

**No. 162**

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**Introduced by Assembly Member Leslie**

January 18, 2005

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An act to add and repeal Section 81133.2 of the Education Code, relating to community colleges, and making an appropriation therefor.

LEGISLATIVE COUNSEL'S DIGEST

AB 162, as amended, Leslie. Community colleges: facilities.

Existing law establishes the California Community Colleges under the administration of the Board of Governors of the California Community Colleges. Existing law authorizes the establishment of community college districts under the administration of community college governing boards, and authorizes these districts to provide instruction at community college campuses throughout the state.

Existing law requires the Department of General Services to supervise the design and construction of certain school buildings, including specified community college facilities, to ensure that plans and specifications comply with specified structural safety standards and to ensure that the work of construction has been performed in accordance with the approved plans and specifications, for the protection of life and property. Existing law also requires the department to pass upon and approve or reject all plans for the construction of, and in some cases, the alteration of, any school building subject to those provisions, and to inspect the school buildings and work of construction or alteration to an extent that in its judgment is necessary or proper for the enforcement of these

requirements and the protection of the safety of the students, the instructors, and the public. These requirements are part of the body of law known as the Field Act.

*The bill would also declare the intent of the Legislature that the Department of General Services design, develop, and implement a pilot process that would act as an alternate to the existing approval process to achieve specified goals, with the pilot program to include specified provisions and requirements, including the following: that the Department of General Services work in partnership with specified entities; that the Department of General Services be authorized to develop policies and procedures to ensure the success of the collaborative effort and pilot model; that the Department of General Services evaluate existing policies relative to this bill to eliminate or update those policies to conform to current nationally accepted standards, with all policies not adopted through the Building Standards Commission process to have an identified termination date; and that the Department of General Services, in collaboration with the Board of Governors of the California Community Colleges, be authorized to develop a Division of the State Architect academy with a training curriculum, as specified.*

This bill would require the Department of General Services to ~~provide review of~~ community college facility plans at appropriate stages, *in accordance* with certain requirements.

The bill would require the Department of General Services and the Board of Governors of the California Community Colleges to enter into a collaborative process to improve the quality and efficiency of design of community college buildings and to collaboratively provide training to specified persons concerning the plan review process. The bill would require that a fee be charged to participants in the training sufficient to cover the full costs of developing and providing training and that these fees be paid into the continuously appropriated Public School Planning, Design, and Construction Review Revolving Fund. The bill would require that the moneys in the fund be used, in accordance with an agreement entered into for this purpose, to reimburse the department and the board of governors for costs they incur under the bill. The bill would thereby make an appropriation by authorizing a new use of moneys deposited in the fund.

The bill would require the Department of General Services to evaluate the costs, savings, and overall efficacy of the plan review process established under the bill and to submit its findings and

recommendations with respect to this evaluation to the board of governors, the Governor, and the chairpersons of the appropriate policy committees of the Legislature no later than January 1, 2008.

These provisions would be repealed as of January 1, 2010.

Vote: majority. Appropriation: yes. Fiscal committee: yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. (a) The Legislature finds and declares all of  
2 the following:

3 ~~(a)~~  
4 (1) Local and state bonds for community college buildings  
5 have been authorized for a total of \$13 billion since 2001.

6 ~~(b)~~  
7 (2) Current law requires that the Department of General  
8 Services check and approve plans for community college  
9 buildings in accordance with the Field Act after the plans are  
10 completed by the building designers.

11 ~~(c)~~  
12 (3) Because of the increasing complexity of building design  
13 and especially seismic requirements, it is costly and time  
14 consuming for building designers to change the design of a  
15 building after the plans are completed.

16 ~~(d)~~  
17 (4) Returning plans for corrections or redesign can delay the  
18 completion and use of the building.

19 ~~(e)~~  
20 (5) It appears that involvement by the Department of General  
21 Services during critical stages of the building design process  
22 would identify issues earlier, allow for corrections before a  
23 design strategy is adopted and implemented by the design team,  
24 and reduce the probability that major changes in the building  
25 plans will be required.

26 (b) *The Legislature acknowledges that the Department of*  
27 *General Services and the Board of Governors of the California*  
28 *Community Colleges have entered into a collaborative effort to*  
29 *improve the quality and efficiency of the design and construction*  
30 *of community college buildings. It is the intent of the Legislature*

1 *that this collaborative effort should implement systems, tools,*  
2 *and processes, including the following components:*

3 *(1) The design, development, and implementation of a pilot*  
4 *process by the Department of General Services that will act as an*  
5 *alternate plan approval process to enhance the existing plan*  
6 *approval process, ensure increased plan submittal quality, and*  
7 *expedite plan approvals. The pilot process should include the*  
8 *following components:*

9 *(A) Predesign review, expedited plan review contract*  
10 *practices, mandatory community college and project architect*  
11 *involvement, plan approval schedule commitments, and*  
12 *expedited conflict resolution.*

13 *(B) Active participation from the Department of General*  
14 *Services and the selected community colleges and their project*  
15 *designers.*

16 *(C) Authority for community colleges to choose*  
17 *department-approved contract plan reviewers of their choice.*

18 *(D) A requirement that the Department of General Services, in*  
19 *partnership with the Board of Governors of the California*  
20 *Community Colleges, continuously evaluate the pilot process and*  
21 *make appropriate adjustments that will allow the pilot process to*  
22 *be implemented systemwide.*

23 *(2) The development of policies and procedures by the*  
24 *Department of General Services to ensure the success of the*  
25 *collaborative effort and pilot model, including the following*  
26 *characteristics:*

27 *(A) Having standardized plan approval timelines based on*  
28 *project size and timelines complexity to ensure effective project*  
29 *management.*

30 *(B) Requiring design-in-progress and plan submittal meetings*  
31 *with the department, community colleges and their project*  
32 *architects to establish mutually agreeable design solutions and*  
33 *plan approval schedules.*

34 *(C) Having a consistent interpretation and application of*  
35 *codes, regulations, and standards by establishing a*  
36 *decisionmaking body.*

37 *(D) Providing access to information and tools to all involved*  
38 *parties in order to facilitate project schedule management.*

39 *(3) The evaluation of existing policies by the Department of*  
40 *General Services relative to this chapter to eliminate or update*

1 *those policies to conform to current nationally accepted*  
2 *standards, with all policies not adopted through the Building*  
3 *Standards Commission process to have an identified termination*  
4 *date.*

5 *(4) The authority for the Department of General Services, in*  
6 *collaboration with the Board of Governors of the California*  
7 *Community Colleges, to do all of the following:*

8 *(A) Develop performance standards and success measures to*  
9 *monitor and evaluate the success of the design, plan review, and*  
10 *plan approval process.*

11 *(B) Create and implement a collaborative structure of ongoing*  
12 *monitoring, reporting, and corrective action of the design, plan*  
13 *review, and approval process at all levels of the process,*  
14 *including departmental personnel in the regional and*  
15 *headquarters offices, community colleges, and project designers.*

16 *(5) The authority for the Department of General Services, in*  
17 *collaboration with the Board of Governors of the California*  
18 *Community Colleges, to develop a Division of the State Architect*  
19 *academy with a training curriculum that includes plan approval*  
20 *program overview, access compliance, structural safety, fire life*  
21 *safety, and inspector certification, with additional subject matter*  
22 *areas added to this curriculum as needed.*

23 SEC. 2. Section 81133.2 is added to the Education Code, to  
24 read:

25 81133.2. (a) The Department of General Services shall  
26 review, at appropriate stages, plans being prepared by the  
27 designers of community college facilities, and shall determine the  
28 scope and related costs of these reviews. ~~The Department of~~  
29 ~~General Services shall designate specific staff to review~~  
30 ~~community college plans.~~

31 ~~(b) The Department of General Services and the Board of~~  
32 ~~Governors of the California Community Colleges shall enter into~~  
33 ~~a collaborative process to improve the quality and efficiency of~~  
34 ~~the design and construction of community college buildings in~~  
35 ~~accordance with the following objectives:~~

36 ~~(1) Better integration of the systems of tracking and~~  
37 ~~scheduling the building plan preparation and plan check process.~~

38 ~~(2) Reduction of the time for design and approval of building~~  
39 ~~plans.~~

- 1 ~~(3) Reduction of the number of plan revisions required by the~~  
2 ~~State Architect to comply with code requirements.~~
- 3 ~~(4) Provision of a continuous information feedback system to~~  
4 ~~inform building designers about both of the following:~~
- 5 ~~(A) Their own code compliance issues.~~  
6 ~~(B) Code compliance issues that are common among building~~  
7 ~~designers in the state.~~
- 8 ~~(5) Improvement of the safety of buildings.~~
- 9 ~~(6) Reduction of building life cycle costs, including, but not~~  
10 ~~limited to, energy and water efficiency.~~
- 11 ~~(7) Inclusion of appropriate security in building design.~~
- 12 ~~(e) (1)~~
- 13 ~~(b) (1)~~ The Department of General Services and the board of  
14 governors shall collaboratively ~~provide design, develop, and~~  
15 ~~implement~~ training, on an ongoing basis, to their employees,  
16 employees of the community college districts, employees of  
17 architectural and structural engineering firms that contract with  
18 the department for the purposes of this chapter, employees of  
19 architectural and structural engineering firms that contract with  
20 applicant community college districts for the purposes of this  
21 chapter, and any other individuals, firms, and government  
22 agencies that are involved in school building design,  
23 construction, or inspection and that may benefit from the  
24 training. The training provided under this section may be  
25 provided by either the Department of General Services or the  
26 board of governors, by both of them, or by a third party that  
27 contracts with either the department or the board of governors.  
28 The Department of General Services and the board of governors  
29 shall jointly determine the method of providing training under  
30 this subdivision.
- 31 (2) Training under this subdivision shall address all phases of  
32 the plan review process established under this chapter, and shall  
33 be designed to ensure that all individuals who develop and  
34 review school building plans obtain sufficient knowledge of the  
35 rules, regulations, and standards that apply under this chapter.
- 36 ~~(d)~~
- 37 (c) A fee shall be charged to the participants for any  
38 educational course provided pursuant to subdivision (c) in an  
39 amount that is sufficient to defray the full costs of developing  
40 and providing the training. This fee shall be in addition to any

1 other fees authorized in this chapter, and shall be deposited in the  
2 Public School Planning, Design, and Construction Review  
3 Revolving Fund. In accordance with an agreement entered into  
4 for this purpose, moneys deposited in the fund pursuant to this  
5 section shall be used to reimburse the Department of General  
6 Services and the board of governors for the costs they incur  
7 under this section.

8 ~~(e)~~

9 (d) The Department of General Services shall evaluate the  
10 costs, savings, and overall efficacy of the plan review process  
11 established under this section. The department shall submit its  
12 findings and recommendations with respect to this evaluation to  
13 the board of governors, the Governor, and the chairpersons of the  
14 appropriate policy committees of the Legislature no later than  
15 January 1, 2008.

16 ~~(f)~~

17 (e) This section shall remain in effect only until January 1,  
18 2010, and as of that date is repealed, unless a later enacted statute  
19 that is enacted before January 1, 2010, deletes or extends that  
20 date.