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## WAIVER OF TWO-THIRDS GUIDELINE POLICY

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**Subject:** STEM

**Approval:** Commission Resolution 15-34

**Code Section/Reference:** 3318.03

**Owner:** Planning

**Policy Number:** PL-10

**Originally Issued:** October 2015

**Revised:** December 2017

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### APPLIES TO

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CFAP, ENP, VFAP, ELPP, VFAP-ELPP, and Accelerated Urban Program

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The Commission, by resolution dated February 18, 1999, established a threshold to replace rather than repair or reconstruct CFAP Projects. When the cost of renovating a school facility exceeds two-thirds the cost of replacing the facility, the Commission will recommend a new facility or the population of the existing facility will be assigned to another facility.

If a School District determines that a school facility has special historical value, or for other good cause, a School District may request the Commission to evaluate a plan to renovate such facility. The Commission's evaluation of a request by a School District to renovate such a facility will be based upon two factors: 1) whether the facility can be renovated to an adequate standard for future use for classroom facilities and 2) whether the facility can be operationally efficient. The Commission may approve renovations that cost in excess of two-thirds the cost of replacing the facility, but not in an amount exceeding the cost of a new correctly sized facility.

The cost of the work associated with the historic preservation of a facility, e.g., ornamental plaster, terracotta pieces, antique painting, will not be funded by the Commission. The cost of repairing or replacing materials with like materials (e.g., clay tile or slate roof) will be funded by the Commission up to the amount budgeted in the facilities assessment for OSDM materials.

The Commission recommends that the district undertake a study to assist in evaluating all the pros and cons of renovation vs. new construction. It is strongly encouraged to use the services of a design firm to evaluate the areas that would require additional renovation to make an existing facility educationally adequate for the district's needs, consistent with the long-term plans of the district.

Such a study should consider the educational adequacy of the facility after the renovation proposed in the assessment report and to propose any additional renovation to address issues of educational adequacy. Additionally, such a study may consider the decision to renovate vs. replace in the context of the entire master facilities plan and the practical considerations of phasing of work, making space available for instruction during the build out of the entire district's facility needs, site constraints and community concerns.

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The architect should provide commentary to describe the issues and concerns that they would have with the current building use and issues that may need to be addressed if the building were renovated for education use. Such issues should include, but are not limited to:

1. Adjacency of Uses: Specifically identify any uses or support spaces that should be relocated for functional reasons.
2. Means of Egress: Are the means of egress generally adequate? Note instances of dead end corridors and corridors that are too narrow and name any spaces that must exit through another occupied space.
3. Circulation: Is the circulation logical? Does the circulation flow well for use and egress? Specifically identify any instances where circulation should be changed.
4. ADA Door Alcoves: Do corridor walls require alteration in order to provide proper ADA access? If so, provide the number of instances.
5. What is the size or range of sizes of the typical classroom? What is the typical number of students per classroom?
6. Open Stairwells: Note the number of instances. Note rooms which have doors off stairwells
7. Ease of Expansion: Note if there is not an apparent solution to providing an addition to the building.
8. Site Conditions: Can a separate bus drop-off be accommodated? Can adequate parking and playground areas be created?
9. Reprogramming: If the building will not receive an addition, does it require extensive wall relocations?

If the District wishes to keep and renovate an existing facility which was assessed at above two-thirds the cost of new construction, the District should provide, in writing, information and evaluations outlined above to the Commission planning manager for variance consideration by the Commission.