

July 9, 2018

Application No.: 50/10504-00-022
School: Patterson Special Education
County of Stanislaus

Mr. Steve Hagemann
District Representative
Stanislaus County Office of Education
1100 H Street
Modesto, CA 95354

Dear Mr. Hagemann:

The Office of Public School Construction (OPSC) has completed its review of Patterson Special Education, OPSC application number 50/10504-00-022. Review of the District's project financing, expenditures, and certifications to ensure compliance pursuant to Education Code Sections 17072.35, 17074.25, and 17076.10 and School Facility Program (SFP) Regulation Section 1859.106 was conducted. In addition, the review examined the District's compliance with applicable SFP Regulations in effect when the funding application was received by OPSC, dated April 27, 2011.

The project is a financial hardship new construction project that was funded on a 50 percent State; and 50 percent financial hardship and district contribution apportionment basis. The use of any project savings for financial hardship projects is limited according to SFP Regulation Section 1859.103.

This financial hardship project has savings in the amount of \$937,538.35 which must be returned to the State. Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced \$937,538.35 for the reduction in the financial hardship apportionment.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated June 26, 2018 from the District. As the District has concurred with the review findings in the *Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

1. Summary of Project Financing and Expenditures
2. State Allocation Board Apportionment Approval
3. Division of the State Architect Plan Approval
4. California Department of Education Final Plan Approval

Mr. Steve Hagemann

July 6, 2018

In order to promote School Facility Program transparency, this report will be posted to our website.

Thank you for your assistance and cooperation during the review process. Should you have any questions concerning this report, you may call the Fiscal Services Unit at (916) 376-1771.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Asbell".

RICK ASBELL, Chief, Fiscal Services
Office of Public School Construction

Enclosure

cc: Mr. Tom Changnon, District Superintendent
Stanislaus County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Stanislaus COE
 School: Patterson Special Education
 County: Stanislaus
 SFP Application Number: 50/10504-00-022
 LPP Application Number: N/A
 Date: 6/12/2018

Line		
1	LPP State Apportionment	1 \$ -
2	SFP State Apportionment	2 \$ 6,808,540.00
3	Financial Hardship Apportionment	3 \$ 6,808,421.00
4	District Contribution	4 \$ 119.00
5	Interest	5 \$ 141,334.68
6	Total Project Funding	6 \$ 13,758,414.68
7	Reported Expenditures	7 \$ 12,820,876.33
8	Reported Savings	8 \$ 937,538.35
9	Grant Adjustments	9 \$ -
10	Total Review Adjustments	10 \$ -
11	Revised Expenditures	11 \$ 12,820,876.33
12	Net Savings	12 \$ 937,538.35
13	Interest Due	13 \$ -
14	Total to be Returned to the State	14 \$ -

Explanations:

Line 12:

This is a financial hardship project and savings of \$937,538.35 must be returned to the State to reduce the financial hardship contribution on this project. If the District intends to retain the project savings to reduce the State's financial hardship contribution on a future project in the next three years, please check the appropriate box below, then sign and return this form. After the three year timeline, any savings remaining, including interest, must be returned to the State.

☒ **Option 1:** The savings of \$937,538.35 will be returned to the State to reduce the financial hardship contribution on this project.

☐ **Option 2:** The District's savings amount of \$937,538.35 will be used to reduce the State's financial hardship contribution on a future project in the next three years.

These are the final authorized amounts needed to bring the District's accounting records into compliance. Amounts shown supersede all authorized amounts shown on the Office of Public School Construction Fund Release documents.

ON BEHALF OF THE DISTRICT I CONCUR WITH THIS ANALYSIS AND REQUEST THAT THE OFFICE OF PUBLIC SCHOOL CONSTRUCTION CLOSE ITS BOOKS FOR THIS PROJECT.

Don Gatti

District Representative (printed name)

Don Gatti

Signature

6-26-18

Date

SCHOOL DISTRICT DATA

Application No: 50/10504-00-022
 School District: Stanislaus County Office Of Education

County: Stanislaus
 School Name: Patterson Special Education

PROJECT DATA

Type of Project: High School
 K-6:
 7-8:
 9-12:
 Non-Severe:
 Severe: 90
 Application Filing Basis: District Wide
 Number of Classrooms: 10
 Master Acres: 4.6
 Existing Acres: 4.45
 Proposed Acres:
 Recommended Acres: 4.6
 Facility Hardship (a): No
 Financial Hardship Requested: Yes
 Alternative Education School: No
 Addition to Existing Site: No

ADJUSTED GRANT DATA

New Construction Grant	\$	2,304,090.00
Project Assistance		5,498.00
Fire Detection Alarm		7,299.00
Sprinkler System		52,767.00
Labor Compliance		36,995.00
SDC Therapy Toilet	1618 Sq. Ft.	427,152.00
SDC Therapy Other	1451 Sq. Ft.	208,944.00
Service Site		362,824.00
Utilities		6,218.00
General Site		294,731.00
Small Size		276,491.00
New School Project		2,825,531.00
Total State Share (50%)		6,808,540.00
District Share (50%)		6,808,540.00
Total Project Cost	\$	13,617,080.00

PROJECT FINANCING

State Share

This Project \$ 6,808,540.00

District Share

Cash Contribution

Financial Hardship 6,808,540.00

Total Project Cost \$ 13,617,080.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	Unfunded Approval This Action
<u>State Share</u>					
New Construction/Add. Grant	955-500	55	\$ 6,239,148.00	\$ 569,392.00	\$ 569,392.00
<u>District Share</u>					
Cash Contribution					
Financial Hardship	955-500	55	6,239,148.00	569,392.00	569,392.00
Total			\$ 12,478,296.00	\$ 1,138,784.00	\$ 1,138,784.00

Funding Source: Proposition Bonds/2004-Mar.

Errors and Omissions - Staff is requesting approval of: 1) \$276,491 in additional grants that were inadvertently omitted from the unfunded item at the April 27, 2011 SAB meeting for Small Size Project; 2) \$10,446 in additional grants for Labor Compliance; and 3) a reduction of \$12,276 in grants that were inadvertently provided on the unfunded item at the April 27, 2011 SAB meeting for SDC Therapy Toilet and SDC Therapy Other. Pursuant to the Board's action on March 11, 2009, this application has been approved and placed on the Unfunded List. This project shall maintain its unfunded approval date of April 27, 2011.

This approval does not constitute a guarantee or commitment of future State funding.

Amounts shown for financial hardship assistance are subject to adjustment as a result of a review of the District's financial records pursuant to Regulation Section 1859.81(a) at the time of apportionment.

The District shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms.

The District has certified it is enforcing a Labor Compliance Program (LCP). Please be advised this project has been apportioned with funds that require a LCP pursuant to Labor Code Section 1771.7.



State of California • Arnold Schwarzenegger, Governor
State and Consumer Services Agency

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – Sacramento Office

11/22/2010 - APPROVAL OF PLAN(S)

TOM CHANGNON
STANISLAUS COUNTY OFFICE OF EDUCATION
1100 H STREET
Modesto, 95354

Project:	Patterson Special Education Facility (Stanislaus County Office of Education)
Total Scope of Project:	Construction of 1-Classroom Building - Special Education, 1-Multi-purpose and Administration Building, 3-Canopies, 5-Shade Structures
Increment #:	0
Application #:	02-110985
File #:	50

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 11/22/2010. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:

- ☒ Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.
- ☒ Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.
- ☐ Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # _____.
- ☐ These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- ☐ Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.

Application #: 02-110985
File #: 50

- ☐ Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
- ☐ This approval is for the part shown only since the drawings and specifications for the proposed work include only the portion of the building to be partially constructed on the subject site. It is understood that a separate application will be subsequently filed, together with drawings and specifications showing a plot plan and details of work necessary for completion. A contract for completion shall not be let before the written approval of such drawings has been obtained from the Department of General Services.
- ☐ The building(s) was designed to support a snow load of 0 pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- ☒ This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- ☐ Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)
- ☒ Deferred Approval(s) Items:
Automatic Fire Sprinkler Systems

This Project has been classified as **Class 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by DAN LEVERNIER
DN: st=CA, o=SACRAMENTO, ou=California
Department of General Services, ou=Division of
the State Architect, ou=www.verisign.com/
repository/CPS Incorp. by Ref., LIAB.LTD(c)99,
title=REGIONAL MANAGER, cn=DAN
LEVERNIER, email=dan.levernier@dgs.ca.gov
Date: 2010.12.06 08:09:58 -08'00'

for Howard "Chip" Smith, Jr.
Acting State Architect

cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

December 31 2010

Stanislaus County Office of Education
1100 H St
Modesto, CA 95354

Project Tracking No: 10504-35
Re: Patterson Special Education Center
County: Stanislaus
Square Feet: 25,880
Grade Level: K-12

Dear Superintendent:

Subject: Final Plan Approval – New School

The California Department of Education approves the plans with the title sheet date of June 1, 2010, for the above referenced project. The plans were received on October 21, 2010. The plans meet the California Department of Education's standards for educational adequacy. The SCOE requested a waiver under Education Code section 17070.80, which was deemed approved pursuant to the statute (see page 2 of this letter). (California Code of Regulations, Title 5, 14001 et seq. and Education Code 17251(c) and (d)).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California department of Education for review.

The school site for this project is 4.45 usable acres. This represents 96.74% of the California Department of Education's recommended site size of 4.6 acres, as contained in the California Department of Education's "Guide to School Site Analysis and Development (2000)," for the current CBEDS enrollment of the site and the student capacity added by this project as calculated pursuant to SAB Regulation 1859.83(d).

The California Department of Education's recommended acres for the master plan capacity of the site is 4.6 acres, to be used for purposes of requesting funding from the State Allocation Board pursuant to SAB Regulations 1859.73, related to multi-story construction, and

1859.76(a)11, related to parking structures. This site is 96.74% of the California Department of Education's recommended master plan site size.

The project as approved consist of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Severe Special Education	Special Education Severe	10	90

Based on the standards specified in Education Code 17071.25 and the number of teaching stations in the project, the student capacity of this project is 90.

CORE FACILITIES:

Administration
Toilets

Multi-Purpose

Storage

On June 24, 2010, the Stanislaus County Office of Education (SCOE) submitted to the California Department of Education (CDE) a request for a waiver pursuant to Education Code section 17070.80. The waiver concerned the Patterson Special Education Center (Center), a school designed to provide special education and related services to medically fragile and emotionally disturbed students.

Prior to SCOE's submission of the waiver, SCOE had engaged in extensive discussion with the CDE's School Facilities Planning Division (SFPD) and Special Education Division (SED) regarding the project, and whether the project will support an educational program that is consistent with LRE requirements.

Under Education Code section 17070.80, "Any request for waiver, submitted in accordance with this section, that is not rejected within 60 days of its receipt by the State Department of Education, shall be deemed approved." The CDE did not reject the waiver within 60 days of its receipt. Accordingly, the waiver is deemed approved pursuant to Education Code section 17070.80(d)(5).

Notwithstanding the approval of SCOE's waiver and this final plan letter, both the facility and its programs must comply with all State and federal laws. The CDE will monitor the Center following its standard monitoring practices, including the requirement that students have appropriate opportunities to participate in an educational environment where they can receive special education and related services with typically developing peers consistent with State and federal special education laws.

The CDE encourages SCOE to work closely with the SFPD staff as the Center is constructed and the SED staff as the Center's programs are planned and implemented.

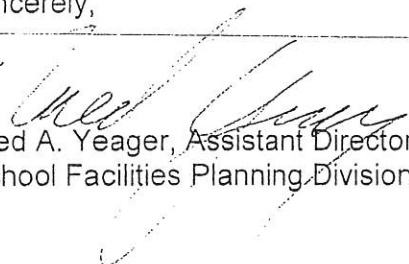
The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has met the requirements of Education Code 17213.1 regarding the preparation of a Phase I environmental assessment or a Preliminary Endangerment Assessment. The Department of Toxic Substances Control has issued a determination letter dated December 1, 2009 indicating that lead-based paint and/or polychlorinated biphenyls (PCB) and/or organochlorine pesticides (OCP) are the only potential environmental conditions present that warrant further investigation and/or response action(s). The district has signed a commitment to complete the further investigation and/or response action(s) under an Oversight Agreement and/or a Cleanup Agreement between the district and DTSC prior to construction of the project.

For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding request to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence construction within two (2) years of the date of this letter. Regardless of the funding source, if, prior to construction, changes are made to the plans that would affect or alter the California Department of Education's original approval (including but not limited to changes in surrounding land uses, the master plan capacity of the project, changes in code and/or regulation, or a subsequent CEQA determination), the plan may be subject to reevaluation using the most recent standards.

Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



John Gordon, Consultant
School Facilities Planning Division
(916) 323-0575

DP6084/P5298
cc: Architect