

August 31, 2018

Application No.: 50/10504-00-015
School: Patterson Special Education & Alternative Edu.
County: 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 & Alternative Education School, OPSC application number 50/10504-00-015. 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 September 2002

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 \$747,884.11 which must be returned to the State.

The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional hazardous waste/materials removal and Department of Toxic Substances Control (DTSC) funding in the amount of \$125,195.36. In addition, the District has unused site acquisition grants of \$7,896.22 and must return the State and financial hardship share. Since the site acquisition is adjusted in the amount of \$7,896.22, the site other grant will be reduced by \$315.85.

Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced for the net adjustment of \$630,900.83.

OPSC has received the signed *Revised Summary of Project Financing and Expenditures* dated July 25, 2018 from the District. As the District has concurred with the review findings in the *Revised Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

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

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

Mr. Steve Hagemann

August 31, 2018

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 that reads "Rick Asbell". The signature is written in a cursive, flowing style.

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

Enclosure

cc: Mr. Tom Changnon, District Superintendent
Project file

Revised Summary of Project Financing and Expenditures (SOPFE)

(Supersedes SOPFE dated November 21, 2017)

District Name: Stanislaus County Office of Education
 School: Patterson Special Education & Alternative Education
 County: Stanislaus
 SFP Application Number: 50/10504-00-015
 LPP Application Number: _____
 Date: July 16, 2018

Line		A Adjusted Grant	B Site Related Grant(s)
1	LPP State Apportionment	\$ -	\$ -
2	SFP State Apportionment	\$ 2,705,030.00	\$ 1,820,473.00
3	Financial Hardship (FH) Apportionment	\$ 2,609,850.00	\$ 1,820,473.00
4	District Contribution	\$ 95,180.00	\$ -
5	Interest	\$ 119,133.55	
6	Total Project Funding	\$ 5,529,193.55	\$ 3,640,946.00
7	Reported Expenditures	\$ 4,780,993.59	\$ 3,856,222.48
8	Reported Savings	\$ 748,199.96	
9	Reported Adjustment Site Related Grants		\$ (215,276.48)
10	Grant Adjustments (State & FH Share)	\$ (315.85)	\$ 117,299.13
11	Total Review Adjustments	\$ -	\$ -
12	Revised Expenditures	\$ 4,780,993.59	\$ 3,856,222.48
13	Net Savings	\$ 747,884.11	
14	Site Other to be Returned to the State (See Schedule 1 and 2 Attached)	\$ 315.85	
15	Savings to be Returned to the State (See Line 13 Savings Options Below)	\$ 747,884.11	
16	Net Site Adjustment due to the District for Site Acquisition, Hazardous Waste Removal, and DTSC (See Schedule 1 and 2 Attached)		\$ 117,299.13
17	Total Amount Due To The State if District Selects OPTION 1 Below (Line 14 + Line 15 - Line 16 = Line 17)		\$ 630,900.83
18	Total Amount Due To The District if District Selects OPTION 2 Below (Line 14 - Line 16 = Line 18)		\$ 116,983.28

Explanations:

Line 10
See Schedules 1 and 2

Line 11
See Schedule 3

Line 13:
This is a financial hardship project and savings of \$747,884.11 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 \$747,884.11 will be returned to the State to reduce the financial hardship contribution on this project.

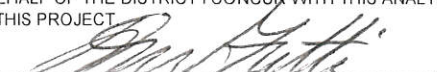
Option 2: The District's savings amount of \$747,884.11 will be used to reduce the State's financial hardship contribution on a future project in the next three years.

Line 18:

The District site acquisition costs are less than the total grant amount. SFP Regulation Section 1859.106 states in part the "An adjustment in the SFP grant will be made for the following: (a) The difference in the value of the site, relocation costs, DTSC fees, and hazardous waste/materials removal costs that were used to determine the New Construction Additional Grant and the actual amount paid by the district for the site, relocation costs, DTSC fees and hazardous waste/materials removal costs." The District has unused site acquisition grant of \$7,896.22 and decrease \$315.85 (four percent of \$7,896.22) on the site other grant. The District also incurred additional eligible expenditures and may receive additional Department of Toxic Substances Control (DTSC) and hazardous waste/materials removal costs in the amount of \$117,299.13. In net adjustment, the State would reimburse to the District (State and Financial Hardship shares) in the amount of \$116,983.28.

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.


 District Representative

7-25-18
 Date

Schedule 1
Refund/Reimbursement Summary

District Name: Stanislaus County Office of Education
 School: Patterson Special Education & Alternative Education
 County: Stanislaus
 SFP Application Number: 50/10504-00-015
 LPP Application Number: _____
 Date: July 16, 2018

SITE RELATED GRANTS ADJUSTMENTS			
A	B	C	D
Total Adjustment	Adjustments to Financial Hardship Share	Adjustments to State Share	Comments
1	(7,896.22)	(3,948.11)	Site Acquisition
2	32,884.03	16,442.0150	DTSC Fees
3	92,311.33	46,155.67	Hazardous Waste Removal
4	TOTAL (Financial Hardship + State)		117,299.13

ADJUSTED GRANT RELATED GRANT ADJUSTMENTS			
5	(315.85)	(157.92)	Site Other
6	TOTAL (Financial Hardship + State)		(315.85)

Explanations:

Line 1

Review recommends a \$7,896.22 adjustment to the site acquisition grant. The grant exceed the actual cost. The State's share reduction of the grant is \$3,948.11 and \$3,948.11 to the Financial Hardship apportionment resulting in a \$7,896.22 reduction to the grant. See Schedule 2 - Line 1.

Line 2

Review recommends an adjustment of \$32,884.03 to the Department of Toxic Substances Control (DTSC) fee grant. The District incurred additional eligible DTSC fee costs. The State's share of the increase of the grant is \$16,442.01 and \$16,442.02 to the Financial Hardship apportionment resulting in a \$32,884.03 increase to the grant. See Schedule 2 - Line 2.

Line 3

The review recommends an adjustment of \$92,311.33 to the Hazardous Waste Removal grant. The District incurred additional eligible hazardous waste removal costs. The State's share of the increase of the grant is \$46,155.66 and \$46,155.67 to the Financial Hardship apportionment resulting in a \$92,311.33 increase to the grant. See Schedule 2 - Line 3.

Line 5

Due to the site acquisition grant reduction adjustment in the amount of \$7,896.22, the site other grant needs to be reduced the four percent of the adjustment amount. The State's share reduction of the grant is \$157.93 and \$157.92 to the Financial Hardship apportionment resulting in a \$315.85 reduction to the grant. See Schedule 2 - Line 5.

Schedule 2
Grant Adjustments

District Name: Stanislaus County Office of Education
 School: Patterson Special Education & Alternative Education
 County: Stanislaus
 SFP Application Number: 50/10504-00-015
 LPP Application Number: _____
 Date: July 16, 2018

SITE RELATED GRANT ADJUSTMENTS				
	A	B	C	D
Line	Total Grant Amount (State & Financial Hardship)	Eligible Amount	Difference (A-B)	Comments
1	3,562,000.00	3,554,103.78	(7,896.22)	Site Acquisition
2	13,946.00	46,830.03	32,884.03	DTSC Fees
3	65,000.00	157,311.33	92,311.33	Hazardous Waste Removal
4		TOTAL	117,299.14	To Page 1, Column B, Line 10
ADJUSTED GRANT RELATED ADJUSTMENTS				
5	142,480.00	142,164.15	(315.85)	Site Other
6		TOTAL	(315.85)	To Page 1, Column A, Line 10

Explanations:

Line 1

The District received a site acquisition grant for \$3,562,000. Review verified the actual cost for the site was \$3,554,103.78. Per Regulation Section 1859.74, site acquisition funding is limited to the lesser of the actual cost or the appraised value. Therefore, the excess site grant must be returned to the State (State and Financial Hardship apportionment) in the amount of \$7,896.22.

Line 2

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional Department Toxic Substances Control fee funding (State and Financial Hardship apportionment) in the amount of \$32,884.03.

Line 3

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional hazardous waste/removal funding (State and Financial Hardship apportionment) in the amount of \$92,311.33.

Line 5

Site acquisition grant reduced by \$7,896.22; therefore, site other grant needs to be reduced the four percent of \$7,896.22 and return the four percent grant to the State (State and Financial Hardship apportionment) in the amount of \$315.85.

SCHOOL DISTRICT DATA

Application No: 50/10504-00-015
 School District: Stanislaus County Office Of Education

County: Stanislaus
 School Name: Patterson Special Education & Alternative Education

PROJECT DATA

Type of Project: High School
 K-6:
 7-8:
 9-12: 135
 Non-Severe: 26
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 7
 Master Acres: 3.79
 Existing Acres:
 Proposed Acres: 3.13
 Recommended Acres: 3.79
 Facility Hardship (a): No
 Financial Hardship Requested: Yes
 Alternative Education School: Yes
 Addition to Existing Site: No
 Core Facilities: Multi-Purpose/Kitchen,
 Administration, Toilet, 334

ADJUSTED GRANT DATA

New Construction Grant	\$	2,100,246.00
Fire Detection Alarm		4,072.00
Sprinkler System		33,939.00
Labor Compliance		19,912.00
Site Acquisition		1,908,204.00
Service Site		202,886.00
Off-Site		25,059.00
Utilities		17,491.00
General Site		129,684.00
Small Size Project		84,010.00
Total State Share (50%)		4,525,503.00
District Share (50%)		4,525,503.00
Total Project Cost	\$	9,051,006.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 4,525,503.00
<u>District Share</u>	
Cash Contribution	95,180.00
Financial Hardship	4,430,323.00
Total Project Cost	\$ 9,051,006.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
New Construction/Add. Grant	955-500	55	\$ 1,728,023.00	\$ (1,728,023.00)	
New Construction/Add. Grant	055-500	55		1,728,023.00	\$ 1,728,023.00
New Construction/Add. Grant	057-500	1D	2,797,480.00		
<u>District Share</u>					
Cash Contribution			72,103.00	23,077.00	
Financial Hardship	955-500	55	1,728,023.00	(1,728,023.00)	
Financial Hardship	055-500	55		1,704,946.00	1,704,946.00
Financial Hardship	057-500	1D	2,725,377.00		
Total			\$ 9,051,006.00	\$ 0.00	\$ 3,432,969.00

Funding Source: Proposition 55 Bonds/2004-Mar.; Proposition 1D Bonds/2006-Nov.

Pursuant to the Board's action on December 14, 2011, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before March 13, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of March 13, 2012.

The Form SAB 50-05 submittal must contain an original signature from a designated District Representative and must be physically received by the Office of Public School Construction at 707 Third Street, West Sacramento, CA 95605 prior to the close of business on March 13, 2012.

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.

If contract(s) for the project are awarded either after the effective date of the DIR regulations to implement Assembly Bill 436 (Solorio) or after January 1, 2012 (whichever is later) the project may be subject to Labor Code Section 1771.3.

Therefore, the State Apportionment may not be considered full and final until such time as the adjustment for costs associated with monitoring and enforcing compliance with the prevailing wage requirements, pursuant to Labor Code Section 1771.3, has been made.

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.



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

DGS DEPARTMENT OF GENERAL SERVICES
Division of the State Architect – Sacramento Office

11/18/2009 - APPROVAL OF PLAN(S)

MR. Martin Petersen
STANISLAUS COUNTY OFFICE OF EDUCATION
801 County Center Three Court
Modesto 95355

Project: VARIOUS SITES (STANISLAUS COUNTY OFFICE OF EDUCATION)

Total Scope of Project: Construction of 2-Administration Building / Classroom Building

Increment #: 0
Application #: 02-110700
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 11/18/2009. 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.

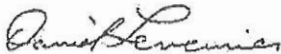
Application #: 02-110700
File #: 50

- 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 _____ 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 2**. 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: cn=CA, o=SACRAMENTO, c=California
Department of General Services, ou=Division of
the State Architect, ou=www.verisign.com/
repository/CPS InCorp. by Ref.LIAB.LTD(e)99,
title=REGIONAL MANAGER, cn=DAN
LEVERNIER, email=dan.levernier@dgs.ca.gov
Date: 2009.11.25 08:05:21 -08'00'

for David F. Thorman, AIA
State Architect

CC:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

RECEIVED

APR 14 2010

DON GATTI
Assistant Superintendent
Business Services

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

RECEIVED

APR 12 2010

TOM CHANGNON
Superintendent of Schools

April 6, 2010

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

Project Tracking No: 10504-23
Re: Patterson Alternative Education School
County: Stanislaus
Square Feet: 13,542
Grade Level: 7 - 12

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of July 31, 2009, for the above referenced project. The plans were received on December 14, 2009. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 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 3.13 usable acres. This represents 82.59% of the California Department of Education's recommended site size of 3.79 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 3.79 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 82.59% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	9 - 12	4	108
Non-severe Special Education	Special Education Non-Severe	2	26
Science Lab	9 - 12	1	27

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 161.

CORE FACILITIES:

Multi-Purpose Toilets	Storage	Teacher Work Room
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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 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 requests 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.

Stanislaus County Office of Education
April 6, 2010
Page 3

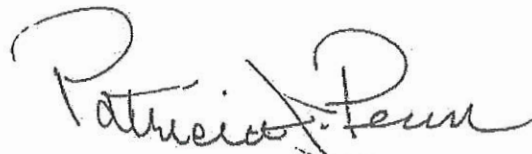
PTN: 10504-23
Patterson Alternative Education School

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



Patricia Jones Penn Ed.D., Consultant
School Facilities Planning Division
(916)324-8989

DP5352/P5299
cc: Architect