

Application No.: 58/75150-00-001
School: Pacific Valley School K-12
County of Big Sur Unified

January 3, 2019

Ms. Susan Perry
District Representative
Big Sur Unified School District
69325 Highway 1
Big Sur, CA 93920

Dear Ms. Perry:

The Office of Public School Construction (OPSC) has completed its review of Pacific Valley School K-12, OPSC application number 58/75150-00-001. 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 August 20, 2013.

The project is a financial hardship replacement Facility Hardship project that was funded on a 60 percent State and 40 percent financial hardship apportionment basis. The project has expended funds beyond the SFP grant and is considered overspent. Pursuant to SFP Regulation Section 1859.81 any funds expended beyond the SFP grant on a financial hardship project are considered funds available as matching contribution on a subsequent financial hardship review.

The District has stated that it will not submit another financial hardship project for State funding within three years from the date that the most recent State Allocation Board full funding apportionment was made.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated January 18, 2017 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 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.

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. Gordon Piffero, District Superintendent
Monterey County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Big Sur Unified
 School: Pacific Valley Elementary School (K-12)
 County: Monterey
 SFP Application Number: 58/75150-00-001
 LPP Application Number: N/A
 Date: 12/11/2018

Line		
1	LPP State Apportionment	1 \$ -
2	SFP State Apportionment	2 \$ 315,567.00
3	Financial Hardship Apportionment	3 \$ 210,378.00
4	District Contribution	4 \$ -
5	Interest	5 \$ 973.00
6	Total Project Funding	6 \$ 526,918.00
7	Reported Expenditures	7 \$ 543,704.00
8	Reported Overspent	8 \$ (16,786.00)
9	Grant Adjustments	9 \$ -
10	Total Review Adjustments	10 \$ -
11	Total Eligible Expenditures	11 \$ 543,704.00
12	Net Overspent	12 \$ (16,786.00)
13	Interest Due	13 \$ -
14	Total to be Returned to the State	14 \$ -

Explanations:

Line 12:

The District has two options in regards to the overspent amount of \$16,786.00 for this financial hardship project, please check the appropriate box below, then sign and return this form:

☐ **Option 1:** The District's overspent amount of \$16,786.00 will be used to reduce the State's financial hardship contribution on the District's next financial hardship project within three years from the date that the most recent State Allocation Board (SAB) full funding apportionment was made.

☒ **Option 2:** The District will not submit another financial hardship project for State funding within three years from the date that the most recent SAB full funding apportionment was made.

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.

Susan S. Perry
 District Representative

12/19/18
 Date

SCHOOL DISTRICT DATA

Application No: 58/75150-00-001
 School District: Big Sur Unified

County: Monterey
 School Name: Pacific Valley Elementary

PROJECT DATA

Type of Project: Elementary School Application Filing Basis: Site Specific
 Pupils Assigned Under 50 Yrs: K-6:
 7-8:
 9-12:
 Non-Severe:
 Severe:

Financial Hardship Requested: Yes Recommended Acres: 3.6
 Alternative Education School: No Existing Acres: 3.6

ADJUSTED GRANT DATA

Rehabilitation/Mitigation	\$	311,645.00
Project Assistance		3,135.00
Prevailing Wage Monitoring		787.00
Total State Share (60%)		315,567.00
District Share (40%)		210,378.00
Total Project Cost	\$	525,945.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 315,567.00
<u>District Share</u>	
Cash Contribution	
Financial Hardship	210,378.00
Total Project Cost	\$ 525,945.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Modernization/Additional Grant	057-570	1D	\$ 40,256.00	\$ 275,311.00	\$ 275,311.00
Modernization/Additional Grant	957-570	1D	275,311.00	(275,311.00)	
<u>District Share</u>					
Cash Contribution					
Financial Hardship	057-570	1D	8,749.00	201,629.00	201,629.00
Financial Hardship	957-570	1D	201,629.00	(201,629.00)	
Total			525,945.00	\$ 0.00	\$ 476,940.00

Funding Source: Proposition 1D Bonds/2006-Nov.

all or a part of the matching funds and is levying the developer fees or equal alternative revenue source justified by law. The District's total bonding capacity as of August 30, 2013 is \$5 million or less.

Pursuant to the Board's action on April 7, 2014, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before July 7, 2014; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of July 7, 2014.

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 July 7, 2014.

Assembly Bill 436 (Solorio), Chapter 378, Statutes of 2011, requires school districts to notify the Department of Industrial Relations (DIR) of School Facility Program projects with a public works contract awarded on or after January 1, 2012. Except for projects exempt pursuant to Labor Code Section 1771.3(b)(3), the DIR is required to provide prevailing wage monitoring services for the projects.

Provide that the State portion of the project savings which may be realized from the funding of a facility hardship or rehabilitation project must be returned to the State.

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

STATE ALLOCATION BOARD
 APPROVAL ❖ ❖ ❖

April 07, 2014



DGS

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

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect

San Francisco Bay Area Regional Office • 1515 Clay street, Suite 1201 • Oakland, CA 94612
(510) 622-3101 • Fax (510) 622-3140 • www.dsa.dgs.ca.gov

January 14, 2009

Anthony Palazzo, Architect
Phillips Metsch Sweeney Moore Architects
1004 E. Main Street
Santa Maria, CA 93454

Subject: Division of the State Architect (DSA) Review of the Report Title,
"Pacific Unified School District Facility Hardship Application" by Anthony
Palazzo, dated November 3, 2008 and,
Structural Evaluation Report by Jeffrey E. Haight dated October 31, 2008.

Reference: Pacific Valley School, DSA File # 27-41, Application # 01-110257

Dear Mr. Palazzo:

DSA has reviewed the reports indicated above. DSA concurs that the existing roof mounted solar panel supporting system is not approved by DSA, and is not in compliance. The condition of the existing solar panel supporting systems is such that the health and safety of the pupils is at risk.

Design and construction of the replacement of roof mounted solar panel supporting system and repair of water/dry rot damages of the existing roof framing structures shall be in compliance with the requirements of the latest edition of Part 1 through 5, Title 24, California Code of Regulations. Existing Building will require structural rehabilitation if said reconstruction cost exceed \$25,000 and 50% of the replacement value of the existing building (see Section 4-309 (c), Part 1, California Code of Regulation). Plans and specifications and all other required documents shall be submitted to DSA for review and approval.

Should you have any questions please call me at (510) 622-3109.

Sincerely,

Nat Chauhan, Manager
San Francisco Bay Area Regional Office

Cc: Jeffrey E. Haight, S. E., Ehlen Spiess & Haight, Inc.,
Pacific Unified School District
Office of Public School Construction
File



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

June 10, 2013

Big Sur Unified
69325 Highway One
Big Sur, CA 93920

Project Tracking No: 75150-3
Re: Pacific Valley (K-12)
County: Monterey
Square Feet: 0
Grade Level: K - 12

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of September 13, 2012, for the above referenced project. The plans were received on June 7, 2013. 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 3.6 usable acres. This represents 100% of the California Department of Education's recommended site size of 3.6 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).

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 0.

The project as approved consists of:

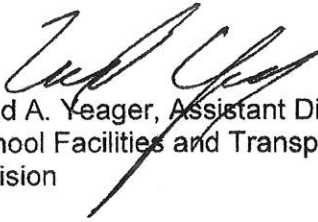
The project consists of photovoltaic solar upgrades.

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

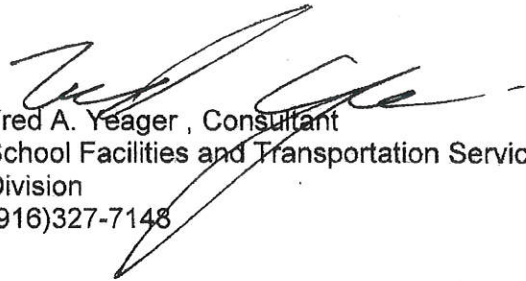
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence 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.

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities and Transportation Services
Division



Fred A. Yeager, Consultant
School Facilities and Transportation Services
Division
(916)327-7148

DP7826/P7001
cc: Architect