

January 14, 2019

Application No.: 50/67033-00-024  
School: Augustine Ramirez Intermediate  
County of Riverside

Mr. Alan P. Giles  
District Representative  
Corona-Norco Unified School District  
2820 Clark Avenue  
Norco, CA 92860

Dear Mr. Giles:

The Office of Public School Construction (OPSC) has completed its review of Augustine Ramirez Intermediate, OPSC application number 50/67033-00-024. 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 October 3, 2007.

The project is a non-financial hardship new construction project that was funded on a 50 percent State and 50 percent District basis. The project has expended funds beyond the SFP grant and is considered overspent.

OPSC has identified \$898,152.99 in review adjustments for ineligible site support costs and furniture and equipment expenditures. The project overspent amount has been adjusted to reflect this finding.

The review determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional DTSC fees funding in the amount of \$730.58. Also, the District has unused hazardous waste/materials removal grants in the amount of \$500,923.17 to be returned to the State. The net adjustment requires the District to return the State share in the amount of \$250,096.30. Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced \$250,096.30 for the reduction in the site related grant apportionment.

OPSC has received the signed *Revised Summary of Project Financing and Expenditures* dated November 13, 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. Giles

January 14, 2019

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".

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

Enclosure

cc: Dr. Michael H. Lin, District Superintendent  
John C. Vondriska, Administrative Director, Facilities  
Riverside County Office of Education  
Project file



2018 NOV 19 PM 12:23

**Revised  
 Schedule 1  
 Refund/Reimbursement Summary**

MAIL ROOM

District Name: Corona-Norco Unified  
 School: Augustine Ramirez Intermediate  
 County: Riverside  
 SFP Application Number: 50/67033-00-024  
 LPP Application Number: NA  
 Date: 11.9.2018

	A	B	C	D
Line	Total Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	-	-	-	Excess of site acquisition grant.
2	-	-	-	Excess of site other grant.
3	(730.58)	(365.29)	(365.29)	Shortage of site DTSC fee grant.
4	500,923.17	250,461.59	250,461.59	Excess of site hazardous removal grant.
		Grant Reduction (State's Share)	250,096.30	

**Explanations:**

OPSC recommends a \$250,096.30 adjustment as a decrease to the State share of Hazardous Waste Removal grants.

Please see Schedule 2 for explanation.

**Revised  
Schedule 2  
Grant Adjustments**

District Name: Corona-Norco Unified  
 School: Augustine Ramirez Intermediate  
 County: Riverside  
 SFP Application Number: 50.67033-00-024  
 LPP Application Number: NA  
 Date: 11/9/2018

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MAIL ROOM

	A	B	C	D
Line	Total Grant Amount (State & District Share)	Eligible Amount	Difference (A-B)	Comments
1	\$ 7,859,500.00	\$ 7,859,500.00	\$ -	Excess of site acquisition grant.
2	\$ 314,380.00	\$ 314,380.00	\$ -	Excess of site other grant.
3	\$ 12,794.00	\$ 13,524.58	\$ (730.58)	Shortage of DTSC fee grant.
4	\$ 544,464.00	\$ 43,540.83	\$ 500,923.17	Excess of hazardous waste grant.
	Total Grant Adjustments: (State & District Share)		\$ 500,192.59	

**Explanations:**

Line 1

The District received a site acquisition grant of \$7,859,500. The actual purchase price paid for the site was \$7,859,500. The District intended to report \$7,622,995 as site purchase for this school project at a 97 percent cost basis, since an estimated 3 percent of the site overlapped adjacent SFP project Rosa Parks Elementary built across the street. However, the site purchase costs should be reported at 100 percent, because the parcel was intended for the Augustine Ramirez Intermediate. A 10/19/18 revised 50-06 and expenditure report show site costs at 100 percent.

Line 2

The District received a site other grant of \$314,380 as four percent of site acquisition grant. This is adjusted accordingly at four percent of the actual site acquisition grant.

Line 3 and 4

The project received DTSC funding of \$12,794, hazardous waste removal funding of \$544,464 and reported \$62,561.46 as DTSC fees in Expenditure Report, of which the review determined \$13,524.58 as DTSC fees, \$43,540.83 re-categorized to hazardous waste removal costs, and \$5,496.05 ineligible expenditures in Schedule 3A - items 5.6.7.8.9)

The District did not report hazardous waste removal in the Site expenditure report. Instead, the District communicated via email that the costs involved were expenditures with Earth System Southwest and expenditures under soils remediation contract with Doja. According to DTSC report on its website, the site was found to contain methane. DTSC approved a Removal Action Workplan (RAW) in 2005 to address methane mitigation, however, the RAW was not implemented. With no RAW in effect and Technical Memos approved for soil gas survey until no further action in Area A and monitoring until no further action in Area B was approved by DTSC, the reported expenditures for Earth System Southwest under Preliminary Test (as part of Planning report) and for Doja under Main Construction (as part of Construction report) are not considered site hazardous waste costs and are already covered by the four percent site other grant.

In addition, there was conflicting information in the documents provided by the District. In its email, the District stated that Hazardous Waste costs reported were under soils remediation contract, which was different from its earthwork contract. However, while the provided invoices to support the reported expenditures did not indicate which contract they belonged to, the associated purchase order for same contract with (original) amount of \$1,688,000 showed that it was for Earthwork.

As a result, DTSC grant increases by \$731 and hazardous waste removal grants decreases by \$500,923

Revised  
Schedule 3 2018 NOV 19 PM 12:23

Review Adjustments

MAIL ROOM

District Name: Corona-Norco Unified  
 School: Augustine Ramirez Intermediate  
 County: Riverside  
 SFP Application Number: 50.67033-00-024  
 LPP Application Number: NA  
 Date: 11/9/2018

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 42,423.35	\$ -	\$ 42,423.35	Ineligible Expenditures
2	\$ 187,095.34	\$ -	\$ 187,095.34	Ineligible Expenditures
3	\$ 36,750.75	\$ -	\$ 36,750.75	Ineligible Expenditures
4	\$ 626,387.50	\$ -	\$ 626,387.50	Ineligible Expenditures
5	\$ 850.32	\$ -	\$ 850.32	Ineligible Site DTSC
6	\$ 7.50	\$ -	\$ 7.50	Ineligible Site DTSC
7	\$ 708.97	\$ -	\$ 708.97	Ineligible Site DTSC
8	\$ 2,340.53	\$ -	\$ 2,340.53	Ineligible Site DTSC
9	\$ 1,588.73	\$ -	\$ 1,588.73	Ineligible Site DTSC
	Total Review Adjustments: \$		898,152.99	

Explanations:

Line 1 to 4 are ineligible F & E expenditure items.

Line 5 to 9 are ineligible Site Costs.

Line 10 to 11 are offset the site and site other eligibility transfer to Rosa Parks Elementary

Please see attached Schedule 3A for an individual listing of each ineligible expenditure

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SCHOOL CONSTRUCTION

Revised  
Schedule 3A  
Review Adjustments Details

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MAIL ROOM

District Name: Corona-Norco Unified  
 School: Augustine Ramirez Intermediate  
 County: Riverside  
 SFP Application Number: 50:67033-00-024  
 LPP Application Number: NA  
 Date: 11/9/2018

	A	C	D	
Line	Category	Warrant Date	Vendor	Warrant Number
1	F & E	6/28/2011	APPLE COMPUTER INC**	\$ 42,423.35
2	F & E	6/29/2011	APPLE COMPUTER INC**	\$ 187,095.34
3	F & E	7/25/2011	CDWG CORPORATION INC **	7928881 \$ 36,750.75
4	F & E	12/15/2011	HOWARD INDUSTRIES INC**	7936598 \$ 626,387.50
5	Site Support Costs	6/14/2006	DEPT. OF TOXIC SUBSTANCES **	7835238 \$ 7.50
6	Site Support Costs	12/7/2005	DEPT. OF TOXIC SUBSTANCES **	7824191 \$ 850.32
7	Site Support Costs	2/16/2012	DEPT. OF TOXIC SUBSTANCES **	7938841 \$ 708.97
8	Site Support Costs	2/9/2005	DEPT. OF TOXIC SUBSTANCES **	806510 \$ 2,340.53
9	Site Support Costs	5/18/2005	DEPT. OF TOXIC SUBSTANCES **	812539 \$ 1,588.73
			Total:	\$ 898,152.99

**Explanations:**

Line 1, 2, 3 and 4

The District reported \$42,423.35, \$87,095.34, \$36,750.75 and \$626,387.50 under Furniture & Equipment (F & E) in the DLOPE to purchase ipads, softwares, and interactive hardware and software. These expenditures are considered for instructional purpose. In addition, the costs were recorded in District's GL with object code either 4410 (line 1, 2 and 4) or 4311 (line 3). Object code 4410 indicates non-capitalized equipments, which are considered supplies pursuant to CSAM Procedure 770, and object code 4311 is under category for materials and supplies. These instructional supplies are determined ineligible expenditures.

Line 5

The District reported \$7.50 which was billed for Rosa Parks Elementary School. The expenditure is ineligible since it was not for Augustine Ramirez Intermediate project.

Line 6 and 7

The District reported \$850.32 and \$708.97 under Site Support Costs. There were no invoice provided to support the expenditures. These expenditures are disallowed.

Line 8 and 9

The District reported \$2,340.53 and \$1,588.73 under Site Support Costs. Each item was invoiced for two school sites. The full payments were recorded for only Augustine Ramirez Intermediate School. The reported amounts were considered not prorated and not eligible.

**SCHOOL DISTRICT DATA**

Application No: 50/67033-00-024  
 School District: Corona-Norco Unified

County: Riverside  
 School Name: Augustine Ramirez Intermediate

**PROJECT DATA**

Type of Project: Middle School  
                   K-6: 425  
                   7-8: 810  
                   9-12:  
                   Non-Severe: 26  
                   Severe: 9  
 Application Filing Basis: District Wide  
 Number of Classrooms: 50  
 Master Acres: 31  
 Existing Acres:  
 Proposed Acres: 23.78  
 Recommended Acres: 24.9  
 Facility Hardship (a): No  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: No  
 Core Facilities: Multi-Purpose/Kitchen,  
   Gymnasium,  
   Library/Media Center,  
   Administration, Toilet

**ADJUSTED GRANT DATA**

New Construction Grant	\$	12,200,094.00
Fire Detection Alarm		18,501.00
Sprinkler System		230,997.00
Labor Compliance		77,708.00
Site Acquisition		4,365,569.00
Service Site		1,903,871.00
Off-Site		881,609.00
Utilities		35,398.00
General Site		1,088,551.00
Total State Share (50%)		20,802,298.00
District Share (50%)		20,802,298.00
Total Project Cost	\$	<u>41,604,596.00</u>

**PROJECT FINANCING**

<u>State Share</u>	
This Project	\$ 20,802,298.00
<u>District Share</u>	
Cash Contribution	20,802,298.00
Financial Hardship	-
Total Project Cost	\$ <u>41,604,596.00</u>

**HISTORY OF PROJECT COST AND APPORTIONMENT**

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>				
New Construction/Add. Grant	055-500	\$ 11,106,710.15	\$	
New Construction/Add. Grant	057-500	9,695,587.85	(5,602,250.85)	(5,602,250.85)
New Construction/Add. Grant	055-500		5,602,250.85	5,602,250.85
<u>District Share</u>				
Cash Contribution		20,802,298.00		
Total		\$ <u>41,604,596.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>

Funding Source: Bonds/2004-March; Bonds/2006-Nov.

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.



Approval of Plan(s) [00001197.TIF]



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

**DEPARTMENT OF GENERAL SERVICES**

**Division of the State Architect - San Diego Office**

**REVISED**

January 17, 2006

- 1st Extension
- 2nd Extension
- Final Extension

**APPROVAL OF PLAN(S)**

APPROVAL EXTENSION DATE JAN 06 2007  
CONSTRUCTION TO COMMENCE WITHIN ONE YEAR  
FROM ABOVE DATE

**DAVID F. THORMAN, STATE ARCHITECT**

TED ROZZI, SUPERINTENDENT  
CORONA-NORCO UNIFIED SCHOOL DISTRICT  
2820 CLARK AVENUE  
NORCO CA 92860

Project: EASTVALE INTERMEDIATE SCHOOL  
Scope: CONSTRUCTION OF: ADMIN/LIBRARY/C.R. BLDG (1); GYM BLDG (2); TWO SHADE  
STRUCTURES; UTILITY ENCLOSURE  
Application #: 04-106717  
File #: 33-9

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on January 6, 2005. A set of said drawings and specifications has been filed on January 9, 2006.

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.

Approval of Plan(s) [00001197.TIF]

Application # 04-106717  
File # 33-9

- 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.
- 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.)

Application # 04-106717  
File # 33-9



Deferred Approval(s) Items:

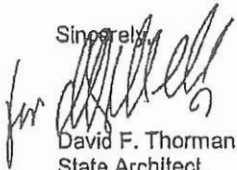
Installation of the **Sprinkler System** shall not be started until the detailed drawings, specifications of the system(s) have been approved by the Fire & Life Safety Section of the Division of the State Architect's Office of Regulation Services.

Installation of the following item(s) shall not be started until detail drawings, specifications and calculations signed by the architect or engineer in general charge of design and the architect or professional engineer who has been delegated responsibility covering such work, have been approved by this Department: **Retractable Bleachers**

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,



David F. Thorman, AIA  
State Architect

DFT: Mm: TJ: shc

cc:  
David Long, County Superintendent  
Thomas Kruse  
Director of Facilities  
Reading File  
File



**JACK O'CONNELL**  
State Superintendent of  
Public Instruction  
PHONE: (916) 319-0800

CALIFORNIA  
DEPARTMENT OF  
EDUCATION

October 24, 2007

1430 N STREET  
SACRAMENTO, CA  
95814-5901

Corona-Norco Unified  
2820 Clark Ave.  
Norco, CA 92860

Project Tracking No: 67033-90  
Re: Dr. Augustine Ramirez Intermediate  
School  
County: Riverside  
Square Feet: 122,285  
Grade Level: 6 - 8

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of April 18, 2007, for the above referenced project. The plans were received on November 8, 2006. 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.

This letter revises and supercedes the letter issued on June 22, 2007.

The school site for this project is 23.78 usable acres. This represents 95.5% of the California Department of Education's recommended site size of 24.9 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 31 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 76.71% of the California Department of Education's recommended master plan

Corona-Norco Unified  
 October 24, 2007  
 Page 2

PTN: 67033-90  
 Dr. Augustine Ramirez Intermediate School

site size.

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	7 - 8	1	27
Classrooms	1 - 6	15	375
Classrooms	7 - 8	15	405
Computer	7 - 8	1	27
Dance Classroom	7 - 8	1	27
Drama	7 - 8	1	27
Home Economics	7 - 8	1	27
Industrial Tech	7 - 8	2	54
Music/Choir/Band	7 - 8	1	27
Non-severe Special Education	Special Education Non-Severe	2	26
PE Room	7 - 8	1	27
Science Lab	1 - 6	2	50
Science Lab	7 - 8	6	162
Severe Special Education	Special Education Severe	1	9

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 1270.

CORE FACILITIES:

Administration	Closed Corridor	Custodial
Gymnasium	Kitchen	Library
Locker	Lunch Shelter	Mechanical
Multi-Purpose	Platform	Resource Specialist Proj
Shower	Small Group Instruction	Storage
Subsidiary Facilities	Teacher Work Room	Toilets

Architect will review plumbing fixture count with California Department of Education.

Campus drawings were revised in April 2007.

This supercede letter reflects 17 classrooms loaded with 6th grade students.

Corona-Norco Unified  
October 24, 2007  
Page 3

PTN: 67033-90  
Dr. Augustine Ramirez Intermediate School

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

The applicant has certified to the California Department of Education that: 1) the district has consulted with a career technical education advisory committee regarding the need for career and technical facilities, or 2) the district is not required to consult with a career technical education advisory committee because the project is not a large project as defined in SAB Regulation 1859.2, or 3) the district is not required to have a career technical education advisory committee.

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 (PEA), and/or the completion of a Response Action, and the Department of Toxic Substances Control has issued a determination letter dated May 17, 2004 indicating that no action or no further action is required for this site.

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 the initial approval 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 the initial approval 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

  
Thomas M. Tooker  
School Facilities Planning Division  
(909)369-6364

DP3716/P3453  
cc: Architect