

Application No.: 56/61259-50-001  
School: La Escuelita Elementary  
County of Alameda

March 5, 2019

Mr. Timothy White  
District Representative  
Oakland Unified School District  
955 High Street  
Oakland, CA 94601

Dear Mr. White:

The Office of Public School Construction (OPSC) has completed its review of La Escuelita Elementary School, OPSC application number 56/61259-50-001. 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 September 2002.

The project is a non-financial hardship Overcrowding Relief Grant (ORG) project that was funded on a 50 percent State and 50 percent District basis. As permitted in SFP Regulation, a district may expend the savings not needed for the project on other high priority capital facility needs of the District.

OPSC has identified **\$314,770.81** in review adjustments for ineligible architect, other planning, other construction, interim housing, and furniture and equipment expenditures. The project savings amount has been adjusted to reflect this finding.

The District has incurred savings of **\$516,369.30** on this project. Please be advised that once the project savings have been expended on other high priority capital facility needs of the District, they must be reported to the OPSC on the *Detailed Listing of Project Expenditures–Savings*, pursuant to School Facility Program Regulation Section 1859.103. Education Code Section 17076.10(a) requires the District to continue to submit expenditure reports annually, until all project funds, State share plus the District's required matching share, have been expended.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated January 8, 2019 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,



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

Enclosures

cc: Dr. Kyla Johnson-Trammell, District Superintendent  
Alameda County Office of Education  
Project file

**REVISED**

**Summary of Project Financing and Expenditures**

District Name: Oakland Unified  
 School: La Escuelita Elementary  
 County: Alameda  
 SFP Application Number: 56/61259-50-001  
 LPP Application Number: N/A  
 Date: 12/6/2018

Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 10,923,371.00
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 10,923,371.00
5	Interest	5	\$ -
6	<b>Total Project Funding</b>	<b>6</b>	<b>\$ 21,846,742.00</b>
7	Reported Expenditures	7	\$ 21,645,143.51
8	Reported Savings	8	\$ 201,598.49
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ 314,770.81
11	<b>Revised Expenditures</b>	<b>11</b>	<b>\$ 21,330,372.70</b>
12	<b>Net Savings</b>	<b>12</b>	<b>\$ 516,369.30</b>
13	Interest Due	13	\$ -
14	<b>Total to be Returned to the State</b>	<b>14</b>	<b>\$ -</b>

RECEIVED  
 JUN 10 2019  
 DISTRICT OFFICE


**Explanations:**

**Line 10**  
 See Schedule 3

**Line 12:**  
 The District has incurred savings of **\$516,369.30** on this project. Please be advised that once the project savings have been expended on other high priority capital facility needs of the District, they must be reported to the OPSC on the *Detailed Listing of Project Expenditures-Savings*, pursuant to School Facility Program Regulation Section 1859.103. Education Code Section 17076.10(a) requires the District to continue to submit expenditure reports annually, until all project funds, State share plus the District's required matching share, have been expended.

The Office of Public School Construction (OPSC) received a revised Final Expenditure Report (Form SAB 50-06) from the District, dated September 28, 2018. Therefore, the OPSC issued a revised Summary of Project Financing and Expenditures (SOPFE). **This revised SOPFE supersedes the one dated May 3, 2018.**

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.		
<u>Kyla Johnson-Trammell</u> District Representative (printed name)	 Signature	<u>1/8/19</u> Date

**REVISED**

**Schedule 3  
Review Adjustments**

District Name: Oakland Unified  
 School: La Escuelita Elementary  
 County: Alameda  
 SFP Application Number: 56/61259-50-001  
 LPP Application Number: N/A  
 Date: 12/6/2018

	A	B	C	D
	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 260,792.11	\$ -	\$ (260,792.11)	Missing Supporting Docs
2	\$ 26,989.20	\$ -	\$ (26,989.20)	Wrong Phase/Project
3	\$ 26,989.50	\$ -	\$ (26,989.50)	Administrative Costs
<b>Total Review Adjustments:</b>			<b>\$ (314,770.81)</b>	

**Explanations**

**Line 1:**  
 The District did not provide supporting documents for the expenditures sampled. Per *SFP Regulation 1859.106*, Districts shall be required to maintain all appropriate records that support all district certifications and expenditures for all costs associated with the SFP for a project for a period of not less than four years from the date the notice of completion is filed for the project. Therefore, these expenditures were ineligible for the project.

**Line 2:**  
 The District reported expenditures for preconstruction and preliminary consulting services for a Phase 2 project, and provided documentation supporting Phase 2 project services. Since this was a Phase 1 project, the expenditures and supporting documentation must be associated with Phase 1 project services. Therefore, the Phase 2 expenditures were ineligible for this Phase 1 project.

**Line 3:**  
 The District reported \$26,989.50 paid to AMPCO System Parking and Playwork under Planning - Other Costs and Construction - Interim Housing on the *Detailed Listing of Project Expenditures*. However, the review determined that the expenditures were for parking and coaching/PE supervision. The expenditures are deemed administrative overhead costs and they are ineligible for the project.

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

## REVISED

**Schedule 3A**  
**Review Adjustment Details**

District Name:	<u>Oakland Unified</u>
School:	<u>La Escuelita Elementary</u>
County:	<u>Alameda</u>
SFP Application Number:	<u>56/61259-50-001</u>
LPP Application Number:	<u>N/A</u>
Date:	<u>12/6/2018</u>

Line	A Category	B Warrant Date	C Vendor	D Warrant Number	Warrant Amount
1	Planning - Architect	9/23/2009	MVE Institution Rollerover File	AP88916718	\$ 52,779.31
2	Planning - Architect	1/19/2010	Kema Services File 09-2799 DAT	AP88982389	\$ 5,287.68
3	Construction - Other	5/6/2010	Thomas D Eychne File 10-0011 D	AP88032476	\$ 22,946.33
4	Construction - Other	10/5/2010	Evans Brothers File 10-0937 DA	AP88025337	\$ 26,116.81
5	Construction - F&E	3/21/2012	Advanced Integr File 11-2504 D	AP50074676	\$ 33,133.37
6	Construction - Interim Housing	5/18/2012	City of Oakland Fith Amendmen	AP50133699	\$ 30,734.75
7	Construction - F&E	9/19/2012	MB Contract Fur Filerollover F	AP50158153	\$ 41,635.03
8	Construction - F&E	11/5/2012	CDWG, Agreement Request Form F	AP50188353	\$ 14,248.90
9	Construction - F&E	5/12/2014	Dell Computer Quote #677438078	AP50391144	\$ 7,529.84
10	Construction - F&E	6/3/2012	Apple Computer Quote 220140429	AP50392284	\$ 6,795.88
11	Construction - F&E	7/16/2014	MB Contract Fur File 13-2739 D	AP50425269	\$ 19,584.21
12	Planning - Other Costs	8/21/2012	McCarthy Building Agreement	AP50157171	\$ 18,494.60
13	Planning - Other Costs	10/5/2012	Turner Construc Agreement	AP50186681	\$ 13,494.60
14	Planning - Other Costs	Various	Playwork Agreement Req	Various	\$ 18,451.80
15	Planning - Other Costs	6/21/2010	AMPCO System PA	AP88056096	\$ 275.40
16	Construction - Interim Housing	Various	AMPCO System PA	Various	\$ 8,262.30
				<b>Total:</b>	<b>\$314,770.81</b>

**Explanations:****Line 1 - 11**

The District reported **\$260,792.11** under various categories on the Detailed Listing of Project Expenditures (DLOPE). The review determined the expenditures to be ineligible for the project because the District did not provide supporting documents.

**Line 12 - 13**

The District reported **\$26,989.20** under Planning - Other Costs on the DLOPE. The review determined that the expenditures were not for this project. Therefore, the expenditures are considered ineligible.

**Line 14 - 16**

The District reported **\$26,989.50** under Planning - Other Costs and Construction - Interim Housing on the DLOPE. The review determined that the expenditures were for administrative overhead costs. Therefore, the expenditures are considered ineligible.

**SCHOOL DISTRICT DATA**

Application No: 56/61259-50-001  
 School District: Oakland Unified  
 High School Attendance Area: Oakland/Oakland Tech Shsaa

County: Alameda  
 School Name: La Escuelita Elementary

**PROJECT DATA**

Type of Project: Elementary School  
                   K-6:  
                   7-8:  
                   9-12:  
           Non-Severe:  
           Severe: 231  
 Application Filing Basis: High School Attendance Area  
 Number of Classrooms: 9  
 Master Acres: 7.3  
 Existing Acres: 1.01  
 Proposed Acres:  
 Recommended Acres: 7.3  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: No

**ADJUSTED GRANT DATA**

Overcrowding Relief Grant	\$	5,913,831.00
Fire Detection Alarm		10,857.00
High Performance (9.41%)		556,491.00
Multi-Level Constr.	9Crs.	246,024.00
Service Site		78,933.00
Off-Site		25,318.00
Utilities		19,109.00
Urban/Security/Impacted Site		4,072,808.00
<b>Total State Share (50%)</b>		<b>10,923,371.00</b>
<b>District Share (50%)</b>		<b>10,923,371.00</b>
<b>Total Project Cost</b>	<b>\$</b>	<b>21,846,742.00</b>

**PROJECT FINANCING**

<u>State Share</u>	
This Project	\$ 10,923,371.00
<u>District Share</u>	
Cash Contribution	10,923,371.00
Financial Hardship	
<b>Total Project Cost</b>	<b>\$ 21,846,742.00</b>

**HISTORY OF PROJECT COST AND APPORTIONMENT**

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Overcrowding/Add. Grant	957-531	1D	\$ 10,366,880.00	\$ (10,366,880.00)	
Overcrowding/Add. Grant	057-531	1D		10,366,880.00	\$ 10,366,880.00
High Performance	957-700	1D	556,491.00	(556,491.00)	
High Performance	057-700	1D		556,491.00	556,491.00
<u>District Share</u>					
Cash Contribution			10,923,371.00		
<b>Total</b>			<b>\$ 21,846,742.00</b>	<b>\$ 0.00</b>	<b>\$ 10,923,371.00</b>

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

Pursuant to the Board's action on December 12, 2012, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before March 12, 2013; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of March 12, 2013.

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 12, 2013.

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. Pursuant to Regulation Section 1859.183, the District is required to remove from the eligible site and from classroom use all portables replaced in this project.

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 – Oakland Office

**3/30/2010 - APPROVAL OF PLAN(S)**

DR. Anthony Smith  
OAKLAND UNIFIED SCHOOL DISTRICT  
955 HIGH STREET  
OAKLAND 94601

**Project:** DOWNTOWN EDUCATIONAL COMPLEX  
**Total Scope of Project:** Construction of 1-sitework, utilities, demolition, 1-school building Escuelita, 1-Multi-purpose Building  
**Increment #:** 1  
**Portion of total scope covered by this letter:** Construction of 1-sitework, utilities, demolition  
**Application #:** 01-110939  
**File #:** 1-29

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 3/30/2010. 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 #: 01-110939

File #: 1-29

- 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:

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 NAT CHAUHAN  
DN: st=CA, l=OAKLAND, o=California Department of  
General Services, ou=Division of the State Architect,  
ou=www.verisign.com/repository/CPS Incorp. by Ref.,  
LIAB.LTD(c)99, ou=Registered Engineer License  
Number - S1744, title=DSA OAKLAND REGIONAL  
MANAGER, cn=NAT CHAUHAN, email=nat.  
chauhan@dgs.ca.gov  
Date: 2010.04.05 16:47:57 -07'00'

for David F. Thorman, AIA  
State Architect



cc:  
Architect





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

TOM TORLAKSON  
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

July 29, 2011

Oakland Unified  
1025 Second Ave.  
Oakland, CA 94606

Project Tracking No: 61259-194  
Re: La Escuellita Elementary; Phase I  
County: Alameda  
Square Feet: 65,580  
Grade Level: K - 5

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of August 9, 2010, for the above referenced project. The plans were received on July 12, 2011. 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 July 26, 2011.

The school site for this project is 1.01 usable acres. This represents 13.84% of the California Department of Education's recommended site size of 7.3 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 7.3 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 13.84% 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	1 - 6	13	325
Kindergartens	Kindergarten	3	75
Non-severe Special Education	Special Education Non-Severe	1	13

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 413.

CORE FACILITIES:

Resource Specialist Progr	Speech	Storage
Teacher Work Room	Toilets	

This supercede reflects the changes in CDE recommended acres, usable acres and square footage of the project.

The Downtown Education Complex will ultimately comprise of La Escuelita Elementary, MetWest High and a child development center on 5.53 acres.

Upon completion of Phase II of the Downtown Education Complex site, under separate CDE approval applications which will include playfields and a parking lot for La Escuelita Elementary, the elementary school will occupy a total of 2.91 acres. This represents 39.86% of the California Department of Education's recommended site size of 7.3 acres. For the purposes of this application, the 1.01 acres recognized in the third paragraph of this letter reflects the acreage approved by the Department of Toxics Substances Control in a Phase I response action. A second DTSC phase is anticipated for the additional acres for this site.

This project removes 13 classrooms for a net gain of four teaching stations. For the purposes of funding, the project includes 9 Overcrowded Relief Grant classrooms (a total of 30,053 square feet) and 8 New Construction classrooms.

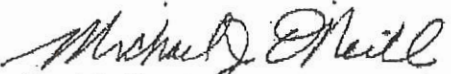
The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under the CEQA. The completion of a Phase I Environmental Site Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

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

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

DP6840/P6054  
cc: Architect