

December 6, 2017

Application No.: 50/67587-00-013
School: Site 23 aka George Magnet
County of San Bernardino

Mr. Edwin Gomez
District Representative
Adelanto Elementary School District
11824 Air Base Road
Adelanto, CA 92301

Dear Mr. Gomez:

The Office of Public School Construction (OPSC) has received concurrence from the district regarding review findings for Site 23 aka George Magnet, OPSC application number 50/67587-00-013. The project is considered closed. OPSC relied upon the fieldwork conducted by Office of State Audits and Evaluations (OSAE) 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. In addition, the OSAE review examined the district's compliance with applicable SFP Regulations in effect when the Funding Application was received by OPSC, dated May 28, 2008.

The project is a financial hardship new construction project that was funded on a 50 percent State and 50 percent financial hardship 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 \$968,799. The District has stated that it intends to return the savings of \$968,799 to reduce the financial hardship contribution on this project.

The District DTSC fees are less than the total grant amount. SFP Regulation Section 1859.106 states in part that "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 DTSC fees grant of \$1,500 and must return the State's share and the financial hardship's share of \$1,500. Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced \$1,500 for the reduction in the site related grant apportionment.

This final report includes the:

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

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

Mr. Gomez

December 6, 2017

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: San Bernardino County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name:	Adelanto Elementary School
School:	Site 23 aka George Magnet
County:	San Bernardino
SFP Application Number:	50/67587-00-013
LPP Application Number:	
Date:	9/20/2017

		A	B
		Adjusted Grant	Site Related Grant(s)
Line			
1	LPP State Apportionment	1	\$ - \$ -
2	SFP State Apportionment	2	\$ 10,196,368 \$ 750
3	Financial Hardship Apportionment	3	\$ 10,049,035 \$ 750
4	District Contribution	4	\$ 147,333 \$ -
5	Interest	5	\$ 366,965 \$ -
6	Total Project Funding	6	\$ 20,759,691 \$ 1,500
7	Reported Expenditures	7	\$ 19,790,892 \$ -
8	Reported Savings	8	\$ 968,799 \$ -
9	Reported Adjustment Site Related Grants	9	\$ - \$ 1,500
10	Grant Adjustments	10	\$ - \$ (1,500)
11	Total Review Adjustments	11	\$ - \$ -
12	Revised Expenditures	12	\$ 19,790,892 \$ -
13	Net Savings	13	\$ 968,799 \$ -
14	Interest Due	14	\$ - \$ -
15	Adjusted Grant to be Returned to the State	15	\$ 968,799 \$ -
16	Site Adjustment to be Returned to the State	16	\$ - \$ 1,500
17	Total to be Returned to the State	17	\$ 970,299 \$ -

Explanations:

Line 10
See Schedules 1 and 2


Line 13: This is a financial hardship project and savings of \$968,799 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 \$968,799 will be returned to the State to reduce the financial hardship contribution on this project.
- ☐ Option 2: The District's savings amount of \$968,799 will be used to reduce the State's financial hardship contribution on a future project in the next three years.

Line 16: Per Regulation Section 1859.106 (a) an adjustment must be made to the site grant between the value used to determine the grant and the actual amount paid for the Department of Toxic Substances Control (DTSC). Therefore, \$1500 is due back the State for the adjustment. NOTE: See Schedule 2 for calculation of adjustment to site grant.

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.

 10/6/17
District Representative Date

Schedule 1
Refund/Reimbursement Summary

District Name: Adelanto Elementary School
 School: Site 23 aka George Magnet
 County: San Bernardino
 SFP Application Number: 50/67587-00-013
 LPP Application Number: N/A
 Date: 9/20/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 1,500	\$ 750	\$ 750	Excess DTSC Grant
2				
3				
4				
5				
6				
7	Grant Reduction (State's Share)		\$ 1,500	

Explanations:

Line 1

OPSC recommends a \$1,500 adjustment to the DTSC Grant. The grant exceeded the actual DTSC costs. The State's share of the reduction of the grant is \$1,500. See Schedule 2 - Line 1.

Schedule 2
Grant Adjustments

District Name: Adelanto Elementary School
 School: Site 23 aka George Magnet
 County: San Bernardino
 SFP Application Number: 50/67587-00-013
 LPP Application Number: N/A
 Date: 9/20/2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 1,500	\$ -	\$ 1,500	Excess DTSC Grant.
2				
3				
4				
5				
6				
7	Total Grant Adjustments:		\$ 1,500	

Explanations:

Line 1

The District received a DTSC grant for \$1,500. It was verified the DTSC costs were \$0. Per Regulation Section 1859.74, DTSC funding is limited to the actual costs.

SCHOOL DISTRICT DATA

Application No: 50/67587-00-013
 School District: Adelanto Elementary

County: San Bernardino
 School Name: New Elementary School Site #23

PROJECT DATA

ADJUSTED GRANT DATA

Type of Project: Elementary School
 K-6: 850
 7-8:
 9-12:
 Non-Severe:
 Severe: 9
 Application Filing Basis: District Wide
 Number of Classrooms in This Project: 35
 Master Acres: 23.2
 Existing Acres:
 Proposed Acres: 18.43
 Recommended Acres: 19
 Facility Hardship (a): No
 Financial Hardship Requested: Yes
 Alternative Education School: No
 Addition to Existing Site: No
 Core Facilities: Multi-Purpose/Kitchen,
 Gymnasium,
 Library/Media Center,
 Administration, Toilet,
 Auditorium

New Construction Grant	\$ 7,736,656.00
Fire Detection Alarm	8,905.00
Sprinkler System	130,862.00
Site Acquisition	750.00
Service Site	773,338.00
Off-Site	655,122.00
Utilities	154,171.00
General Site	737,314.00
Total State Share (50%)	10,197,118.00
District Share (50%)	10,197,118.00
Total Project Cost	\$ 20,394,236.00

PROJECT FINANCING

State Share	
This Project	\$ 10,197,118.00
District Share	
Cash Contribution	147,333.00
Financial Hardship	10,049,785.00
Total Project Cost	\$ 20,394,236.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
State Share				
New Construction/Add. Grant	057-500	\$	\$ 10,197,118.00	\$ 10,197,118.00
District Share				
Cash Contribution			147,333.00	
Financial Hardship	057-500		10,049,785.00	10,049,785.00
Total		\$	\$ 20,394,236.00	\$ 20,246,903.00

Funding Source: Bonds/2006-Nov.

Pursuant to Article 10, Section 1859.90, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) within 18 months; otherwise, the apportionment will be rescinded.

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

CONSENT
 000030



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

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – San Diego Office

12/4/2007 - APPROVAL OF PLAN(S)

MR. Christopher Vanzee
ADELANTO ELEMENTARY SCHOOL DISTRICT
POST OFFICE DRAWER 70
ADELANTO 92301

Project: NEW GEORGE SCHOOL / SITE 23
Total Scope of Project: Construction of ONE (1) INDOOR PROTOTPYE ELEMENTARY SCHOOL INCLUDING CRS/ADMIN/LIBRARY/KINDERGARTEN/MP & KITCHEN.AND TWO(2) SHADE STRUCTURES (PC-04-104883) & RELATED SITE WORK
Increment #: 0
Application #: 04-108329
File #: 36-1

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 12/4/2007. 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 #: 04-108329

File #: 36-1

- ☐ 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 CRAIG RUSH
DN: cn=CRAIG RUSH, o=SAN DIEGO, st=CALIFORNIA,
ou=California Department of General Services, ou=Division
of the State Architect, www.janign.com/repository/CPS
Incorp. by Ref. (JAB) (D) (09) Registered Engineer
License Number - 53774, title=PRINCIPAL STRUCTURAL
ENGINEER, email=craig.rush@dgs.ca.gov
Reason: I am approving this document
Location: San Diego
Date: 2007.12.11 08:46:24 -08'00'

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

May 16, 2008

Adelanto Elementary
PO Box 70
Adelanto, CA 92301

Project Tracking No: 67587-21
Re: Elementary Site # 23
County: San Bernardino
Square Feet: 66,690
Grade Level: K - 8

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of August 5, 2007, for the above referenced project. The plans were received on February 26, 2008. 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 18.43 usable acres. This represents 97% of the California Department of Education's recommended site size of 19 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 property approved for acquisition/and or use is 20.18 gross acres of which 18.43 are usable for school purposes. An additional .0 usable acres are available for school use through a joint use agreement. The total usable acres of 18.43 represents 79.44% of the California Department of Education's recommended master plan site size of 23.2 acres as contained in the California Department of Education's "Guide to School Site Analysis and Development (2000).

Adelanto Elementary
May 16, 2008
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PTN: 67587-21
Elementary Site # 23

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	31	775
Kindergartens	Kindergarten	3	75
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 859.

CORE FACILITIES:

Administration	Closed Corridor	Custodial
Kitchen	Library	Mechanical
Multi-Purpose	Resource Specialist Progr	Speech
Storage	Teacher Work Room	Toilets

The California Department of Education recommends that the drop off area for parents be extended from half to the full length of the school building frontage to accommodate the ultimate magnet school enrollment. At the district's option, this expansion may be deferred to the second phase of the project when the master plan enrollment will increase from 859 to 1240 students. Also, there appears to be a need to increase the number of boys and girls restroom facilities to serve the second phase of the project.

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 April 27, 2006 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 this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence

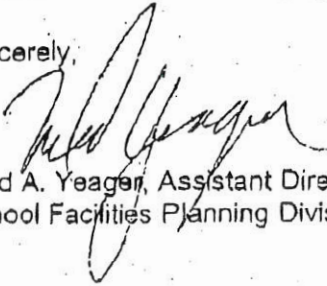
Adelanto Elementary
May 16, 2008
Page 3

PTN: 67587-21
Elementary Site # 23

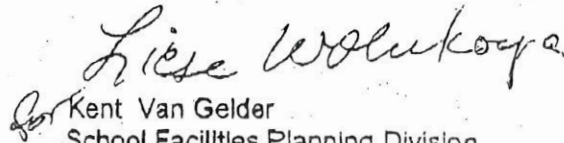
construction within two (2) years of the date of this letter. Regardless of the funding source, if, prior to construction, changes are made to the plans that would affect or alter the California Department of Education's original approval (including but not limited to changes in surrounding land uses, the master plan capacity of the project, changes in code and/or regulation, or a subsequent CEQA determination), the plan may be subject to reevaluation using the most recent standards.

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



Kent Van Gelder
School Facilities Planning Division
(909)790-7241

DP3155/P3533
cc: Architect