

November 20, 2017

Application No.: 50/71043-00-031
School: Lucas Elementary
County of Stanislaus

Mr. Dan Pangrazio
District Representative
Ceres Unified School District
P.O. Box 307
Ceres, CA 95307

Dear Mr. Pangrazio:

The Office of Public School Construction (OPSC) has completed its review of Lucas Elementary, OPSC application number 50/71043-00-031. 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 December 17, 2009.

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.

OPSC has identified \$202,615 in review adjustments for ineligible planning, construction and furniture and equipment expenditures. The project savings amount has been adjusted to reflect this finding.

This financial hardship project has savings in the amount of \$202,615. The District has stated that it intends to retain the savings of \$202,615 to reduce the State's financial hardship apportionment on a future project. Additionally, the District has acknowledged that after the three year timeline, any savings remaining, including interest, must be returned to the State.

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

Mr. Dan Pangrazio

November 20, 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,

A handwritten signature in blue ink, appearing to read "Rick Asbell".

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

Enclosure

cc: Mr. Scott Siegel, District Superintendent
Stanislaus County Office of Education

Summary of Project Financing and Expenditures

District Name: Ceres Unified School
 School: Lucas Elementary
 County: Stanislaus
 SFP Application Number: 50/71043-00-031
 LPP Application Number: _____
 Date: 10/31/2017

Line		
1	LPP State Apportionment	1 \$ -
2	SFP State Apportionment	2 \$ 3,578,080
3	Financial Hardship Apportionment	3 \$ 3,578,080
4	District Contribution	4 \$ -
5	Interest	5 \$ 100,278
6	Total Project Funding	6 \$ 7,256,438
7	Reported Expenditures	7 \$ 7,256,438
8	Reported Savings	8 \$ -
9	Grant Adjustments	9 \$ -
10	Total Review Adjustments	10 \$ 202,615
11	Revised Expenditures	11 \$ 7,053,823
12	Net Savings	12 \$ 202,615
13	Interest Due	13 \$ -
14	Total to be Returned to the State	14 \$ -

Explanations:**Line 10:**

See Schedule 3.

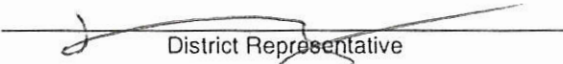
Line 12:

This is a financial hardship project and savings of \$202,615 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 \$202,615 will be returned to the State to reduce the financial hardship contribution on this project.
- ☒ **Option 2:** The District's savings amount of \$202,615 will be used to reduce the State's financial hardship contribution on a future project in the next three years.

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

11/13/17
 Date

Schedule 3
Review Adjustments

District Name: Ceres Unified School
 School: Lucas Elementary
 County: Stanislaus
 SFP Application Number: 50/71043-00-031
 LPP Application Number: _____
 Date: 10/31/2017

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 16,535	\$ -	\$ 16,535	Ineligible DTSC
2	\$ 71,709	\$ -	\$ 71,709	Ineligible Construction
3	\$ 114,371	\$ -	\$ 114,371	Ineligible F&E
4	Total Audit Adjustments: \$			202,615

Explanations:**Line 1 & 2**

The District reported \$16,535 for DTSC fees and \$71,709 for Burns Belmont Construction Inc. on the Expenditure Report; however the review determined the expenditure is not for the project.

Line 3

The District reported expenditures for the purchase of various administrative equipment's, license, custodial equipment's and a storage shed. Expenditures are ineligible. Per SFP Regulation Section 1859.106, the project will be audited to assure that the expenditures incurred by the district were made accordance with the provision of Education Code Section 17072.35 for new construction projects.

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

Schedule 3A
Review Adjustments Details

District Name: Ceres Unified School
 School: Lucas Elementary
 County: Stanislaus
 SFP Application Number: 50/71043-00-031
 LPP Application Number: _____
 Date: 10/31/2017

Line	A	B	C	D	
	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount
1	Planning	9/19/2012	DTSC	36-661562	\$ 9,275.38
2	Planning	11/7/12	DTSC	36-670387	\$ 1,612.31
3	Planning	9/25/13	DTSC	36-722970	\$ 4,626.54
4	Planning	12/4/13	DTSC	36-735231	\$ 1,020.48
5	Construction	8/13/2014	Bruns Belmont Const. Inc.	36-777218	\$ 68,580.50
6	Construction	1/28/2015	Bruns Belmont Const. Inc.	36-805903	\$ 3,128.41
7	F&E	7/17/2013	Sharpening Shop	36-711991	\$ 681.23
8	F&E	9/18/2013	Solid Networks Inc.	36-721584	\$ 965.25
9	F&E	6/25/2014	Haworth Inc.	36-771026	\$ 3,583.53
10	F&E	2/4/2015	Quick Crete Products Corp.	36-807067	\$ 978.83
11	F&E	2/18/2015	CDW Government LLC	36-809692	\$ 2,592.00
12	F&E	3/4/2015	Mackin Book Company	36-811827	\$ 1,945.90
13	F&E	7/1/2013	Liberty Flags Inc.	36-711978	\$ 178.41
14	F&E	7/24/2013	R&B Wholesale Distributor	36-712952	\$ 267.79
15	F&E	7/30/2013	Central Restaurant Products	36-713917	\$ 1,863.99
16	F&E	7/30/2013	Warden's Office	36-713991	\$ 114.61
17	F&E	8/7/2013	Haworth Inc.	36-714802	\$ 13,482.58
18	F&E	8/7/2013	Randik Paper Co., Inc.	36-714824	\$ 703.98
19	F&E	8/14/2013	Randik Paper Co., Inc.	36-715788	\$ 1,419.78
20	F&E	8/14/2013	Demco Inc.	36-715745	\$ 1,138.77
21	F&E	8/14/2013	Warden's Office	36-715817	\$ 3,790.04
22	F&E	8/14/2013	Steve's Steam Cleaner	36-715804	\$ 470.35
23	F&E	8/21/2013	Aircall Communications	36-716695	\$ 742.17
24	F&E	8/21/2013	Randik Paper Co., Inc.	36-716775	\$ 1,032.23
25	F&E	9/4/2013	W MacGill & Co. Inc.	36-719012	\$ 3,005.81
26	F&E	5/21/2014	Solid Networks Inc.	36-764510	\$ 1,760.44
27	F&E	6/25/2014	Warden's Office	36-771122	\$ 1,678.95
28	F&E	10/1/2014	Fresno Rack & Shelving	36-786107	\$ 1,679.18
29	F&E	10/29/2014	Mackin Book Company	36-791569	\$ 11,187.99
30	F&E	11/25/2014	Mackin Book Company	36-796651	\$ 46,863.56
31	F&E	1/14/2015	Enviroclean	36-803525	\$ 12.99
32	F&E	2/18/2015	Carver Construction	36-809691	\$ 7,457.00
33	F&E	2/18/2015	Tuff Shed Inc.	36-809745	\$ 4,774.00
	Total:				\$202,614.98

Explanations:**Line 1-4**

The District reported \$16,534.71 under Planning - Other Costs on the Detailed Listing of Project Expenditures (DLOPE) which the review determined were not for the project.

Line 5-6

The District reported \$71,708.91 under Construction - Main Construction on the DLOPE which the review determined were not for the project. These expenditures are ineligible.

Line 7-33

The District reported \$114,371.36 under Construction - Furniture and Equipment on the DLOPE which the review determined were operational costs. These expenditures are ineligible.

SCHOOL DISTRICT DATA

Application No: 50/71043-00-031
 School District: Ceres Unified

County: Stanislaus
 School Name: Lucas Elementary

PROJECT DATA

Type of Project: Elementary School
 K-6: 300
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 12
 Master Acres: 14.4
 Existing Acres:
 Proposed Acres: 10.49
 Recommended Acres: 13.7
 Facility Hardship (a): No
 Financial Hardship Requested: Yes
 Alternative Education School: No
 Addition to Existing Site: Yes

ADJUSTED GRANT DATA

New Construction Grant	\$ 2,621,400.00
Fire Detection Alarm	3,000.00
Sprinkler System	44,100.00
Labor Compliance	22,567.00
Service Site	375,966.00
Off-Site	294,968.00
Utilities	101,425.00
Total State Share (50%)	3,463,426.00
District Share (50%)	3,463,426.00
Total Project Cost	\$ 6,926,852.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 3,463,426.00
<u>District Share</u>	
Cash Contribution	
Financial Hardship	3,463,426.00
Total Project Cost	\$ 6,926,852.00

HISTORY OF PROJECT COST AND APPORTIONMENT
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	Fund Code	Previously Authorized	Authorized This Action	Unfunded Approval This Action
<u>State Share</u>				
New Construction/Add. Grant	955-500	\$	\$ 3,463,426.00	\$ 3,463,426.00
<u>District Share</u>				
Cash Contribution				
Financial Hardship	955-500		3,463,426.00	3,463,426.00
Total		\$	\$ 6,926,852.00	\$ 6,926,852.00

Pursuant to the Board's action on March 11, 2009, this application has been approved and placed on the Unfunded List. This approval does not constitute a guarantee or commitment of future State funding.

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

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

10/23/2009 - APPROVAL OF PLAN(S)

DR. Walt Hanline
CERES UNIFIED SCHOOL DISTRICT
POST OFFICE BOX 307
CERES 95307

Project: LUCAS ELEMENTARY SCHOOL (CERES UNIFIED SCHOOL DISTRICT)

Total Scope of Project: Construction of 1-Administration Building (Relocatable), 1-Multi-purpose Building (Relocatable),
7-Classroom Building (Relocatable)

Increment #: 0

Application #: 02-110935

File #: 50-4

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 10/23/2009. 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 #: 02-110935

File #: 50-4

- ☐ 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, Anslul.

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 DAN LEVERNIER
DN: st=CA, l=SACRAMENTO, o=California
Department of General Services, ou=Division of
the State Architect, ou=www.verisign.com/
repository/CPS Incorp. by Ref., LIA.LTD(c)99,
title=REGIONAL MANAGER, cn=DAN
LEVERNIER, email=dan.levernier@dgs.ca.gov
Date: 2009.10.23 15:00:51 -0700

for David F. Thorman, AIA
State Architect



cc:

Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

December 14, 2009

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

Ceres Unified
PO Box 307
Ceres, CA 95307

Project Tracking No: 71043-79
Re: Lucas Elementary School
County: Stanislaus
Square Feet: 11,520
Grade Level: K - 6

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of December 10, 2009, for the above referenced project. The plans were received on December 10, 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 10.49 usable acres. This represents 99.9% of the California Department of Education's recommended site size of 10.5 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 11.1 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 94.5% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

Ceres Unified
December 14, 2009
Page 2

PTN: 71043-79
Lucas Elementary School

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	10	250

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 250.

CORE FACILITIES:

Resource Specialist Progr Speech Toilets

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 September 18, 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.

Ceres Unified
December 14, 2009
Page 3

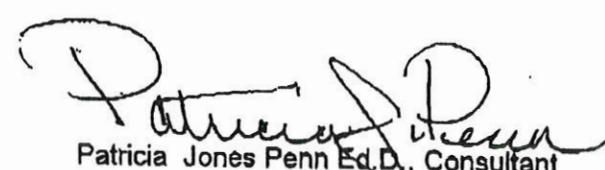
PTN: 71043-79
Lucas Elementary School

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

DP6331/P5545
cc: Architect