

December 29, 2017

Application No.: 50/71043-00-011
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 50/71043-00-011. 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.

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 project has expended funds beyond the SFP grant and is considered overspent. Pursuant to SFP Regulation Section 1859.81 any funds expended beyond the SFP grant on a financial hardship project are considered funds available as matching contribution on a subsequent financial hardship review.

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

The District relocation costs and DTSC fees are less than the total grant amounts. 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 relocation and DTSC fee grants of \$120,827.38 and must return the State and financial hardship share of \$120,827.38. Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced \$120,827.38 for the reduction in the site related grant apportionment.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated December 15, 2017 from the District. As the District has concurred with the review findings in the *Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

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

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

Thank you for your assistance and cooperation during the review process. Should you have any questions concerning this report, you may call the Fiscal Services Unit at (916) 376-1771.

Sincerely,



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

Enclosures

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

Summary of Project Financing and Expenditures

District Name: Ceres Unified
 School: Lucas Elementary
 County: Stanislaus
 SFP Application Number: 50/71043-00-011
 LPP Application Number: N/A
 Date: 12/4/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$ -	
2	SFP State Apportionment	2	\$ 4,363,524.00	\$ 1,578,632.00	
3	Financial Hardship Apportionment	3	\$ 4,257,170.00	\$ 1,578,632.00	
4	District Contribution	4	\$ 106,354.00	\$ -	
5	Interest	5	\$ 52,618.96	\$ -	
6	Total Project Funding	6	\$ 8,779,666.96	\$ 3,157,264.00	
7	Reported Expenditures	7	\$ 8,900,494.34	\$ 3,036,436.62	
8	Reported Overspent	8	\$ (120,827.38)	\$ -	
9	Reported Adjustment Site Related Grants	9		\$ 120,827.38	
10	Grant Adjustments (State & District Share)	10	\$ -	\$ 120,827.38	
11	Total Review Adjustments	11	\$ -	\$ -	
12	Revised Expenditures	12	\$ 8,900,494.34	\$ -	
13	Net Overspent	13	\$ (120,827.38)	\$ -	
14	Overspent Financial Hardship Amount (See Option 1 and 2 Below)	15	\$ 120,827.38		
15	Net Site Adjustment to be Returned to the State for Underspent Site Relocation and excess DTSC costs (See Schedule 1 and 2 Attached)	16		\$ 120,827.38	
16	Total to be Returned to the State (State and Financial Hardship Amount)	17			\$ 120,827.38

Explanations:

Line 10:
See Schedules 1 and 2

Line 14:

The District has two options in regards to the overspent amount of \$120,827.38 for this financial hardship project, please check the appropriate box below, then sign and return this form:

- ☐ Option 1: The District's overspent amount of \$120,827.38 will be used to reduce the State's financial hardship contribution on the District's next financial hardship project within three years from the date that the most recent State Allocation Board (SAB) full funding apportionment was made.
- ☒ Option 2: The District will not submit another financial hardship project for State funding within three years from the date that the most recent SAB full funding apportionment was made.

Line 15:

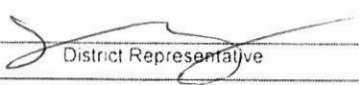
Per Regulation Section 1859.106 (a) an adjustment must be made to the site grant between the value used to determine the grant and the actual amount paid for the site Department of Toxic Substances Control (DTSC) and relocation costs. Therefore, \$120,827.38 is due back the State for the adjustment. NOTE: See Schedule 2 for calculation of adjustment to site grant.

Line 16:

The District relocation cost is less than the 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 relocation costs that were used to determine the New Construction Additional Grant and the actual amount paid by the district for the relocation costs." The District has an unused relocation grant of \$133,000.00 and would have to return the State and Financial Hardship share of \$133,000.00. However, an adjustment of \$12,172.62 for underfunded DTSC costs has been applied for a net amount of \$120,827.38.

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

12/15/17
Date

Schedule 1
Refund/Reimbursement Summary

District Name: Ceres Unified
 School: Lucas Elementary
 County: Stanislaus
 SFP Application Number: 50/71043-00-011
 LPP Application Number: N/A
 Date: 12/4/2017

	A	B	C	D
Line	Total Adjustment	Adjustments to District Share	Adjustments to State and FH Share	Comments
1	\$ 133,000.00	\$ -	\$ 133,000.00	Excess Relocation Grant
2	\$ (12,172.62)	\$ -	\$ (12,172.62)	Underfunded DTSC Grant
3				
4				
5				
6				
7	Grant Reduction (State and FH Share)		\$ 120,827.38	

Explanations:**Line 1**

Review recommends a **\$133,000.00** adjustment to the site relocation grant. The state and financial hardship reduction of the grant is **\$133,000.00**. See Schedule 2 - Line 1.

Line 2

Review recommends a **\$12,172.62** adjustment to the Department of Toxic Substances Control (DTSC) grant. The state and financial hardship increase of the grant is **\$12,172.62**. See Schedule 2 - Line 2.

Line 7

The Total Grant Reduction amount for the state and financial hardship share is **\$120,827.38**.

Schedule 2
Grant Adjustments

District Name: Ceres Unified
 School: Lucas Elementary
 County: Stanislaus
 SFP Application Number: 50/71043-00-011
 LPP Application Number: N/A
 Date: 12/4/2017

	A	B	C	D
Line	Total Grant Amount (State & FH Share)	Eligible Amount	Difference (A-B)	Comments
1	\$ 133,000.00	\$ -	\$ 133,000.00	Excess Relocation Grant
2	\$ 9,264.00	\$ 21,436.62	\$ (12,172.62)	Underfunded DTSC Grant
3				
4				
5				
6				
7	Total Grant Adjustments: \$ 120,827.38 (State & Financial Hardship Share)			

Explanations:**Line 1**

The District received a site relocation grant for **\$133,000.00**, but did not report any site relocation costs. Therefore the unused relocation grant amount of **\$133,000.00** must be returned to the state.

Line 2

The District received a site Department of Toxic Substances Control (DTSC) grant for **\$9,264.00**, and reported **\$21,436.62** in DTSC costs. Therefore, the District is eligible for the adjusted amount of **\$12,172.62**.

Line 7

The Total Grant Adjustments amount of **\$120,827.38** is due to the state.

SCHOOL DISTRICT DATA

Application No: 50/71043-00-011

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: 26

Severe:

Application Filing Basis: District Wide

Number of Classrooms: 14

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: No

PROJECT FINANCING

State Share

This Project \$ 5,942,156.00

District Share

Cash Contribution 106,354.00

Financial Hardship 5,835,802.00

Total Project Cost \$ 11,884,312.00

ADJUSTED GRANT DATA

New Construction Grant \$ 3,178,746.00

Fire Detection Alarm 4,132.00

Sprinkler System 54,324.00

Labor Compliance 25,577.00

Site Acquisition 1,638,932.00

Service Site 438,627.00

Off-Site 187,707.00

Utilities 64,543.00

General Site 349,568.00

Total State Share (50%) 5,942,156.00

District Share (50%) 5,942,156.00

Total Project Cost \$ 11,884,312.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
New Construction/Add. Grant	057-500	1D	\$ 653,686.00		
New Construction/Add. Grant	955-500	55	681,200.00	\$ (681,200.00)	
New Construction/Add. Grant	055-500	55	4,607,270.00	681,200.00	\$ 681,200.00
<u>District Share</u>					
Cash Contribution			106,354.00		
Financial Hardship	057-500	1D	563,348.00		
Financial Hardship	955-500	55	681,200.00	(681,200.00)	
Financial Hardship	055-500	55	4,591,254.00	681,200.00	681,200.00
Total			\$ 11,884,312.00	\$ 0.00	\$ 1,362,400.00

Funding Sources: Proposition 55 Bonds/2004-Mar.; Proposition 1D Bonds/2006-Nov.

Pursuant to the Board's action on May 22, 2013, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before August 20, 2013; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of August 20, 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 August 20, 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.

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 qualifies for financial hardship pursuant to SFP Regulation Section 1859.81(c)(2). The District has demonstrated it is financially unable to provide all or a part of the matching funds and is levying the developer fees or equal alternative revenue source justified by law.

The District had a successful bond election for the maximum amount allowed under Proposition 39 (2000) within the previous two years (June 19, 2009).

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 – 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, Ansul.

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, o=SACRAMENTO, ou=Division of
the State Architect, ou=www.verisign.com,
repository/CPS Incomp. by Ref., UAB LTD(c)99,
title=REGIONAL MANAGER, cn=DAN
LEVERNIER, email=dan.levernier@dgs.ca.gov
Date: 2009.10.23 15:00:51 -07'00

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

October 27, 2009

Ceres Unified
PO Box 307
Ceres, CA 95307

Project Tracking No: 71043-72
Re: Lucas Elementary School
County: Stanislaus
Square Feet: 31,200
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 April 23, 2009, for the above referenced project. The plans were received on October 20, 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 184.04% of the California Department of Education's recommended site size of 5.7 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 10.5 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 99.9% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

Ceres Unified
October 27, 2009
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PTN: 71043-72
Lucas Elementary School

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	10	250
Kindergartens	Kindergarten	2	50
Non-severe Special Education	Special Education Non-Severe	2	26

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 326.

CORE FACILITIES:

Library	Multi-Purpose	Resource Specialist Proj
Speech	Storage	Teacher Work Room
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 21, 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.

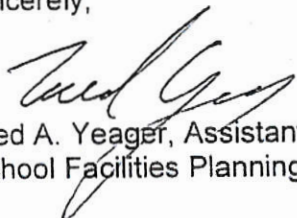
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence 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
October 27, 2009
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PTN: 71043-72
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

DP6169/P5405
cc: Architect