

November 13, 2017

Application No.: 50/72454-00-003
School: Rio Vista Elementary
County of Ventura

Ms. Andrea McNeill
District Representative
Fillmore Unified School District
627 Sespe Avenue
Fillmore, CA 93015

Dear Ms. McNeill:

The Office of Public School Construction (OPSC) has completed its review of Rio Vista Elementary, OPSC application number 50/72454-00-003. 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 April 03, 2008.

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

The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and will receive additional Department of Toxic Substances Control (DTSC) funding in the amount of \$3,079.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated July 3, 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

Enclosure

Cc: Adrian Palazuelos, District Superintendent
Ventura County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Fillmore Unified School
 School: Rio Vista Elementary
 County: Ventura
 SFP Application Number: 50/72454-00-003
 LPP Application Number: _____
 Date: 6/14/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 5,848,154	\$	7,500,750
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 5,848,154	\$	7,500,750
5	Interest	5	\$ 70,335		
6	Total Project Funding	6	\$ 11,766,643	\$	15,001,500
7	Reported Expenditures	7	\$ 13,951,581	\$	15,007,658
8	Reported Overspent	8	\$ (2,184,939)		
9	Reported Adjustment Site Related Grants	9		\$	(6,158)
10	Grant Adjustments	10	\$ -	\$	6,158
11	Total Review Adjustments	11	\$ -	\$	-
12	Revised Expenditures	12	\$ 13,951,581	\$	15,007,658
13	Net Overspent	13	\$ (2,184,939)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant to be Due to the State	15	\$ -		
16	Site Adjustment to be Due to the District	16		\$ 3,079	
17	Total to be Due to the District	17			\$ 3,079

Explanations:

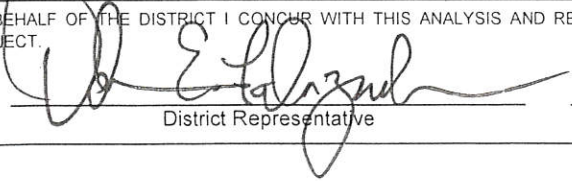
Line 10
 See Schedules 1 and 2

Line 17:

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional Department of Toxic Substances Control (DTSC) funding in the amount of \$3,079. Per SFP Regulation Section 1859.106(d), "Any adjustments made pursuant to this Section will be made only if sufficient bond authority is available for the adjustment. If an Unfunded List has been created by the Board, then any adjustments made pursuant to SFP Regulation Section 1859.106(d) will be placed on the Unfunded List." Should the Board approve and place this project on the Unfunded List, this does not constitute a guarantee or commitment of future State funding and should not be relied on in any manner as any kind of representation or indication of future State funding. The State cautions any kind of reliance on the fact that an application has been placed on this list.

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

6/20/17
 Date

SCHOOL DISTRICT DATA

Application No: 50/72454-00-003 ✓
 School District: Fillmore Unified ✓

County: Ventura ✓
 School Name: Rio Vista Elementary ✓

PROJECT DATA

Type of Project: Elementary School ✓
 K-6: 429 ✓
 7-8: ✓
 9-12: ✓
 Non-Severe: ✓
 Severe: ✓
 Application Filing Basis: District Wide ✓
 Number of Classrooms in This Project: 26 ✓
 Master Acres: 10.5 ✓
 Existing Acres: ✓
 Proposed Acres: 10.14 ✓
 Recommended Acres: 9.9 ✓
 Facility Hardship (a): No ✓
 Financial Hardship Requested: No ✓
 Alternative Education School: No ✓
 Addition to Existing Site: No ✓

ADJUSTED GRANT DATA

New Construction Grant	\$ 3,791,931.00 ✓
Fire Detection Alarm	4,290.00 ✓
Sprinkler System	63,921.00 ✓
Site Acquisition	7,800,750.00 ✓
Service Site	581,785.00 ✓
Off-Site	728,968.00 ✓
General Site	377,259.00 ✓
Total State Share (50%)	13,348,904.00
District Share (50%)	13,348,904.00
Total Project Cost	<u>\$ 26,697,808.00</u>

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 13,348,904.00
<u>District Share</u>	
Cash Contribution	13,348,904.00
Financial Hardship	
Total Project Cost	<u>\$ 26,697,808.00</u>

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>				
New Construction/Add. Grant	057-500	\$	\$ 13,348,904.00	\$ 13,348,904.00
<u>District Share</u>				
Cash Contribution			13,348,904.00	
Total		\$	\$ 26,697,808.00	\$ 13,348,904.00

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.



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

DGS

DEPARTMENT OF GENERAL SERVICES
Division of the State Architect – Los Angeles Office

11/27/2007 - APPROVAL OF PLAN(S)

MR. Mario Contini
FILLMORE UNIFIED SCHOOL DISTRICT
PO BOX 697
FILLMORE 93016-0697

Project: RIO VISTA ELEMENTARY SCHOOL
Total Scope of Project: Construction of ADMIN. BLDG., FOOD SERVICE BLDG., (3) C.R. BLDGS. & SITE STRUCTURES

Increment #: 0
Application #: 03-110265
File #: 56-11

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 11/27/2007. 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 #: 03-110265

File #: 56-11

- ☐ 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:
Fire Sprinkler System.

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 SHAF ULLAH
DN: cn=SHAF ULLAH, o=LOS ANGELES,
st=CALIFORNIA, ou=California Department of General
Services, ou=Division of the State Architect, www.
verisign.com/repository/CPS Incorp. by Ref., LIAB.LTD
(c)99, Registered Engineer License Number - S 2477,
title=REGIONAL MANAGER, email=shaf.ullah@dgs.
ca.gov
Date: 2007.11.28 12:55:47 -08'00'

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

1430 N STREET
SACRAMENTO, CA
95814-5901

JACK O'CONNELL

State Superintendent of
Public Instruction

PHONE: (916) 319-0800

April 14, 2008

Fillmore Unified
PO Box 697
Fillmore, CA 93016

Project Tracking No: 72454-0013
Re: Rio Vista Elementary School
County: Ventura
Square Feet: 48,715
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 June 29, 2007, for the above referenced project. The plans were received on July 13, 2007. 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 10.14 usable acres. This represents 102.42% of the California Department of Education's recommended site size of 9.9 acres, as contained in the California Department of Education's "Guide to School Site Analysis and Development(2000)," for the current CBEDS enrollment of the site and the student capacity added by this project as calculated pursuant to SAB Regulation 1859.83(d).

The California Department of Education's recommended acres for the master plan capacity of the site is 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 96.67% of the California Department of Education's recommended master plan site size.

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PTN: 72454-0013
Rio Vista Elementary School

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	19	475
Drama	1 - 6	1	25
Kindergartens	Kindergarten	3	75
Music/Choir/Band	1 - 6	1	25
Non-severe Special Education	Special Education Non-Severe	1	13
Science	1 - 6	1	25

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 638.

CORE FACILITIES:

Administration	Custodial	Kitchen
Library	Mechanical	Multi-Purpose
Resource Specialist Prog	Small Group Instruction	Speech
Storage	Teacher Work-Room	Toilets

In reviewing the site approval documentation for the school, we are made aware of two issues we need to bring to your attention:

First, the City of Fillmore's environmental impact report claims that radon is an on-site environmental concern, and is generally a concern for nearly all of Ventura County. It says the U.S. Environmental Protection Agency has designated Ventura County to be a Zone 1 (highest concern) area for radon. Please see page 7-2 of the City's EIR.

Second, the PACE, Inc., April 2002 report "Santa Clara River Updated Floodplain and Floodway Boundaries," found in Appendix 10F of the EIR, notes that they have used, consistent with the Ventura County Flood Control District, the 1988 North American Vertical Datum. VTN West, Inc., in its work for the Heritage Valley Parks project, however, has used the 1929 National Geodetic Vertical Datum. The difference between these two vertical data is approximately 2 1/4 feet. To ensure the school building pads are raised sufficiently to protect the buildings from 100-year flood events, please verify with the architects that their civil engineers have used the proper datum. You may wish to refer to page F-42 of the EIR.

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

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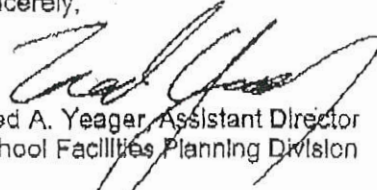
PTN: 72454-0013
Rio Vista Elementary School

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.

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.

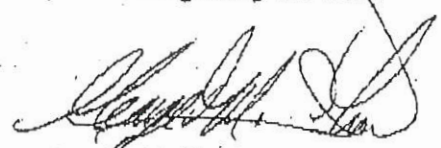
Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division

DP4176/P3452
cc: Architect



George M. Shaw
School Facilities Planning Division
(805)692-9813