

December 1, 2017

Application No.: 53/64733-00-212  
School: Central Region Elementary # 13  
County of Los Angeles

Ms. Shawn Atlow  
District Representative  
Los Angeles Unified School District  
333 S. Beaudry Avenue 21st Floor, FLGF  
Los Angeles, CA 90017

Dear Ms. Atlow:

The Office of Public School Construction (OPSC) has completed its review of Central Region Elementary # 13, OPSC application number 53/64733-00-212. 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 March 13, 2008.

The project is a non-financial hardship Overcrowding Relief Grant 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.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated October 4, 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

Ms. Shawn Atlow

December 1, 2017

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,

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

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

Enclosure

Cc: Ramon C. Cortines, District Superintendent  
Los Angeles County Office of Education  
Project file

## Summary of Project Financing and Expenditures

2017 OCT -4 AM 11:56

FACILITIES  
GRANTS & FUNDING

District Name: Los Angeles Unified  
 School: Central Region Elementary #13  
 County: Los Angeles  
 SFP Application Number: 53/64733-00-212  
 LPP Application Number: None  
 Date: 9/29/17

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$ -	
2	SFP State Apportionment	2	\$ 18,069,113	\$ 10,252,255	
3	Financial Hardship Apportionment	3	\$ -	\$ -	
4	District Contribution	4	\$ 18,069,113	\$ 10,252,255	
5	Interest	5	\$ -		
6	<b>Total Project Funding</b>	6	\$ 36,138,225	\$ 20,504,511	
7	Reported Expenditures	7	\$ 52,774,417	\$ 24,648,978	
8	Reported Overspent	8	\$ (16,636,192)		
9	Reported Adjustment Site Related Grants	9		\$ (4,019,455)	
10	Grant Adjustments	10	\$ -	\$ 4,019,455	
11	Total Review Adjustments	11	\$ -	\$ (30)	
12	Final Expenditures	12	\$ 52,774,417	\$ 24,648,948	
13	Net Overspent	13	\$ (16,636,192)	\$ (4,144,438)	
14	Interest Due	14	\$ -	\$ -	
15	Adjusted Grant to be Returned to the State	15	\$ -		
16	Site Adjustment Due the District	16		\$ 2,009,727	
17	<b>Total Due the District</b>	17		\$ 2,009,727	

## Explanations:

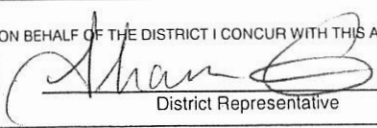
Line 10  
See Schedules 1 and 2.

Line 11  
See Schedule 3.

Line 17:  
The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site relocation, site Department of Toxic Substances Control (DTSC) and site hazardous removal cost funding in the amount of \$2,009,727.

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

10/12/17

Date

**Schedule 1**  
**Refund/Reimbursement Summary**

District Name: Los Angeles Unified  
 School: Central Region Eleme  
 County: Los Angeles  
 SFP Application Number: 53/64733-00-212  
 LPP Application Number: None  
 Date: 9/29/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 200,009	\$ 100,004	\$ 100,004	Site Relocation
2	\$ 539,644	\$ 269,822	\$ 269,822	Site DTSC
3	\$ 3,279,802	\$ 1,639,901	\$ 1,639,901	Site Hazardous Removal
4	Grant Increase (State's Share)		\$ 2,009,727	

**Explanations:****Line 1**

The review findings recommend a \$200,009 adjustment to the site relocation grant. The expenditures exceed the grant. The State's share of the grant increase is \$100,004.

**Line 2**

The review findings recommend a \$539,644 adjustment to the site DTSC grant. The expenditures exceed the grant. The State's share of the grant increase is \$269,822.

**Line 3**

The review findings recommend a \$3,279,802 adjustment to the Site Hazardous Removal Grant. The expenditures exceed the grant. The State's share of the grant increase is \$1,639,901.



**Schedule 2**  
**Grant Adjustments**

District Name: Los Angeles Unified  
 School: Central Region Eleme  
 County: Los Angeles  
 SFP Application Number: 53/64733-00-212  
 LPP Application Number: None  
 Date: 9/29/2017

	A	B	C	D
Line	Grant Amount (State & District Share)	Eligible Amount	Difference (B-A)	Comments
1	\$ 1,389,323	\$ 1,589,331	\$ 200,009	Site Relocation Increase
2	\$ 47,173	\$ 586,817	\$ 539,644	Site DTSC Increase
3	\$ 3,476,887	\$ 6,756,689	\$ 3,279,802	Site Haz. Removal Increase
4	Total Grant Adjustments:		\$ 4,019,455	

**Explanations:**

Per SFP Regulation Section 1859.106, "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... and the actual amount paid by the district for the site, relocation costs, DTSC fees and hazardous waste/materials removal costs." Therefore, Site relocation, Site DTSC and Site Hazardous Removal grant will be adjusted.

**Line 1**

The District received a site relocation grant for \$1,389,323. The District expended \$1,589,331 in eligible site relocation expenditures. Therefore, the grant is eligible for an increase totaling \$200,009.

**Line 2**

The District received a site DTSC grant for \$47,173. The District expended \$586,817 in eligible site DTSC expenditures. Therefore, the grant is eligible for an increase totaling \$539,644.

**Line 3**

The District received a Site Hazardous Removal Grant for \$3,476,887. The District expended \$6,756,689 in eligible Site Hazardous Removal expenditures. Therefore, the grant is eligible for an increase totaling \$3,279,802.

**Schedule 3**  
**Review Adjustments**

District Name:	<u>Los Angeles Unified</u>
School:	<u>Central Region Eleme</u>
County:	<u>Los Angeles</u>
SFP Application Number:	<u>53/64733-00-212</u>
LPP Application Number:	<u>None</u>
Date:	<u>9/29/2017</u>

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference	Comments
1	\$ 8	\$ -	\$ (8)	Missing supporting docs
2	\$ 9	\$ -	\$ (9)	Missing supporting docs
3	\$ 13	\$ -	\$ (13)	Missing supporting docs
4	Total Audit Adjustments: \$			(30)

**Explanations:****Line 1-3**

The District reported expenditures for DTSC. The District could not provide supporting documents. Per *SFP Regulation Section 1859.106*, "The District shall be required to maintain all appropriate records that support all district certifications and expenditures for all costs associated with SFP projects for a period of not less than four years from the date the notice of completion is filed...." Therefore, the expenditures are ineligible for the project.

SAB Meeting: April 23, 2008

New Construction - Adjusted Grant Approval

## SCHOOL DISTRICT DATA

Application No: 53/64733-00-212  
 School District: Los Angeles Unified

County: Los Angeles  
 School Name: Central Region Elementary #13

## PROJECT DATA

Type of Project: Elementary School

K-6: 875

7-8:

9-12:

Non-Severe:

Severe:

Application Filing Basis: District Wide

Number of Classrooms in This Project: 35

Master Acres: 13

Existing Acres:

Proposed Acres: 3.34

Recommended Acres: 12.4

Facility Hardship (a): No

Financial Hardship Requested: No

Alternative Education School: No

## ADJUSTED GRANT DATA

New Construction Grant	\$	7,296,625.00
Fire Detection Alarm		8,750.00
Sprinkler System		130,375.00
Labor Compliance		80,024.00
High Performance (2.24%)		163,444.00
Multi-Level Constr.	35Crs.	875,595.00
Site Acquisition		10,564,078.00
Service Site		3,444,207.00
Off-Site		429,289.00
Utilities		104,845.00
General Site		546,656.00
Urban/Security/Impacted Site		3,910,597.00
Total State Share (50%)		27,554,485.00
District Share (50%)		27,554,485.00
Total Project Cost	\$	55,108,970.00

## PROJECT FINANCING

## State Share

## Critically Overcrowded School Facility Program

53/64733-00-086	\$	2,638,883.00
53/64733-00-212	\$	2,600,977.00
53/64733-00-220	\$	2,600,977.00
53/64733-00-223	\$	2,600,977.00
53/64733-00-224	\$	2,600,977.00
53/64733-00-305	\$	2,600,977.00
53/64733-00-336	\$	2,183,988.00
53/64733-00-337	\$	2,183,988.00
53/64733-00-338	\$	2,183,988.00
Subtotal		22,195,732.00
This Project	\$	5,358,753.00

## District Share

Cash Contribution		27,554,485.00
Financial Hardship		
Total Project Cost	\$	55,108,970.00

## HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Preliminary Apportionment	Authorized This Action	State Apportionment This Action	Preliminary Apportionment This Action
<b>State Share</b>					
New Construction/Add. Grant	047-600	\$ 22,195,732.00	\$ 27,391,041.00	\$ 27,391,041.00	\$ (22,195,732.00)
High Performance Grant	057-700		\$ 163,444.00	\$ 163,444.00	
<b>District Share</b>					
Cash Contribution			27,554,485.00		
Total		\$ 22,195,732.00	\$ 55,108,970.00	\$ 27,554,485.00	\$ (22,195,732.00)

Funding Source: Bonds/2002-Nov. & 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.

Expenditures made to individual Critically Overcrowded School Facilities Program projects for preliminary fund releases will be adjusted and moved to this project.

STATE ALLOCATION BOARD

APPROVAL

APRIL 23, 2008

CONSENT

000050





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

1430 N STREET  
SACRAMENTO, CA  
95814-5901

October 30, 2007

**JACK O'CONNELL**  
State Superintendent of  
Public Instruction  
PHONE: (916) 319-0800

Los Angeles Unified  
333 South Beaudry Ave.  
Los Angeles, CA 90017

Project Tracking No: 64733-1219  
Re: Central Region Elementary School #13  
County: Los Angeles  
Square Feet: 104,324  
Grade Level: K - 5

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of February 14, 2007, for the above referenced project. The plans were received on June 21, 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 3.34 usable acres. This represents 26.94% of the California Department of Education's recommended site size of 12.4 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 13 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 25.69% of the California Department of Education's recommended master plan site size.



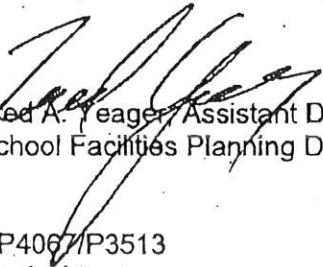
Los Angeles Unified  
October 30, 2007  
Page 3

PTN: 64733-1219  
Central Region Elementary School #13

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

DP4067/P3513  
cc: Architect



Lisa Constancio  
School Facilities Planning Division  
(916)445-4889



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

**DGS**

**DEPARTMENT OF GENERAL SERVICES**

**Division of the State Architect – Los Angeles Office**

## **5/9/2007 - APPROVAL OF PLAN(S)**

MR. Joseph Mehula  
LOS ANGELES UNIFIED SCHOOL DISTRICT  
333 SOUTH BEAUDRY AVENUE, 23RD FLOOR  
LOS ANGELES 90017

**Project:** **CENTRAL REGION ELEMENTARY SCHOOL #13**

**Total Scope of Project:** Construction of C.R.Bldg, C.R/ K.G./Admin. Bldg, C.R./ Library Bldg,M.P. /Kit.Bldg, Lunch Shelter, Free Standing CMU Walls, Ret. Walls

**Increment #:** 0

**Application #:** 03-110104

**File #:** 19-63

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 5/9/2007. 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 #: 03-110104

File #: 19-63

- ☐ 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, Skylights, Elevator guide rail and supporting brackets.

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: 2007.05.11 15:23:48 -07'00'

for David F. Thorman, AIA  
State Architect

☒  
cc:  
Architect