

August 14, 2017

Application No.: 50/67173-02-010  
School: Bella Vista Elementary  
County of Riverside

Ms. Julie Arthur  
District Representative  
Palm Springs Unified School District  
980 East Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear Ms. Arthur:

The Office of Public School Construction (OPSC) has completed its review of Painted Hills Middle School, OPSC application number 50/67173-02-009. 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 February 11, 2010.

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 site acquisition and site other funding in the amount of \$59,061.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated May 30, 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.

Ms. Julie Arthur

August 14, 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

Enclosure

cc: Ms. Sandra Lyon, District Superintendent  
Riverside County Office of Education  
Project file

## Summary of Project Financing and Expenditures

District Name: Palm Springs Unified  
 School: Bella Vista Elementary  
 County: Riverside  
 SFP Application Number: 50/67173-02-010  
 LPP Application Number: N/A  
 Date: 5/26/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 13,294,168	\$	1,590,056
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 13,294,168	\$	1,590,056
5	Interest	5	\$ 31,936		
6	Total Project Funding	6	\$ 26,620,272	\$	3,180,112
7	Reported Expenditures	7	\$ 31,187,982	\$	3,293,690
8	Reported Overspent	8	\$ (4,567,710)		
9	Reported Adjustment Site Related Grants	9		\$	(113,578)
10	Grant Adjustments	10	\$ 4,544	\$	113,578
11	Total Review Adjustments	11	\$ -	\$	-
12	Revised Expenditures	12	\$ 31,187,982	\$	3,293,690
13	Net Overspent	13	\$ (4,563,166)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant Due to the District	15	\$ 2,272		
16	Site Adjustment Due to the District	16		\$	56,789
17	Total to be Returned to the State/Due the District	17			\$ 59,061

## Explanations:

Line 10

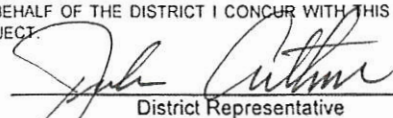
See Schedules 1 and 2

Line 17:

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site acquisition and site other funding in the amount of \$59,061. 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

5/30/17 \_\_\_\_\_  
 Date

Julie Arthur, Executive Director  
 Facilities Planning and Development

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

District Name: Palm Springs Unified  
 School: Bella Vista Elementary  
 County: Riverside  
 SFP Application Number: 50/67173-02-010  
 LPP Application Number: N/A  
 Date: 5/26/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 113,578	\$ 56,789	\$ 56,789	Site Acquisition Increase
2	\$ 4,544	\$ 2,272	\$ 2,272	Site Other Increase
3				
4				
5				
6				
7	Total Grant Increase (State's Share) \$			59,061

**Explanations:**

## Line 1

The review findings recommend a \$113,578 adjustment to the site acquisition grant. The condemnation order exceeded the site acquisition grant. The State's share of the grant increase is \$56,789. See Schedule 2 - Line 1.

## Line 2

The review findings recommend a \$4,544 adjustment to the site other grant. Based on the the condemnation order site value, the 4% site other grant is due an increase. The State's share of the grant increase is \$2,272. See Schedule 2 - Line 2.

## Line 7

The net increase of the State's share is \$59,061 which is 50 percent of the total grant adjustment amount of \$118,122. The project is a new construction project that was funded on a 50 percent State and 50 percent District basis. See Schedule 2 - Line 7.



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

District Name: Palm Springs Unified  
 School: Bella Vista Elementary  
 County: Riverside  
 SFP Application Number: 50/67173-02-010  
 LPP Application Number: N/A  
 Date: 5/26/2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 3,180,112	\$ 3,293,690	\$ (113,578)	Site Acquisition Increase
2	\$ 127,204	\$ 131,748	\$ (4,544)	Site Other Increase
3				
4				
5				
6				
7	Total Grant Adjustments:		\$ (118,122)	

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

The District received a site acquisition grant for \$3,180,112. A review verified the condemnation order for the site was \$3,293,690. Per Regulation Section 1859.74(a) site acquisition funding is for the actual cost of the site purchase price as shown on court orders in condemnation.

**Line 2**

The District received a site other grant for \$127,204. A review verified the condemnation order for the site was \$3,293,690. Per Regulation Section 1859.74(a)(2) site acquisition funding can be increased by four percent of the actual amount. This amount shall provide an allowance for any appraisal, escrow, survey, site testing, CDE review/approvals and the preparation of the POESA and the PEA.

**Line 7**

The net grant increase is \$118,122. The project is a new construction project that was funded on a 50 percent State and 50 percent District basis. Therefore, \$59,061 is due to the District.

## SCHOOL DISTRICT DATA

Application No: 50/67173-02-010  
 School District: Palm Springs Unified  
 High School Attendance Area: Desert Hot Springs

County: Riverside  
 School Name: New Elementary No. 18

## PROJECT DATA

Type of Project: Elementary School  
 K-6: 750  
 7-8:  
 9-12:  
 Non-Severe:  
 Severe: 18  
 Application Filing Basis: High School Attendance Area  
 Number of Classrooms: 32  
 Master Acres: 12.4  
 Existing Acres:  
 Proposed Acres: 10.65  
 Recommended Acres: 12.4  
 Facility Hardship (a): No  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: No  
 Core Facilities: Multi-Purpose/Kitchen,  
 Library/Media Center,  
 Administration, Toilet

## ADJUSTED GRANT DATA

New Construction Grant	\$	7,294,818.00
Fire Detection Alarm		9,997.00
Sprinkler System		126,165.00
Labor Compliance		64,298.00
SDC Therapy Toilet	426 Sq. Ft.	112,464.00
SDC Therapy Other	475 Sq. Ft.	68,400.00
Site Acquisition		1,653,658.00
Service Site		4,244,238.00
Off-Site		119,208.00
Utilities		141,578.00
General Site		639,038.00
Geographic Index Factor	5 %	410,362.00
Total State Share (50%)		14,884,224.00
District Share (50%)		14,884,224.00
Total Project Cost	\$	<u>29,768,448.00</u>

## PROJECT FINANCING

## State Share

This Project \$ 14,884,224.00

## District Share

Cash Contribution 14,884,224.00

## Financial Hardship

Total Project Cost \$ 29,768,448.00

## 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	955-500	55	\$ 14,818,146.00	\$ (14,818,146.00)	
New Construction/Add. Grant	055-500	55		14,884,224.00	\$ 14,884,224.00
<u>District Share</u>					
Cash Contribution			14,818,146.00	66,078.00	
Total			\$ <u>29,636,292.00</u>	\$ <u>132,156.00</u>	\$ <u>14,884,224.00</u>

## Funding Source: Proposition 55 Bonds/2004-Mar.

Errors and Omissions - Staff is requesting approval of an increase of \$132,156 in SDC Therapy grants that were inadvertently omitted from the unfunded item at the February 22, 2011 SAB meeting.

Pursuant to the Board's action on March 28, 2012, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before June 26, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of June 26, 2012.

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 June 26, 2012.

The District has certified it is enforcing a Labor Compliance Program (LCP). Please be advised this project has been apportioned with funds that require a LCP pursuant to Labor Code Section 1771.7.

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

STATE ALLOCATION BOARD  
 APPROVAL ❖ ❖ ❖

March 28, 2012



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

**DGS**

**DEPARTMENT OF GENERAL SERVICES**  
**Division of the State Architect – San Diego Office**

## **4/2/2009 - APPROVAL OF PLAN(S)**

MS. Lorri S. Mccune, Ed.d.

PALM SPRINGS UNIFIED SCHOOL DISTRICT  
980 EAST TAHQUITZ CANYON WAY, SUITE 202  
PALM SPRINGS 92262

**Project:** ELEMENTARY SCHOOL # 18 / PALM SPRINGS USD

**Total Scope of Project:** Construction of 1-Bldg: Food Service/Multipurpose/Library-Media Cntr/Admin/Classrooms (Wings 1 & 2)/Kindergarten-Preschool, 1-Lunch Shelter & Site Cribblock Ret. Walls

**Increment #:** 0

**Application #:** 04-109313

**File #:** 33-42

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 4/2/2009. 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 #: 04-109313

File #: 33-42

- ☐ 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, Window wall system, Elevator guide Rail & Support 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 CHRIS CHRISTAKOS  
DN: st=California, l=San Diego, o=California  
Department of General Services, ou=Division of the  
State Architect, ou=www.verisign.com/repository/CPS  
Incorp. by Ref., LAB.LTD(c)99, ou=Registered  
Engineer License Number - S 3359, title=Supervising  
Structural Engineer, cn=CHRIS CHRISTAKOS,  
email=chris.christakos@dgs.ca.gov  
Date: 2009.04.03 07:25:46 -07'00'

for David F. Thorman, AIA  
State Architect



cc:  
Architect





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

PSUSD-SUPERINTENDENT  
2009 MAR 23 AM 8 20

**JACK O'CONNELL**

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

March 11, 2009

*Julia*

Palm Springs Unified  
980 East Tahquitz Canyon Way  
Palm Springs, CA 92262

Project Tracking No: 67173-97  
Re: New Elementary School #18  
County: Riverside  
Square Feet: 95,412  
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 December 8, 2008, for the above referenced project. The plans were received on December 17, 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 10.65 usable acres. This represents 85.89% 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 12.4 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 85.89% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

CC: Mike Sattley  
SACRAMENTO, CA 95814-5701 • 916 319-0800 • WWW.CDE.CA.GOV

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 768.

Administration	Closed Corridor	Custodial
Kitchen	Library	Mechanical
Multi-Purpose	Platform	Resource Specialist Prog
Small Group Instruction	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 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 May 26, 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 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.

Palm Springs Unified  
March 11, 2009  
Page 3

PTN: 67173-97  
New Elementary School #18

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

Sincerely,



Fred A. Yeager, Assistant Director  
School Facilities Planning Division

DP5126/P4562  
cc: Architect



Thomas M. Tooker, Consultant  
School Facilities Planning Division  
(951)296-9629