

September 6, 2017

Application No.: 50/67173-02-008
School: Cabot Yerxa 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:

This letter and attachments supersede the previous correspondence on August 28, 2017.

The Office of Public School Construction (OPSC) has completed its review of Cabot Yerxa Elementary, OPSC application number 50/67173-02-008. 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 September 2002.

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 may receive additional site acquisition, site other, and hazardous waste/materials removal, Department of Toxic Substances Control (DTSC) funding in the amount of \$59,373.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated June 7, 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: Sandra Lyon, District Superintendent
Riverside County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Palm Springs Unified
 School: Cabot Yerxa Elementary
 County: Riverside
 SFP Application Number: 50/67173-02-008
 LPP Application Number: N/A
 Date: 6/2/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 11,424,812	\$	1,526,030
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 11,424,812	\$	1,526,030
5	Interest	5	\$ -		
6	Total Project Funding	6	\$ 22,849,624	\$	3,052,060
7	Reported Expenditures	7	\$ 38,341,422	\$	3,166,267
8	Reported Overspent	8	\$ (15,491,798)		
9	Reported Adjustment Site Related Grants	9		\$	(114,207)
10	Grant Adjustments	10	\$ 4,539	\$	114,207
11	Total Review Adjustments	11	\$ -	\$	-
12	Final Expenditures	12	\$ 38,341,422	\$	3,166,267
13	Net Overspent	13	\$ (15,487,259)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Site Other Grant Due to the District	15	\$ 2,270		
16	Site Adjustment Due to the District	16		\$	57,103
17	Total Due to the District	17		\$	59,373

Explanations:

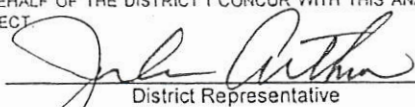
Line 10
See Schedules 1 and 2

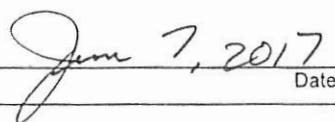
Line 17:

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site acquisition, site other, and Department of Toxic Substances Control (DTSC) cost funding in the amount of \$59,373. 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


 Date

Julie Arthur, Executive Director
 Facilities Planning and Development

Schedule 1
Refund/Reimbursement Summary

District Name: Palm Springs Unified
 School: Cabot Yerxa Elementary
 County: Riverside
 SFP Application Number: 50/67173-02-008
 LPP Application Number: N/A
 Date: 6/2/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 113,487	\$ 56,744	\$ 56,744	Site Acquisition Increase
2	\$ 4,539	\$ 2,270	\$ 2,270	Site Other Increase
3	\$ 720	\$ 360	\$ 360	Site DTSC Increase
4				
5				
6				
7	Total Grant Increase (State's Share)		\$ 59,373	

Explanations:

Line 1

The review findings recommend a \$113,487 adjustment to the site acquisition grant. The condemnation order exceeded the site acquisition grant. The State's share of the grant increase is \$56,744. See Schedule 2 - Line 1.

Line 2

The review findings recommend a \$4,539 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 \$2,270. See Schedule 2 - Line 2.

Line 3

The review findings recommend a \$720 adjustment to the site Department of Toxic Substance Control (DTSC) grant. The district had additional eligible DTSC costs and is due an increase. The State's share of the grant increase is \$360. See Schedule 2 - Line 3.

Line 7

The net increase of the State's share is \$59,373 which is 50 percent of the total grant adjustment amount of \$118,746. 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: Cabot Yerxa Elementary
 County: Riverside
 SFP Application Number: 50/67173-02-008
 LPP Application Number: N/A
 Date: 6/2/2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 3,051,280	\$ 3,164,767	\$ (113,487)	Site Acquisition Increase
2	\$ 122,050	\$ 126,589	\$ (4,539)	Site Other Increase
3	\$ 780	\$ 1,500	\$ (720)	Site DTSC Increase
4				
5				
6				
7	Total Grant Adjustment:		\$ (118,746)	

Explanations:

Line 1

The District received a site acquisition grant for \$3,051,280. A review verified the condemnation order for the site was \$3,164,767. 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 \$122,050. A review verified the condemnation order for the site was \$3,164,767. 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 3

The District expended \$1,500 for eligible Department of Toxic substance Control (DTSC) costs and received a grant for \$780. Therefore, the district is eligible for a grant increase totaling \$720.

Line 7

The net grant increase is \$118,746. The project is a new construction project that was funded on a 50 percent State and 50 percent District basis. Therefore, \$59,373 is due to the District.

SAB Meeting: December 14, 2011

New Construction - Adjusted Grant Approval

SCHOOL DISTRICT DATA

Application No: 50/67173-02-008
 School District: Palm Springs Unified
 High School Attendance Area: Desert Hot Springs

County: Riverside
 School Name: Cabot Yerxa Elementary

PROJECT DATA

Type of Project: Elementary School
 K-6: 800
 7-8:
 9-12:
 Non-Severe: 13
 Severe:
 Application Filing Basis: High School Attendance Area
 Number of Classrooms: 34
 Master Acres: 13.7
 Existing Acres:
 Proposed Acres: 12.98
 Recommended Acres: 13.7
 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	\$	7,724,065.00
Fire Detection Alarm		9,229.00
Sprinkler System		130,742.00
Labor Compliance		56,491.00
Site Acquisition		1,587,055.00
Service Site		1,556,086.00
Off-Site		662,612.00
Utilities		103,255.00
General Site		695,051.00
Geographic Index Factor	5 %	426,256.00
Total State Share (50%)		12,950,842.00
District Share (50%)		12,950,842.00
Total Project Cost	\$	25,901,684.00

PROJECT FINANCING

State Share	
This Project	\$ 12,950,842.00
District Share	
Cash Contribution	12,950,842.00
Financial Hardship	
Total Project Cost	\$ 25,901,684.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
State Share					
New Construction/Add. Grant	955-500	55	\$ 12,950,842.00	\$ (12,950,842.00)	
New Construction/Add. Grant	055-500	55		12,950,842.00	\$ 12,950,842.00
District Share					
Cash Contribution			12,950,842.00		
Total			\$ 25,901,684.00	\$ 0.00	\$ 12,950,842.00

Funding Source: Proposition 55 Bonds/2004-Mar.

Pursuant to the Board's action on December 14, 2011, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before March 13, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of March 13, 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 March 13, 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.

If contract(s) for the project are awarded either after the effective date of the DIR regulations to implement Assembly Bill 436 (Solario) or after January 1, 2012 (whichever is later) the project may be subject to Labor Code Section 1771.3. Therefore, the State Apportionment may not be considered full and final until such time as the adjustment for costs associated with monitoring and enforcing compliance with the prevailing wage requirements, pursuant to Labor Code Section 1771.3, has been made.

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

I-E, P10



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

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - San Diego Office

2/25/2008 - 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

RECEIVED
FACILITIES PLANNING & DEVELOPMENT

MAR - 6 2008

PALM SPRINGS UNIFIED
SCHOOL DISTRICT

Project: DESERT VIEW ELEMENTARY SCHOOL

Total Scope of Project: Construction of Admin/M.P. Bld'g(M), Library Bld'g (L), 3-C.R. Bldg's (C1,C2,C3), K.G. Bld'g (K1,K2), Lunch Shelter (S), Retaining walls, Elevator Tower/Stairs, Sitework

Increment #: 0

Application #: 04-108879

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 2/25/2008. 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 #: 04-108879
File #: 33-42

I-E, P11

- ☐ 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, Elevator Guidrails and Support Brackets, Window Storefront > 10' Span.

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 CRAIG RUSH
DN: cn=CRAIG RUSH, o=SAN DIEGO, st=CALIFORNIA,
ou=California Department of General Services, ou=Division
of the State Architect, www.verisign.com/repository/CPS
Incorp. by Ref., LIABILITY(c)99, Registered Engineer
License Number - 8 3714, ts=PRINCIPAL STRUCTURAL
ENGINEER, email=craig_rush@dgs.ca.gov
Reason: I am approving this document
Location: San Diego
Date: 2008.02.28 10:19:43 -0800

for David F. Thorman, AIA
State Architect



cc:
Architect
paul.roooney@dgs.ca.gov

I-E, P12



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

December 11, 2008

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

Project Tracking No. 67173-75
Re: Cabot Yerxa (Elementary School #16)
County: Riverside
Square Feet: 60,046
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 22, 2007, for the above referenced project. The plans were received on December 2, 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 12.98 usable acres. This represents 94.74% of the California Department of Education's recommended site size of 13.7 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 property approved for acquisition/and or use is 14.02 gross acres of which 12.98 are usable for school purposes. An additional 0 usable acres are available for school use through a joint use agreement. The total usable acres of 12.98 represents 94.74% of the California Department of Education's recommended master plan site size of 13.7 acres as contained in the California Department of Education's "Guide to School Site Analysis and Development (2000).

I-E, P13

Palm Springs Unified
December 11, 2008
Page 2

PTN: 67173-75
Cabot Yerxa (Elementary School #16)

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	26	650
Kindergartens	Kindergarten	6	150
Non-severe Special Education	Special Education Non-Severe	1	13

KG = 800

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 813.

CORE FACILITIES:

Administration	Cafeteria	Closed Corridor
Custodial	Kitchen	Library
Mechanical	Multi-Purpose	Platform
Resource Specialist Prog	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 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 June 23, 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.

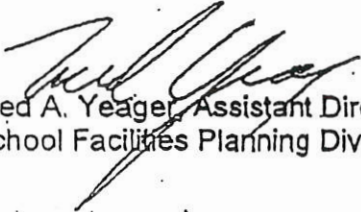
I-E, P 14

Palm Springs Unified
December 11, 2008
Page 3

PTN: 67173-75
Cabot Yerxa (Elementary School #16)

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



John Gordon, Consultant
School Facilities Planning Division

DP5112/P4435
cc: Architect