

June 23, 2017

Application No.: 50/67173-00-001  
School: Rancho Mirage High  
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 Rancho Mirage High School, OPSC application number 50/67173-00-001. 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.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated May 24, 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
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: Ms. Sandra Lyon, District Superintendent  
Riverside County Office of Education  
Project file

**Revised**  
**Summary of Project Financing and Expenditures**

District Name: Palm Springs Unified  
 School: Rancho Mirage High  
 County: Riverside  
 SFP Application Number: 50/67173-00-001  
 LPP Application Number: N/A  
 Date: 5/18/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 37,868,117	\$	9,213,326
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 37,868,117	\$	9,213,326
5	Interest	5	\$ -		
6	<b>Total Project Funding</b>	6	<b>\$ 75,736,234</b>	<b>\$</b>	<b>18,426,652</b>
7	Reported Expenditures	7	\$ 114,618,804	\$	18,462,652
8	Reported Overspent	8	\$ (38,882,570)		
9	Reported Adjustment Site Related Grants	9			
10	Grant Adjustments	10	\$ -	\$	-
11	Total Review Adjustments	11	\$ -	\$	-
12	<b>Revised Expenditures</b>	12	<b>\$ -</b>	<b>\$</b>	<b>-</b>
13	<b>Net Overspent</b>	13	<b>\$ -</b>	<b>\$</b>	<b>-</b>
14	Interest Due	14	\$ -	\$	-

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

5/24/17

Date

Julie Arthur, Executive Director  
 Facilities Planning and Development

## SCHOOL DISTRICT DATA

Application No: 50/67173-00-001  
 School District: Palm Springs Unified

County: Riverside  
 School Name: Rancho Mirage High

## PROJECT DATA

Type of Project: High School  
 K-6:  
 7-8:  
 9-12: 2442  
 Non-Severe:  
 Severe:  
 Application Filing Basis: District Wide  
 Number of Classrooms: 92  
 Master Acres: 62.8  
 Existing Acres:  
 Proposed Acres: 62.63  
 Recommended Acres: 60.3  
 Facility Hardship (a): No  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: No  
 Core Facilities: Multi-Purpose/Kitchen,  
 Gymnasium,  
 Library/Media Center,  
 Administration, Toilet

## ADJUSTED GRANT DATA

New Construction Grant	\$	29,938,920.00
Fire Detection Alarm		58,608.00
Sprinkler System		461,538.00
Labor Compliance		163,146.00
Site Acquisition		9,581,826.00
Service Site		3,074,655.00
Utilities		46,695.00
General Site		2,130,595.00
Geographic Index Factor	5 %	1,625,460.00
Total State Share (50%)		47,081,443.00
District Share (50%)		47,081,443.00
Total Project Cost	\$	94,162,886.00

## PROJECT FINANCING

State Share	
This Project	\$ 47,081,443.00
District Share	
Cash Contribution	47,081,443.00
Financial Hardship	
Total Project Cost	\$ 94,162,886.00

## 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	\$ 47,081,443.00	\$ (47,081,443.00)	
New Construction/Add. Grant	055-500	55		47,081,443.00	\$ 47,081,443.00
District Share					
Cash Contribution			47,081,443.00		
Total			\$ 94,162,886.00	\$ 0.00	\$ 47,081,443.00

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

Pursuant to the Board's action on June 27, 2012 the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before September 25, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of September 25, 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 September 25, 2012.

This project is a Use of Grants under Regulation Section 1859.77.3(b).

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.



**5/21/2008 - 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

**Project:** RANCHO MIRAGE HIGH SCHOOL

**Total Scope of Project:** Construction of 1 - Admin. Bldg (A), 1-Media Centr Bldg (B), 2 - C.R. Bldg/s (C & F), 1-Gymnasium Bldg (E), 1-Cafeteria Bldg (G), 1-Central Plant (H) 1-Concession Bldg (T), 1-Home Grand Stand, 1-Visitor Grand Stand, 1-Press Box, 1-Storage Bldg, Entry Canopy Structure, Ticket Booth, Dugouts

**Increment #:** 0  
**Application #:** 04-108388  
**File #:** 33-H11

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 5/21/2008. 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 #: 04-108388  
File #: 33-H11

- ☐ 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, Bleachers, Basketball Backstops, Elevator Guide rails and support brackets, Steel Joist.

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 RAJ.LJAB.LTD(488), Registered Engineer  
License Number - S 3714, title=PRINCIPAL STRUCTURAL  
ENGINEER, email=craig.rush@dgs.ca.gov  
Reason: I am approving this document  
Location: San Diego  
Date: 2008.05.29 07:25:09 -0700

for David F. Thorman, AIA  
State Architect



CC:  
Architect  
paul.rooney@dgs.ca.gov





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

**TOM TORLAKSON**

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

June 2, 2011

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

Project Tracking No: 67173-86  
Re: Rancho Mirage High School  
Northeast corner Da Vall Drive and  
Ramon Road  
County: Riverside  
Acres: 62.63  
Grade Level: 9 - 12

Dear Superintendent:

Subject: Site Approval -- Supercede

The California Department of Education approves the acquisition of and/or use of, for school purposes, the parcel of property described on the attachment. This site meets the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 14001 et seq. and Education Code 17251(c) and (d)). 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.

This letter revises and supercedes the letter issued on June 5, 2009.

The property approved for acquisition and/or use is 62.63 gross acres of which 62.63 are usable for school purposes. This represents 99.73% of the California Department of Education's recommended master plan site size of 62.8 acres as contained in the California Department of Education's Guide to School Site Analysis and Development (2000).

As required by Education Code 17072.12(b) and State Allocation Board Regulation 1859.75(b) for districts requesting state aid in site acquisition, the district has certified to the California Department of Education that there are no district owned sites that are usable for this project.

This supercede reflects the change in the recommended master plan site size from 60.3 acres to 62.8 acres.

The applicant 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

Palm Springs Unified  
June 2, 2011  
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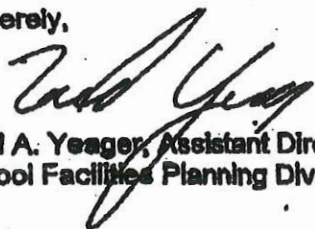
PTN: 67173-66  
Rancho Mirage High School  
Northeast corner Da Vall Drive and Ramon  
Road

determination letter dated May 26, 2006 indicating that no action or no further action/investigation is required for this site.

This site approval is valid for a maximum of five (5) years from the date of this approval letter. However, if prior to acquisition and/or initiation of the response action, changes take place within this five-year period which would affect or alter the Department of Education's original approval—including but not limited to, changes in surrounding land uses or CEQA determination, the master plan capacity of the site and changes in code and/or regulation—the site may be subject to reevaluation using the current standards in effect at the time of reevaluation.

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

Sincerely,



Fred A. Yeager, Assistant Director  
School Facilities Planning Division



Lisa Constantino, Consultant  
School Facilities Planning Division  
(916)445-4889

DP5198/S3721  
cc: OPSC Real Estate