

April 11, 2017

Application No.: 50/68296-00-017
School: Del Norte High
County of San Diego

Mr. Chad Koster
District Representative
Poway Unified School District
13626 Twin Peaks Road
Poway, CA 92064

Dear Mr. Koster:

The Office of Public School Construction (OPSC) has completed its review of Del Norte High, OPSC application number 50/68296-00-017. 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 June 25, 2008.

The project is a non-financial hardship new construction School Facility Program 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 April 6, 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: Dr. Marian Kim-Phelps, District Superintendent
San Diego County Office of Education

Summary of Project Financing and Expenditures

District Name: Poway Unified
 School: Del Norte High
 County: San Diego
 SFP Application Number: 50/68296-00-017
 LPP Application Number: N/A
 Date: 3/28/2017

Line		
1	LPP State Apportionment	1 \$ -
2	SFP State Apportionment	2 \$ 26,604,488
3	Financial Hardship Apportionment	3 \$ -
4	District Contribution	4 \$ 26,604,488
5	Interest	5 \$ 321,129
6	Total Project Funding	6 \$ 53,530,105
7	Reported Expenditures	7 \$ 119,935,097
8	Reported Savings/Overspent	8 \$ 66,404,992
9	Grant Adjustments	9 \$ -
10	Total Review Adjustments	10 \$ 1,926,907
11	Revised Expenditures	11 \$ 118,008,190
12	Net Overspent	12 \$ 64,478,085
13	Interest Due	13 \$ -
14	Total to be Returned to the State	14 \$ -

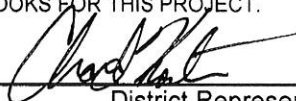
Explanations:

Line 10:
See Schedule 3

Discussion Item:
See Schedule 4

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

4/6/17

Date

Schedule 3
Review Adjustments

District Name: Poway Unified
 School: Del Norte High
 County: San Diego
 SFP Application Number: 50/68296-00-017
 LPP Application Number: N/A
 Date: 3/28/2016

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 6,140,539	\$ 4,213,632	\$ 1,926,907	Ineligible architect expenditures.
2				
3				
4				
5				
6				
7	Total Audit Adjustments:		\$ 1,926,907	

Explanations:

Line 1

The District reported \$6,140,539.23 in NTD architect fees on the *Expenditure Report*; however the review determined that \$1,926,907 of these expenditures were not a part of the architect's contract and exceeded the architect's final billing statement.

Schedule 4
Non-Monetary Discussion Item(s)

District Name:	<u>Poway Unified</u>
School:	<u>Del Norte High</u>
County:	<u>San Diego</u>
SFP Application Number:	<u>50/68296-00-017</u>
LPP Application Number:	<u>N/A</u>
Date:	<u>3/28/2017</u>

Explanations:

Escrow closing fees in the amount of \$4,674 were included in the *Detailed Listing of Project Expenditures* as site acquisition costs. Escrow fees should be separated from the actual site purchase costs and reported in a separate category.

SCHOOL DISTRICT DATA

Application No: 50/68296-00-017
 School District: Poway Unified

County: San Diego
 School Name: Del Norte High

PROJECT DATA

ADJUSTED GRANT DATA

Type of Project: High School
 K-6:
 7-8:
 9-12: 1297
 Non-Severe:
 Severe: 9
 Application Filing Basis: District Wide
 Number of Classrooms in This Project: 73
 Master Acres: 66.1
 Existing Acres:
 Proposed Acres: 60
 Recommended Acres: 55.3
 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

New Construction Grant	\$	15,648,727.00
Fire Detection Alarm		31,533.00
Sprinkler System		241,563.00
Site Acquisition		3,119,917.00
Service Site		5,280,250.00
Off-Site		744,348.00
Utilities		79,242.00
General Site		1,458,908.00
Total State Share (50%)		26,604,488.00
District Share (50%)		26,604,488.00
Total Project Cost	\$	53,208,976.00

PROJECT FINANCING

State Share		
This Project	\$	26,604,488.00
District Share		
Cash Contribution		26,604,488.00
Financial Hardship		
Total Project Cost	\$	53,208,976.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
State Share				
New Construction/Add. Grant	057-500	\$	\$ 26,604,488.00	\$ 26,604,488.00
District Share				
Cash Contribution			26,604,488.00	
Total		\$	\$ 53,208,976.00	\$ 26,604,488.00

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.

CONSENT

000037

STATE ALLOCATION BOARD
 APPROVAL

JULY 23, 2008



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

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

APPROVAL OF PLAN(S)

August 18, 2006

DONALD PHILLIPS, SUPERINTENDENT
POWAY UNIFIED SCHOOL DISTRICT
13626 TWIN PEAKS ROAD
POWAY CA 92064-3098

Project: DEL NORTE HIGH SCHOOL
Scope: CONSTRUCTION OF: CRITICAL SKILLS/DAY CARE BLDG "A 1"; LIBRARY/BUS LABS/ADMIN BLDG "A 2"; FOOD SERVICE/ADMIN BLDG "A 3"; GYM BLDG "B"; LOCKERS BLDG "C"; TEN C. R. BLDGS "D 1, D 2, G 1, G 2, J 1, J 2, L 1, L 2, E 2, K 2"; MUSIC BLDG "M"; THEATER BLDG "N"; FINE ARTS BLDG "P"; TOILET/POOL STORAGE/MECH BLDG "Q"; CONCESSION BLDG "R"; TWO TOILET/FOOD SERVICE BLDGS "K 1, E 1"; MAINTENANCE BLDG/YARD; TWO STADIUM BLEACHERS ON GRADE; PRESS BOX; LUNCH SHELTER; EXTERIOR WALKWAYS; SWIMMING POOL; SHADE STRUCTURE AT POOL; SITE RETAINING WALLS
Application #: 04-107076
File #: 37-H14

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on August 7, 2006. A set of said drawings and specifications has been filed on August 16, 2006.

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.

Application #: 04-107076
File #: 37-H14

- ☐ 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.
- ☐ 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.)

Application #: 04-107076
File #: 37-H14



Deferred Approval(s) Items:

Installation of the **Fire Sprinkler Systems ; Orchestra Pit Filler System** shall not be started until the detailed drawings, specification of the system(s) have been approved by the Fire & Life Safety Section of the Division of the State Architect's Office of Regulation Services.

Installation of the following item(s) shall not be started until detail drawings, specifications and calculations signed by the architect or engineer in general charge of design and the architect or professional engineer who has been delegated responsibility covering such work, have been approved by this Department: **Elevator Guide Rails & Supports; Telescoping Bleachers; Basketball Backstop**

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,



David F. Thorman, AIA
State Architect

DFT: Cr: Tj: shc

cc:

Randall Ward, County Superintendent
Richard Nowicki
Director of Facilities
Reading File
File



CALIFORNIA
DEPARTMENT OF
EDUCATION

1430 N STREET
SACRAMENTO, CA
95834-5901

JACK O'CONNELL

State Superintendent of
Public Instruction

PHONE: (916) 319-0800

April 4, 2008

Poway Unified
13626 Twin Peaks Rd.
Poway, CA 92064

Project Tracking No: 68296-43

Re: Del Norte

County: San Diego

Square Feet: 211,304

Grade Level: 9 - 12

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School.

The California Department of Education approves the plans with the title sheet date of July 6, 2006, for the above referenced project. The plans were received on July 7, 2006. 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.

This letter revises and supercedes the letter issued on September 28, 2006.

The school site for this project is 60 usable acres. This represents 108.5% of the California Department of Education's recommended site size of 55.3 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 66.1 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 90.77% of the California Department of Education's recommended master plan

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Del Norte

site size.

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	9 - 12	3	81
Classrooms	9 - 12	53	1431
Computer	9 - 12	4	108
Dance Classroom	9 - 12	2	54
Drama	9 - 12	2	54
Graphics	9 - 12	2	54
Industrial Tech	9 - 12	1	27
Music/Choir/Band	9 - 12	2	54
PE Room	9 - 12	3	81
Science Lab	9 - 12	12	324
Severe Special Education	Special Education Severe	1	9
Weight Room	9 - 12	$\frac{1}{86}$	27

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 2304.

CORE FACILITIES:

Administration	Auditorium	Cafeteria
Classroom Telephones	Closed Corridor	Gymnasium
Kitchen	Library	Locker
Mechanical	Open Corridor	Performing Arts Facility
Platform	PreSchool	Resource Specialist Prog
Shower	Small Group Instruction	Speech
Storage	Subsidiary Facilities	Teacher Work Room

This supercede letter provides approval for one Severe Special Day Class (SDC) teaching station within the plans as originally requested by the district.

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 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

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Del Norte

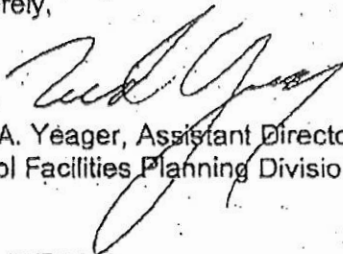
committee because the project is not a large project as defined in SAB Regulation 1859.2, or 3) the district is not required to have a career technical education advisory committee.

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 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 the initial approval 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 the initial approval 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



Lisa Constanco
School Facilities Planning Division
(909)369-6364

DP2346/P1832
cc: Architect