

August 22, 2017

Application No.: 57/66670-00-028
School: MacArthur Intermediate
County of Orange

Dr. Stefanie Phillips
Superintendent
Santa Ana Unified School District
1601 East Chestnut Ave.
Santa Ana, CA 92701

Dear Dr. Phillips:

The Office of Public School Construction (OPSC) has completed its review of MacArthur Intermediate, OPSC application number 57/66670-00-028. 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 November 17, 2009.

The project is a non-financial hardship modernization project that was funded on a 60 percent State and 40 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 July 28, 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: Mr. Orin Williams, Alternate District Representative
Orange County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Santa Ana Unified
 School: MacArthur Intermediate
 County: Orange
 SFP Application Number: 57-66670-00-028
 LPP Application Number: none
 Date: July 21, 2017


Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 2,978,016
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 1,985,344
5	Interest	5	\$ 9,394
6	Total Project Funding	6	\$ 4,972,754
7	Reported Expenditures	7	\$ 6,768,912
8	Reported Overspent	8	\$ 1,796,158
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ 238,241
11	Revised Expenditures	11	\$ 6,530,671
12	Net Overspent	12	\$ 1,557,917
13	Interest Due	13	\$ -
14	Total to be Returned to the State	14	\$ -

Explanations:**Line 10:**

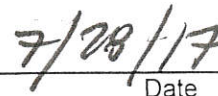
Per the District's 12/23/16 letter and the revised expenditure report attached to it, \$238,241.28 in prior reported costs are tied to the reconfiguration of 3 classrooms. As acknowledged by the District, these costs are ineligible for project funding, as retaining them increased pupil capacity at the site. To compensate, the associated costs are deducted here to reflect eligible costs for the project. See Schedule 1.

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

Schedule 1
Review Adjustments

District Name: Santa Ana Unified
 School: MacArthur Intermediate
 County: Orange
 SFP Application Number: 57-66670-00-028
 LPP Application Number: none
 Date: July 21, 2017

	A	B	C	D
Line	Reported Expenditures	Eligible Amount	Difference Between Reported & Eligible (see Schedule 3a)	Comments
1	\$ 6,768,912	\$ 6,530,671	\$ (238,241)	Planning & Construction - Reporting Errors
2	Total Review Adjustments to Expenditures: \$ <u>(238,241)</u>			

Explanations:

Line 1 As indicated on the final page of the Detailed Listing of Project Expenditures submitted by the District, \$238,241.28 of the reported expenditures should be prorated to three portable classrooms that were retained by the District. These costs are ineligible for project funding, as they are associated with classrooms that were required to be disposed of as part of the scope of the modernization project. The expenditure adjustment has been rounded to \$238,271 in the schedule above and on Line 10 of the Summary of Project Financing and Expenditures.

Schedule 2
Non-Monetary Discussion Item

District Name:	<u>Santa Ana Unified</u>
School:	<u>MacArthur Intermediate</u>
County:	<u>Orange</u>
SFP Application Number:	<u>57-66670-00-028</u>
LPP Application Number:	<u>none</u>
Date:	<u>July 21, 2017</u>

Explanations:

During the course of our review the Office of Public School Construction (OPSC) identified the following items. While they are non-monetary in nature they still warrant a discussion.

For Internal Use:

- 1 As indicated in its December 23, 2016 letter, the District retained three portable classrooms at the project site. Based on a per classroom loading standard of 27 pupils for a Grade 7-8 facility, this increased the pupil capacity of the school by 81 Grade 7-8 pupils. As a result, the District's new construction eligibility baseline will be reduced by 81 Grade 7-8 pupils at a future date.

SAB Meeting: December 15, 2010

Modernization - Adjusted Grant Approval

SCHOOL DISTRICT DATA

Application No: 57/66670-00-028
 School District: Santa Ana Unified

County: Orange
 School Name: Macarthur (Douglas) Fundamental Intermediate

PROJECT DATA

Type of Project: Middle School
 Pupils Assigned Under 50 Yrs: K-6: 675
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Financial Hardship Requested: No
 Alternative Education School: No
 Application Filing Basis: Site Specific
 Recommended Acres: 24.9
 Existing Acres: 9.47

ADJUSTED GRANT DATA

Modernization Grant - Under 50 Yrs	\$ 2,376,000.00
Fire Detection Alarm	71,550.00
Urban/Security/Impacted Site	530,466.00
Total State Share (60%)	2,978,016.00
District Share (40%)	1,985,344.00
Total Project Cost	\$ 4,963,360.00

PROJECT FINANCING

State Share	
This Project	\$ 2,978,016.00
District Share	
Cash Contribution	1,985,344.00
Financial Hardship	
Total Project Cost	\$ 4,963,360.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
State Share				
Modernization/Additional Grant	957-570	\$ 2,978,016.00	\$ (2,978,016.00)	\$ (2,978,016.00)
Modernization/Additional Grant	057-570		2,978,016.00	2,978,016.00
District Share				
Cash Contribution		1,985,344.00		
Total		\$ 4,963,360.00	\$ 0.00	\$ 0.00

Funding Source: Bonds/2006-Nov.

Pursuant to the Board's action on October 6, 2010, the District is required to submit a complete *Fund Release Authorization* (Form SAB 50-05) on or before March 15, 2011; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of March 15, 2011.

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 95606 prior to the close of business on March 15, 2011.

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



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

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – San Diego Office

9/15/2009 - APPROVAL OF PLAN(S)

MS. Jane Russo
SANTA ANA UNIFIED SCHOOL DISTRICT
1601 EAST CHESTNUT AVENUE
SANTA ANA 92701

Project: MACARTHUR FUNDAMENTAL INTERMEDIATE SCHOOL
Total Scope of Project: Alterations to 1-Admin/Lib/Lab Building 'A', 1-M.P./Kit. Building 'B', 1-Locker Building 'C', 6-C.R. Buildings; Construction of 12-Relo. C.R. Buildings, 1-Relo. Toilet Building
Increment #: 0
Application #: 04-110003
File #: 30-35

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 9/15/2009. 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 #: 04-110003

File #: 30-35

- ☐ 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:

This Project has been classified as **CLASS 3 & RBIP**. 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: cn=California, o=San Diego, ou=Division of the
Department of General Services, ou=Division of the
State Architect, ou=www.verisign.com/repository/CPS
Incorp. by Ref., LIA, LTD(c)99, ou=Registered
Engineer License Number - S 3359, ou=Supervising
Structural Engineer, cn=CHRIS CHRISTAKOS,
email=chris.christakos@dgs.ca.gov
Date: 2009.09.16 10:06:44 -07'00'

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

November 12, 2009

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

Santa Ana Unified
1601 East Chestnut Ave.

Santa Ana, CA 92701

Project Tracking No: 66670-106

Re: MacArthur Fundamental Intermediate
School

County: Orange

Square Feet: 58,276

Grade Level: 6 - 8

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of November 26, 2008, for the above referenced project. The plans were received on September 14, 2009. 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 9.47 usable acres. This represents 38.03% of the California Department of Education's recommended site size of 24.9 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 project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	7 - 8	34	918
Music/Choir/Band	7 - 8	2	54
Science Lab	7 - 8	2	54

Santa Ana Unified
November 12, 2009
Page 2

PTN: 66670-106
MacArthur Fundamental Intermediate School

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 1026.

CORE FACILITIES:

Administration
Storage

Library
Toilets

Multi-Purpose

This project is removing 12 classrooms and replacing them with 12 new classrooms for a net increase of 0 classrooms.

The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under the CEQA. The completion of a Phase I Environmental Site Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

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.

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

Sincerely,


Fred A. Yeager, Assistant Director
School Facilities Planning Division


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

DP5955/P5173
cc: Architect