

September 18, 2017

Application No.: 50/66191-00-007  
School: Bolsa Knolls Middle  
County of Monterey

Dr. Shelly Morr  
District Representative  
Santa Rita Union Elementary School District  
57 Russell Road  
Salinas, CA 93906

Dear Dr. Morr:

The Office of Public School Construction (OPSC) has received concurrence from the district regarding review findings for Bolsa Knolls Middle, OPSC application number 50/66191-00-007. The project is considered closed. OPSC relied upon the fieldwork conducted by Office of State Audits and Evaluations (OSAE) 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. In addition, the OSAE review examined the district's compliance with applicable SFP Regulations in effect when the Funding Application was received by OPSC, dated February 19, 2019.

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.

This final report includes the:

1. Signed 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: San Bernardino County Office of Education  
Project file

**Summary of Project Financing and Expenditures**

District Name: Santa Rita Union Elementary  
 School: Bolsa Knolls Middle  
 County: Monterey  
 SFP Application Number: 50/66191-00-007  
 LPP Application Number: \_\_\_\_\_  
 Date: 5/9/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 7,855,203	\$	101,836
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 7,855,203	\$	101,836
5	Interest	5	\$ -		
6	<b>Total Project Funding</b>	6	\$ 15,710,406	\$	203,672
7	Reported Expenditures	7	\$ 19,973,508	\$	203,672
8	Reported Overspent	8	\$ (4,263,102)		
9	Reported Adjustment Site Related Grants	9		\$	-
10	Grant Adjustments	10	\$ -	\$	-
11	Total Review Adjustments	11	\$ 213,415	\$	-
12	Revised Expenditures	12	\$ 19,760,093	\$	203,672
13	Net Overspent	13	\$ (4,049,687)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant to be Returned to the State	15			
16	Site Adjustment to be Returned to the State	16			
17	<b>Total to be Returned to the State</b>	17			

**Explanations:**

Line 11

Please 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

5-12-17  
 Date

**Schedule 1**  
**Review Adjustments**

District Name: Santa Rita Union Elementary  
 School: Bolsa Knolls Middle  
 County: Monterey  
 SFP Application Number: 50/66191-00-007  
 LPP Application Number: \_\_\_\_\_  
 Date: 5/9/2017

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 213,415	\$ -	\$ 213,415	Ineligible Furniture & Equipment
2				
3				
4				
5				
6				
7	Total Audit Adjustments: \$		213,415	

**Explanations:**

Line 1

The District reported \$213,415 ineligible furniture and equipment expenditures such as teacher and student textbooks and operational supplies.



## SCHOOL DISTRICT DATA

Application No: 50/66191-00-007  
 School District: Santa Rita Union Elementary

County: Monterey  
 School Name: Bosa Knolls Middle

## PROJECT DATA

## ADJUSTED GRANT DATA

Type of Project: Middle School  
                   K-6: 324  
                   7-8: 234  
                   9-12:  
                   Non-Severe:  
                   Severe:  
 Application Filing Basis: District Wide  
 Number of Classrooms: 23  
 Master Acres: 18.4  
 Existing Acres:  
 Proposed Acres: 15.65  
 Recommended Acres: 11.9  
 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	\$	5,529,222.00
Fire Detection Alarm		8,370.00
Sprinkler System		104,904.00
Site Acquisition		126,836.00
Service Site		880,682.00
Off-Site		490,593.00
Utilities		239,595.00
General Site		576,837.00
Total State Share (50%)		7,957,039.00
District Share (50%)		7,957,039.00
Total Project Cost	\$	<u>15,914,078.00</u>

## PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 7,957,039.00
<u>District Share</u>	
Cash Contribution	7,957,039.00
Financial Hardship	
Total Project Cost	\$ <u>15,914,078.00</u>

## HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>				
New Construction/Add. Grant	957-500	\$ 7,957,039.00	\$ (7,957,039.00)	\$ (7,957,039.00)
New Construction/Add. Grant	057-500		7,957,039.00	7,957,039.00
<u>District Share</u>				
Cash Contribution		7,957,039.00		
Total		\$ <u>15,914,078.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>

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.

This item will not be considered full and final until such time the adjustment to the new construction grant has been made, pursuant to Education Code Section 17072.11(b).



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

# DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

## 12/10/2008 - APPROVAL OF PLAN(S)

DR. Robert McLaughlin  
SANTA RITA UNION ELEMENTARY SCHOOL DISTRICT  
57 RUSSELL ROAD  
SALINAS 93906

**Project:** BOLSA KNOWLES MIDDLE SCHOOL

**Total Scope of Project:** Construction of 4-Classroom Buildings (Relocatable), 1-Toilet and Classroom Building (Relocatable)

**Increment #:** 0  
**Application #:** 01-110268  
**File #:** 27-51

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 12/10/2008. 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 #: 01-110268 -  
File #: 27-51

- ☐ 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.

This Project has been classified as **CLASS 4**. 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 NAT CHAUHAN  
DN: st=CA, o=OAKLAND, ou=California Department of  
General Services, ou=Division of the State Architect,  
ou=www.verisign.com/repository/GPS Incorp. by Ref.,  
c=US, email=nat.chauhan@dsas.ca.gov, serial=1744,  
reason=IAB LTD(s)99, ou=Registered Engineer License  
MANAGER, ou=NAT CHAUHAN, email=nat.  
chauhan@dsas.ca.gov  
Date: 2008.12.11 17:22:15 -08'00'

for David F. Thorman, AIA  
State Architect



cc:  
Architect



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

**DGS**

**DEPARTMENT OF GENERAL SERVICES**

**Division of the State Architect - Oakland Office**

**8/26/2008 - APPROVAL OF PLAN(S)**

DR Robert McLaughlin  
SANTA RITA UNION ELEMENTARY SCHOOL DISTRICT  
57 RUSSELL ROAD  
SALINAS 93906

**Project:** BOLSA KNOLLS MIDDLE SCHOOL (ROGGE ROAD M.S.) SANTA RITA UNION S.D.  
**Total Scope of Project:** Construction of 1-Administration Building, 1-Multi-purpose Building, 1-Classroom Building and Associated Site Work. Relocation of 3-Classroom Buildings (Relocatable)  
**Increment #:** 0  
**Application #:** 01-109460  
**File #:** 27-51

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 8/26/2008. 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 #: 01-109460  
File #: 27-51

- ☒ 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 4434, Government Code.)
- ☒ Deferred Approval(s) Items:  
Fire Sprinkler System, Skylights, Bleachers, Basketball Backstops, Kitchen fire suppression system..
- ☒ Conditional approval for relocatables.

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 LEROY TAM  
DN: cn=CA, o=OAKLAND, s=California  
Department of General Services, ou=Division of  
the State Architect, ou=www.verisign.com/  
repository/CPS, inc. by Ref. LIA LTO(c)39,  
title=SUPERVISING STRUCTURAL ENGINEER,  
cn=LEROY TAM, email=leroy.tam@dgs.ca.gov  
Date: 2003.09.19 09:46:57 -0700

for David F. Thorman, AIA  
State Architect

☒  
cc:  
Architect





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

**JACK O'CONNELL**

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

August 4, 2009

Santa Rita Union Elementary  
57 Russell Rd.  
Salinas, CA 93906

Project Tracking No: 66191-7  
Re: Bolsa Knolls Middle School  
County: Monterey  
Square Feet: 44,052  
Grade Level: 6 - 8

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of January 10, 2002, for the above referenced project. The plans were received on August 3, 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.

This letter revises and supercedes the letter issued on August 3, 2009.

The school site for this project is 15.65 usable acres. This represents 131.51% of the California Department of Education's recommended site size of 11.9 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 California Department of Education's recommended acres for the master plan capacity of the site is 18.4 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 85.05% of the California Department of Education's recommended master plan site size.

Santa Rita Union Elementary  
August 4, 2009  
Page 2

PTN: 66191-7  
Bolsa Knolls Middle School

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	1 - 6	1	25
Classrooms	1 - 6	1	25
Classrooms	7 - 8	1	27
Computer	7 - 8	2	54
Drama	1 - 6	1	25
Music/Choir/Band	1 - 6	1	25
Relocatable Classrooms	1 - 6	10	250
Relocatable Classrooms	7 - 8	4	108
Science	7 - 8	2	54

$$\begin{array}{r}
 K-6 = 14 \\
 7-8 = 9 \\
 \hline
 23
 \end{array}$$

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 593.

CORE FACILITIES:

Administration	Custodial	Kitchen
Library	Mechanical	Multi-Purpose
Open Corridor	Platform	Resource Specialist Proj
Small Group Instruction	Speech	Storage
Teacher Work Room	Toilets	

This supercede letter reflects the correct net acreage for the school site.

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 July 1, 2008 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


Santa Rita Union Elementary  
August 4, 2009  
Page 3

PTN: 66191-7  
Bolsa Knolls Middle School

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

DP5297/P4596  
cc: Architect



Dave Hawke, Consultant  
School Facilities Planning Division  
(916)322-1459