

July 3, 2017

Application No.: 57/68676-00-029

School: El Dorado Elementary

County of San Joaquin

Mr. Steve L. Breakfield  
District Representative  
Stockton Unified School District  
701 N. Madison Street  
Stockton, CA 95202

Dear Mr. Breakfield:

The Office of Public School Construction (OPSC) has completed its review of El Dorado Elementary School, OPSC application number 57/68676-00-029. 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 April 19, 2010.

The project is a non-financial hardship modernization project that was funded on a 60 percent State and 40 percent District basis. As permitted in SFP Regulation, a district may expend the savings not needed for the project on other high priority capital facility needs of the District.

The District has incurred savings of \$1,899,231 on this project. Please be advised that once the project savings have been expended on other high priority capital facility needs of the District, they must be reported to the OPSC on the *Detailed Listing of Project Expenditures—Savings*, pursuant to School Facility Program Regulation Section 1859.103. Education Code Section 17076.10(a) requires the District to continue to submit expenditure reports annually, until all project funds, State share plus the District's required matching share, have been expended.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated June 19, 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: Ms. Julie Penn, District Superintendent  
San Joaquin County Office of Education  
Project file

**Summary of Project Financing and Expenditures**

District Name: Stockton Unified  
 School: El Dorado Elementary  
 County: San Joaquin  
 SFP Application Number: 57/68676-00-029  
 LPP Application Number: NA  
 Date: 6/2/2017

Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 4,779,089
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 3,186,059
5	Interest	5	\$ -
6	<b>Total Project Funding</b>	<b>6</b>	<b>\$ 7,965,148</b>
7	Reported Expenditures	7	\$ 6,330,607
8	Reported Savings	8	\$ 1,634,541
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ 264,691
11	<b>Revised Expenditures</b>	<b>11</b>	<b>\$ 6,065,917</b>
12	<b>Net Savings</b>	<b>12</b>	<b>\$ 1,899,231</b>
13	Interest Due	13	\$ -
14	<b>Total to be Returned to the State</b>	<b>14</b>	<b>\$ -</b>

**Explanations:**

Line 10:

See Schedule 1 and Schedule 1A

Line 12:

The District has incurred savings of \$1,899,231 on this project. Please be advised that once the project savings have been expended on other high priority capital facility needs of the District, they must be reported to the OPSC on the *Detailed Listing of Project Expenditures-Savings*, pursuant to School Facility Program Regulation Section 1859.103. Education Code Section 17076.10(a) requires the District to continue to submit expenditure reports annually, until all project funds, State share plus the District's required matching share, have been expended.

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

6/19/17  
 Date

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

District Name: Stockton Unified  
 School: El Dorado Elementary  
 County: San Joaquin  
 SFP Application Number: 57/68676-00-029  
 LPP Application Number: NA  
 Date: 6/2/2017

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 5,075.00	\$ -	\$ 5,075	Ineligible Expenditures
2	\$ 700,512.86	\$ 440,897	\$ 259,616	Ineligible Expenditures
Total Audit Adjustments:			\$ 264,691	

**Explanations:**

## Line 1

The District reported \$5,075 in Expenditure Report, which is considered ineligible as it was not for the project in review.

## Line 2

The District reported \$700,512.86 in Expenditure Report, of which the audit considered \$259,615.58 ineligible due to insufficient supporting documents.

Please see attached Schedule 1A for an individual listing of each ineligible expenditure.



**Schedule 1A**  
**Review Adjustments Details**

District Name: Stockton Unified  
 School: El Dorado Elementary  
 County: San Joaquin  
 SFP Application Number: 57/68676-00-029  
 LPP Application Number: NA  
 Date: 6/2/2017

	A	B	C	D	
Line	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount
1	Construction Management	11/23/2009	Zahn Group	00477699	\$ 5,075.00
2	Architect fees	NA	HMC Architects	NA	\$700,512.86
<b>Total:</b>					<b>\$705,587.86</b>

**Explanations:**

**Line 1**

The District reported \$5,075 under Other Construction Management on the Detailed Listing of Project Expenditures (DLOPE). Supporting document showed that the expenditures were for projects under different DSA numbers than this SFP project. The District confirmed that the work was conducted at El Dorado Elementary site but not associated with this project.

**Line 2**

The District reported a total of \$700,512.86 architect expenditures for HMC Architects, for which the provided final billing showed a total billed amount of \$400,897.28. The difference of \$259,615.58 is unsubstantiated and determined ineligible.

## SCHOOL DISTRICT DATA

Application No: 57/68676-00-029 County: San Joaquin  
 School District: Stockton Unified School Name: El Dorado Elementary

## PROJECT DATA

Type of Project: Elementary School Application Filing Basis: Site Specific  
 Pupils Assigned Under 50 Yrs: K-6: 1001  
 7-8:  
 9-12:  
 Non-Severe: 22  
 Severe:  
 Financial Hardship Requested: No Recommended Acres: 16.5  
 Alternative Education School: No Existing Acres: 8.17

## ADJUSTED GRANT DATA

Modernization Grant - Under 50 Yrs	\$ 3,636,182.00
Fire Detection Alarm	115,687.00
Urban/Security/Impacted Site	672,566.00
Accessibility/Fire Code Req.	354,654.00
Total State Share (60%)	4,779,089.00
District Share (40%)	3,186,059.00
Total Project Cost	\$ 7,965,148.00

## PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 4,779,089.00
<u>District Share</u>	
Cash Contribution	3,186,059.00
Financial Hardship	
Total Project Cost	\$ 7,965,148.00

## HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Modernization/Additional Grant	957-570	1D	\$ 4,779,089.00	\$ (4,779,089.00)	
Modernization/Additional Grant	057-570	1D		4,779,089.00	\$ 4,779,089.00
<u>District Share</u>					
Cash Contribution			3,186,059.00		
Total			\$ 7,965,148.00	\$ 0.00	\$ 4,779,089.00

Funding Source: Proposition 1D Bonds/2006-Nov.

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.

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.

COPY



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

DGS

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Sacramento Office

9/28/2009 - APPROVAL OF PLAN(S)

MR. Anthony Amato  
STOCKTON UNIFIED SCHOOL DISTRICT  
701 NORTH MADISON STREET  
STOCKTON 95202

MODERNIZATION  
FILE

Project: EL DORADO ELEMENTARY SCHOOL (STOCKTON UNIFIED SCHOOL DISTRICT)

Total Scope of Project: ~~Alterations to 1-Admin/Classroom/Library Building, 1-Multi-purpose Building~~

Increment #: 0  
Application #: 02-110635  
File #: 39-69

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 9/28/2009. 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.



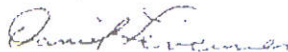
Application #: 02-110635  
File #: 39-69

- ☐ 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:  
Kitchen Hood Fire Suppression.

This Project has been classified as **CLASS 3**. 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,

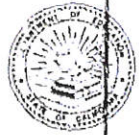


Digitally signed by DAN LEVERNIER  
DN: st=CA, l=SACRAMENTO, o=California  
Department of General Services, ou=Division of  
the State Architect, ou=www.verisign.com/  
repository/CPS incorp. by Ref., UA=LTDC(s)99,  
title=REGIONAL MANAGER, cn=DAN  
LEVERNIER, email=dan.levernier@dgs.ca.gov  
Date: 2009.09.30 08:19:39 -0700

for David F. Thorman, AIA  
State Architect

☒  
cc:  
Architect





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

RECEIVED

JAN 05 2009

Stockton Unified School District  
Facilities and Planning Department

December 14, 2009

COPY

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

RECEIVED

DEC 17 2009

SUSD SUPERINTENDENT

FILE

Stockton Unified  
701 North Madison St.  
Stockton, CA 95202

Project Tracking No: 68676-90  
Re: El Dorado Elementary School  
County: San Joaquin  
Square Feet: 56,607  
Grade Level: K - 8

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of February 27, 2009, for the above referenced project. The plans were received on December 9, 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 8.17 usable acres. This represents 49.52% of the California Department of Education's recommended site size of 16.5 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	1 - 6	24	600
Classrooms	7 - 8	6	162
Kindergartens	Kindergarten	4	100
		<u>34</u>	<u>862</u>

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 862.

CORE FACILITIES:

Administration

Multi-Purpose

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 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).

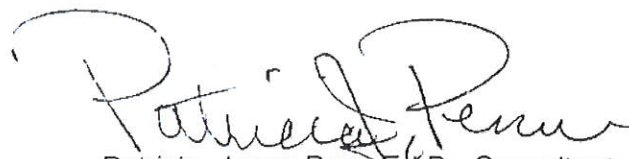
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence 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



Patricia Jones Penn Ed.D., Consultant  
School Facilities Planning Division  
(916)324-8989

DP5927/P5141  
cc: Architect