

July 3, 2017

Application No.: 50/68676-01-002  
School: Walton Development Center  
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 Walton Development Center, OPSC application number 50/68676-01-002. 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 July 23, 2010.

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 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: Walton Development Center  
 County: San Joaquin  
 SFP Application Number: 50/68676-01-002  
 LPP Application Number: NA  
 Date: 6/2/2017

Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 847,683
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 847,683
5	Interest	5	\$ -
6	<b>Total Project Funding</b>	<b>6</b>	<b>\$ 1,695,366</b>
7	Reported Expenditures	7	\$ 2,318,727
8	Reported Overspent	8	\$ 623,361
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ 30,740
11	<b>Revised Expenditures</b>	<b>11</b>	<b>\$ 2,287,987</b>
12	<b>Net Overspent</b>	<b>12</b>	<b>\$ 592,621</b>
13	Interest Due	13	\$ -
14	<b>Total to be Returned to the State</b>	<b>14</b>	<b>\$</b>

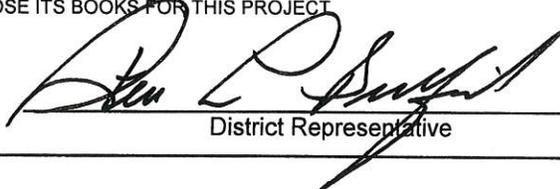
**Explanations:**

Line 10:

See Schedule 1 and Schedule 1A

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: Walton Development Center  
 County: San Joaquin  
 SFP Application Number: 50/68676-01-002  
 LPP Application Number: NA  
 Date: 6/2/2017

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 30,740	\$ -	\$ 30,740	Ineligible Expenditures
2				
3				
4				
5				
6				
7	Total Audit Adjustments: \$		30,740	

**Explanations:**

Line 1

The District reported 2 expenditures totaling \$30,740 in Detailed Listing of Project Expenditures (DLOPE); however, the audit determined that these expenditures were not eligible.

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

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

District Name: Stockton Unified  
 School: Walton Development Center  
 County: San Joaquin  
 SFP Application Number: 50/68676-01-002  
 LPP Application Number: NA  
 Date: 6/2/2017

	A	B	C	D	
Line	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount
1	F & E	1/18/2011	School Specialty	00491823	\$ 29,701
2	F & E	1/20/2011	TFH USA	00492019	\$ 1,039
<b>Total:</b>					<b>\$ 30,740</b>

**Explanations:**

Line 1

The District reported \$29,701 under Furniture and Equipment (F&E) on the Detailed Listing of Project Expenditures (DLOPE) which was not accompanied with adequate supporting documents. OPSC is unable to verify this expenditure, therefore is considered ineligible.

Line 2

The District reported \$1,039 under F&E on the DLOPE which the District confirmed not belonging to the project. This expenditure is considered ineligible for this project.

**Schedule 2**  
**Non-Monetary Discussion Item**

District Name:	<u>Stockton Unified</u>
School:	<u>Walton Development Center</u>
County:	<u>San Joaquin</u>
SFP Application Number:	<u>50/68676-01-002</u>
LPP Application Number:	<u>NA</u>
Date:	<u>6/2/2017</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.**

1 Change orders

One of Walton's change orders did not show all signatures of contractor, architect and District representative.

It should be noted for future projects that change orders provided for SFP audit include signatures of contractor, architect and District representative, in addition to approval from Division of State Architect (DSA).

**SCHOOL DISTRICT DATA**

Application No: 50/68676-01-002 County: San Joaquin  
 School District: Stockton Unified School Name: Walton Development Center  
 High School Attendance Area: Chavez

**PROJECT DATA**

Type of Project: High School  
 K-6:  
 7-8:  
 9-12:  
 Non-Severe: 24  
 Severe: 24  
 Application Filing Basis: High School Attendance Area  
 Number of Classrooms: 3  
 Master Acres: 5.2  
 Existing Acres: 4.62  
 Proposed Acres:  
 Recommended Acres: 5.2  
 Facility Hardship (a): No  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: Yes

**ADJUSTED GRANT DATA**

New Construction Grant	\$	614,424.00
Fire Detection Alarm		1,813.00
Sprinkler System		2,055.00
Labor Compliance		14,130.00
SDC Therapy Toilet	375 Sq. Ft.	99,000.00
SDC Therapy Other	310 Sq. Ft.	44,640.00
Service Site		41,061.00
Off-Site		1,559.00
Utilities		2,120.00
Small Size Project		26,881.00
Total State Share (50%)		847,683.00
District Share (50%)		847,683.00
Total Project Cost	\$	<u>1,695,366.00</u>

**PROJECT FINANCING**

<u>State Share</u>	
This Project	\$ 847,683.00
<u>District Share</u>	
Cash Contribution	847,683.00
Financial Hardship	
Total Project Cost	\$ <u>1,695,366.00</u>

**HISTORY OF PROJECT COST AND APPORTIONMENT**

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
New Construction/Add. Grant	947-500	47	\$ 847,683.00	\$ (847,683.00)	
New Construction/Add. Grant	047-500	47		847,683.00	\$ 847,683.00
<u>District Share</u>					
Cash Contribution			847,683.00		
Total			\$ <u>1,695,366.00</u>	\$ <u>0.00</u>	\$ <u>847,683.00</u>

Funding Source: Proposition 47 Bonds/2002-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.

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.

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.



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

**DGS DEPARTMENT OF GENERAL SERVICES**  
Division of the State Architect – Sacramento Office

**7/23/2009 - APPROVAL OF PLAN(S)**

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

**Project:** WALTON SPECIAL CENTER (STOCKTON UNIFIED SCHOOL DISTRICT)  
**Total Scope of Project:** Additions to 1-Classroom Building C (Incr #1); Alterations to 1-Administration Building (Incr #1), 1-Classroom Building C (Incr #1), 1-Pool Building (Incr #1); Construction of 1-Classroom Building; Relocation of 1-Shade Structure

**Portion of total scope covered by this letter:** Additions to 1-Classroom Building C (Incr #1); Alterations to 1-Administration Building (Incr #1), 1-Classroom Building C (Incr #1), 1-Pool Building (Incr #1)

**Increment #:** 1  
**Application #:** 02-110593  
**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 7/23/2009. 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 #: 02-110593

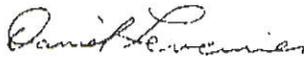
File #: 39-69

- 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:  
Automatic Fire Sprinkler Systems.

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 DAN LEVERNIER  
DN: st=CA, o=SACRAMENTO, ou=California  
Department of General Services, ou=Division of  
The State Architect, ou=www.verisign.com/  
repository/CPS Incorp by Ref, LIAB LTD(c)99,  
title=REGIONAL MANAGER, cn=DAN  
LEVERNIER, email=dan.levernier@dgs.ca.gov  
Date: 2009.03.04 09:14:28 -07'00'

for David F. Thorman, AIA  
State Architect



cc:  
Architect



CALIFORNIA  
DEPARTMENT OF  
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

September 29, 2010

Stockton Unified  
701 North Madison St.  
Stockton, CA 95202

Project Tracking No: 68676-88  
Re: Walton Special Center  
County: San Joaquin  
Square Feet: 19,435  
Grade Level: K - 12

Dear Superintendent:

Subject: Supercede Final Plan Approval - New Buildings

The California Department of Education approves the plans with the title sheet date of May 26, 2009, for the above referenced project. The plans were received on September 24, 2010. 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 July 22, 2010.

The school site for this project is 4.62 usable acres. This represents 88.85% of the California Department of Education's recommended site size of 5.2 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 5.2 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 88.85% of the California Department of Education's recommended master plan site size.

Stockton Unified  
September 29, 2010  
Page 2

PTN: 68676-88  
Walton Special Center

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Severe Special Education	Special Education Severe	12	108

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 108.

This supercede increases the classroom count from 5 to 12

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

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



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

DP6714/P5932  
cc: Architect