

April 12, 2017

Application No.: 50/72256-00-026  
School: Shannon Ranch Elementary  
County of Tulare

Mr. Robert Groeber  
District Representative  
Visalia Unified School District  
5000 West Cypress Avenue  
Visalia, CA 93277

Dear Mr. Groeber:

The Office of Public School Construction (OPSC) has completed its review of Shannon Ranch Elementary, OPSC application number 50/72256-00-026. 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 22, 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 April 03, 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: Todd Oto, Ed.D., District Superintendent  
Tulare County Office of Education  
Project file

### Summary of Project Financing and Expenditures

District Name: Visalia Unified  
 School: Shannon Ranch Elementary  
 County: Tulare  
 SFP Application Number: 50/72256-00-026  
 LPP Application Number: \_\_\_\_\_  
 Date: 2/22/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 7,930,650	\$	262,012
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 7,930,650	\$	262,012
5	Interest	5	\$ -		
6	<b>Total Project Funding</b>	6	\$ 15,861,300	\$	524,024
7	Reported Expenditures	7	\$ 18,118,605	\$	673,694
8	Reported Overspent	8	\$ (2,257,305)		
9	Reported Adjustment Site Related Grants	9		\$	-
10	Grant Adjustments	10	\$ -	\$	-
11	Total Review Adjustments	11	\$ -	\$	(149,670)
12	<b>Revised Expenditures</b>	12	\$ 18,118,605	\$	524,024
13	<b>Net Overspent</b>	13	\$ (2,257,305)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant to be Returned to the State	15	\$ -		
16	Site Adjustment to be Returned to the State/Due the District	16		\$	-
17	Total to be Returned to the State/Due the District	17			\$ -

**Explanations:**

Line 11  
 See Schedules 3

Note: See Schedule 4 for detailed information on Non-Monetary Discussion Items

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 3**  
**Review Adjustments**

District Name: Visalia Unified  
 School: Shannon Ranch Elementary  
 County: Tulare  
 SFP Application Number: 50/72256-00-026  
 LPP Application Number: \_\_\_\_\_  
 Date: 2/22/2017

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 655,000	\$ 505,500	\$ 149,500	Ineligible Site Acquisition
2	\$ 18,695	\$ 18,525	\$ 170	Ineligible DTSC Fees
3				
4				
5				
6				
7	Total Audit Adjustments: \$			149,670

**Explanations:**

## Line 1

The District was approved \$505,000 for site acquisition but the District reported \$655,000. Therefore, the difference of \$149,500 is disallowed.

## Line 2

The total amount on the DTSC invoices was \$18,825, but the District reported \$18,695 on the expenditure report. Therefore, the difference of \$170 is disallowed.

**Schedule 4**  
**Non-Monetary Discussion Item(s)**

District Name:	<u>Visalia Unified</u>
School:	<u>Shannon Ranch Elementary</u>
County:	<u>Tulare</u>
SFP Application Number:	<u>50/72256-00-026</u>
LPP Application Number:	<u></u>
Date:	<u>2/22/2017</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 The District did not maintain appropriate records. It could not provide warrants and invoices that are older than three years when requested. The District only keeps records for three years due to its retention policy. Schools Facility Program (SFP) Regulations 1859.106 requires the District to maintain all appropriate records that support all district certifications and expenditures for all costs associated with SFP, Charter School, and Joint-Use projects for a period of not less than four years from the date the notice of completion is filed for the project in order to allow other agencies, including, without limitation, the Bureau of State Audits and the State Controller to perform their audit responsibilities.

It should be noted that the District should have policy that is in compliance with the SFP Regulations.

## SCHOOL DISTRICT DATA

Application No: 50/72256-00-026  
 School District: Visalia Unified

County: Tulare  
 School Name: Shannon Ranch

## PROJECT DATA

Type of Project: Elementary School  
                     K-6: 700  
                     7-8:  
                     9-12:  
           Non-Severe:  
           Severe:  
 Application Filing Basis: District Wide  
 Number of Classrooms: 28  
 Master Acres: 13.2  
 Existing Acres:  
 Proposed Acres: 11.1  
 Recommended Acres: 9.8  
 Facility Hardship (a): No  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: No

## ADJUSTED GRANT DATA

New Construction Grant	\$ 6,378,400.00
Fire Detection Alarm	7,700.00
Sprinkler System	107,100.00
Labor Compliance	41,801.00
High Performance (2.3%)	146,703.00
Site Acquisition	287,012.00
Service Site	526,225.00
Off-Site	100,178.00
Utilities	43,582.00
General Site	553,961.00
Total State Share (50%)	8,192,662.00
District Share (50%)	8,192,662.00
Total Project Cost	\$ 16,385,324.00

## PROJECT FINANCING

State Share  
 This Project \$ 8,192,662.00  
 District Share  
 Cash Contribution 8,192,662.00  
 Financial Hardship  
 Total Project Cost \$ 16,385,324.00

## 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	\$ 8,045,959.00	\$	
High Performance	957-700	1D	146,703.00	(146,703.00)	
High Performance	057-700	1D		146,703.00	\$ 146,703.00
<u>District Share</u>					
Cash Contribution			8,192,662.00		
Total			\$ 16,385,324.00	\$ 0.00	\$ 146,703.00

## 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.

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 understands and accepts partial funding for the High Performance allowance in the amount of \$146,703 from Proposition 1D. The remaining \$8,045,959 from Proposition 47 will remain an unfunded approval.

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

STATE ALLOCATION BOARD

APPROVAL ❖ ❖ ❖

December 14, 2011

SAB Meeting: June 27, 2012

New Construction - Adjusted Grant Approval

## SCHOOL DISTRICT DATA

Application No: 50/72256-00-026

County: Tulare

School District: Visalia Unified

School Name: Shannon Ranch

## PROJECT DATA

Type of Project: Elementary School  
 K-6: 700  
 7-8:  
 9-12:  
 Non-Severe:  
 Severe:  
 Application Filing Basis: District Wide  
 Number of Classrooms: 28  
 Master Acres: 13.2  
 Existing Acres:  
 Proposed Acres: 11.1  
 Recommended Acres: 9.8  
 Facility Hardship (a): No  
 Financial Hardship Requested: No  
 Alternative Education School: No  
 Addition to Existing Site: No

## ADJUSTED GRANT DATA

New Construction Grant	\$	6,378,400.00
Fire Detection Alarm		7,700.00
Sprinkler System		107,100.00
Labor Compliance		41,801.00
High Performance (2.3%)		146,703.00
Site Acquisition		287,012.00
Service Site		526,225.00
Off-Site		100,178.00
Utilities		43,582.00
General Site		553,961.00
Total State Share (50%)		8,192,662.00
District Share (50%)		8,192,662.00
Total Project Cost	\$	16,385,324.00

## PROJECT FINANCING

State Share

This Project \$ 8,192,662.00

District Share

Cash Contribution 8,192,662.00

Financial Hardship

Total Project Cost \$ 16,385,324.00

## 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	\$ 8,045,959.00	\$ (8,045,959.00)	
New Construction/Add. Grant	047-500	47		8,045,959.00	\$ 8,045,959.00
High Performance Grant	057-700	1D	146,703.00		
<u>District Share</u>					
Cash Contribution			8,192,662.00		
Total			\$ 16,385,324.00	\$ 0.00	\$ 8,045,959.00

Funding Sources: Proposition 47 Bonds/2002-Nov.; Proposition 1D Bonds/2006-Nov.

Pursuant to the Board's action on June 27, 2012 the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before September 25, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of September 25, 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 September 25, 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.

Assembly Bill 436 (Solorio), Chapter 378, Statutes of 2011, requires school districts to notify the Department of Industrial Relations (DIR) of School Facility Program projects with a public works contract awarded on or after January 1, 2012. Except for projects exempt pursuant to Labor Code Section 1771.3(b)(3), the DIR is required to provide prevailing wage monitoring services for the projects.

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

5/27/2010 12:00:00 AM

ROBERT GROEBER  
VISALIA UNIFIED SCHOOL DISTRICT  
5000 WEST CYPRESS AVENUE  
VISALIA, 93277

Project: NEW ES (VISALIA USD) NEW SCHOOL  
Total Scope of Project: Construction of 1-Administration Building / Library Building, Construction of 1-Multi-purpose Building, Construction of 2-Classroom Buildings, Construction of 1-Kindergarten Building,  
Increment #: 0  
Application #: 02-111136  
File #: 54-103

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 5/27/2010. 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 #: 02-111136

File #: 54-103

- ☐ 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 0 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:  
Window Wall Systems or Storefronts with spans greater than 10 feet

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: cn=California Department of General Services,  
ou=Division of the State Architect,  
ou=www.versioncontrolrepository/CPS Incore by  
Ref: LIAB LTD/cps title=REGIONAL MANAGER,  
cn=DAN LEVERNIER  
email=dan.levernier@dgs.ca.gov  
Date: 2010.05.27 15:31:08 -07'00'

for David F. Thorman, AIA  
State Architect

cc:  
Architect





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

January 19, 2011

Visalia Unified  
5000 West Cypress Ave.  
Visalia, CA 93277

Project Tracking No: 72256-77  
Re: Shannon Ranch Elementary School  
County: Tulare  
Square Feet: 49,034  
Grade Level: K - 6

Dear Superintendent:

Subject: Supersede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of May 25, 2010, 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 November 1, 2010.

The school site for this project is 11.1 usable acres. This represents 113.27% of the California Department of Education's recommended site size of 9.8 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 13.2 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 84.09% of the California Department of Education's recommended master plan site size.

Visalia Unified  
January 19, 2011  
Page 2

PTN: 72256-77  
Shannon Ranch Elementary School

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
Kindergartens	Kindergarten	4	100

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 700.

CORE FACILITIES:

Administration	Library	Multi-Purpose
Resource Specialist Progr	Small Group Instruction	Storage
Teacher Work Room	Toilets	

This supercede adjusts the net acres for this project.

The plans are approved based on the revisions dated October 12, 2010 regarding the installation of a gate at the parking lot entrance off Glendale. This gate will be closed prior to and after school to allow safe crossing of the entrance by pedestrians. The exit to Shannon Parkway will be a single right hand turn only.

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 January 14, 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 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.

Visalia Unified  
January 19, 2011  
Page 3

PTN: 72256-77  
Shannon Ranch Elementary School

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

Sincerely,



Fred A. Yeager, Assistant Director  
School Facilities Planning Division

DP6346/P5610  
cc: Architect



John Gordon, Consultant  
School Facilities Planning Division  
(916) 323-0575