

May 18, 2018

Application No.: 50-65961-00-005
School: Monte Bella Elementary
County of Monterey

Dr. Hector Rico
District Superintendent
Alisal Union School District
1205 East Market Street
Salinas, CA 93905

Dear Dr. Rico:

The Office of Public School Construction (OPSC) has completed its review of Monte Bella Elementary, OPSC application number 50/65961-00-005. 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 February 9, 2007.

The project is a financial hardship new construction project that was funded on a 50 percent State and 50 percent financial hardship apportionment basis. The project has expended funds beyond the SFP grant and is considered overspent. Pursuant to SFP Regulation Section 1859.81 any funds expended beyond the SFP grant on a financial hardship project are considered funds available as matching contribution on a subsequent financial hardship review.

The District has stated that it will not submit another financial hardship project for State funding within three years from the date that the most recent State Allocation Board full funding apportionment was made.

The District DTSC fees are less than the total grant amounts. SFP Regulation Section 1859.106 states in part that "An adjustment in the SFP grant will be made for the following: (a) The difference in the value of the site, relocation costs, DTSC fees, and hazardous waste/materials removal costs that were used to determine the New Construction Additional Grant and the actual amount paid by the district for the site, relocation costs, DTSC fees, and hazardous waste/materials removal costs." The District has unused DTSC fees grants of \$ 16,994.56 and must return the State share of \$16,994.56. Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced \$16,994.56 for the reduction in the site related grant apportionment.

OPSC has identified a net amount of \$168,996.20 in review adjustments for ineligible expenditures. The project overspent amount has been adjusted to reflect this finding.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated February 7, 2018 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,

A handwritten signature in blue ink, appearing to read "Rick Asbell".

RICK ASBELL, Chief, Fiscal Services
Office of Public School Construction

Enclosures

Cc: Monterey County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Alisal Union
 School: Monte Bella Elementary
 County: Monterey
 SFP Application Number: 50/65961-00-005
 LPP Application Number: N/A
 Date: 1/24/2018

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 10,427,219.00	\$	9,011,003.00
3	Financial Hardship Apportionment	3	\$ 10,336,233.39	\$	9,011,003.00
4	District Contribution	4	\$ 90,985.61	\$	-
5	Interest	5	\$ 104,864.96		
6	Total Project Funding	6	\$ 20,959,302.96	\$	18,022,006.00
7	Reported Expenditures	7	\$ 21,950,641.19	\$	18,006,438.21
8	Reported Overspent	8	\$ 991,338.23		
9	Reported Adjustment Site Related Grants	9		\$	15,567.79
10	Grant Adjustments (State & FH Share)	10	\$ -	\$	(16,994.56)
11	Total Review Adjustments	11	\$ (175,856.29)	\$	(1,426.77)
12	Revised Expenditures	12	\$ 21,774,784.90	\$	18,005,011.44
13	Net Overspent	13	\$ (815,481.94)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant to be Returned to the State (State share)	15	\$		
16	Site Adjustment to be Returned to the State	16		\$ (16,994.56)	
17	Total to be Returned to the State	17		\$	(16,994.56)

Explanations:

Line 10:

See Schedules 1 and 2

Line 11:

See Schedule 3

Line 13:

The District has two options in regards to the overspent amount of \$815,481.94 for this financial hardship project, please check the appropriate box below, then sign and return this form:

☐ Option 1: The District's overspent amount of \$815,481.94 will be used to reduce the State's financial hardship contribution on the District's next financial hardship project within three years from the date that the most recent State Allocation Board (SAB) full funding apportionment was made.

☒ Option 2: The District will not submit another financial hardship project for State funding within three years from the date that the most recent SAB full funding apportionment was made.

Line 16:

Per Regulation Section 1859.106 (a) an adjustment must be made to the site grant between the value used to determine the grant and the actual amount paid for the Department of Toxic Substances Control (DTSC). Therefore, \$16,994.56 is due back the State for the adjustment.
 NOTE: See Schedule 2 for calculation of adjustment to site grant.

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.

James R. Koenig
 District Representative

02/07/2018

Date

Schedule 1
Refund/Reimbursement Summary

District Name: Alisal Union
 School: Monte Bella Elementary
 County: Monterey
 SFP Application Number: 50/65961-00-005
 LPP Application Number: N/A
 Date: 1/24/2018

Line	A	B	C	D
	Total Adjustment	Adjustments to FH Share	Adjustments to State Share	Comments
1	\$ 16,994.56	\$ 8,497.28	\$ 8,497.28	Decrease DTSC Fee Grant
2	Grant Reduction (State & FH Share)		\$ 16,994.56	

Explanations:

Line 1

Review recommends a \$16,994.56 decrease to the State and Financial Hardship share of DTSC Fee.
 See Schedule 2 - Line 1.

T. D. 4

Schedule 2
Grant Adjustments

District Name: Alisal Union
 School: Monte Bella Elementary
 County: Monterey
 SFP Application Number: 50/65961-00-005
 LPP Application Number: N/A
 Date: 1/24/2018

Line	A	B	C	D
	Total Grant Amount (State & FH Share)	Eligible Amount	Difference (B-A)	Comments
1	\$ 22,006.00	\$ 5,011.44	\$ (16,994.56)	Overfunded DTSC Fee Grant
2	Total Grant Adjustments:		\$ (16,994.56)	

Explanations:

Line 1

The District expended \$5,011.44 for eligible DTSC Fee costs and received a grant for \$22,006. Per Regulation Section 1859.74 and 1859.106, DTSC Fee funding is limited to eligible costs incurred. Since the original grant was more than eligible DTSC costs, it must be decreased by \$16,994.56.

I-D.S.

Schedule 3A
Review Adjustments Details

District Name: Alisal Union
 School: Monte Bella Elementary
 County: Monterey
 SFP Application Number: 50/65961-00-005
 LPP Application Number: N/A
 Date: 1/24/2018

	A	B	C	D	
Line	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount
1	Planning	6/30/2008	Due to Due From	JE#80783	\$ 8,286.86
2	Planning	5/21/2013	A to Z Party Rentals	12991512	\$ 16.20
3	Other Constr.	6/30/2014	Journal Entry/Audit Adjustment	JE#37963	\$ 168,980.00
4					
5	Total:				\$177,283.06

Explanations:

Line 1 and 3

The District reported journal entries and accounting adjustments on the Detailed Listing of Project Expenditures (DLOPE) which the review determined were not associated with specific costs or expenditures and are therefore considered administrative expenses and not eligible for SFP funding.

Line 2

The District reported \$16.20 under Planning on the Detailed Listing of Project Expenditures (DLOPE) which the review determined were operational costs. This expenditure is not considered eligible for SFP funding.

I.D.7

SCHOOL DISTRICT DATA

Application No: 50/65961-00-005
 School District: Alisal Union

County: Monterey
 School Name: Monte Bella Elementary

PROJECT DATA

Type of Project: Elementary School
 K-6: 850
 7-8:
 9-12:
 Non-Severe: 2
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 36
 Master Acres: 14.7
 Existing Acres:
 Proposed Acres: 13.48
 Recommended Acres: 14.7
 Facility Hardship (a): No
 Financial Hardship Requested: Yes
 Alternative Education School: No
 Addition to Existing Site: No
 Core Facilities: Multi-Purpose/Kitchen,
 Library/Media Center,
 Administration, Toilet

ADJUSTED GRANT DATA

New Construction Grant	\$	7,998,860.00
Fire Detection Alarm		9,416.00
Sprinkler System		134,968.00
Labor Compliance		51,068.00
Site Acquisition		9,371,003.00
Service Site		656,006.00
Off-Site		479,470.00
Utilities		43,590.00
General Site		693,841.00
Total State Share (50%)		19,438,222.00
District Share (50%)		19,438,222.00
Total Project Cost	\$	38,876,444.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 19,438,222.00
<u>District Share</u>	
Cash Contribution	90,985.61
Financial Hardship	19,347,236.39
Total Project Cost	\$ 38,876,444.00

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	955-500	55	\$ 8,859,069.00	\$ (8,859,069.00)	
New Construction/Add. Grant	055-500	55	10,579,153.00	8,859,069.00	\$ 8,859,069.00
<u>District Share</u>					
Cash Contribution			24,196.61	66,789.00	
Financial Hardship	955-500	55	8,859,069.00	(8,859,069.00)	
Financial Hardship	055-500	55	10,554,956.39	8,792,280.00	
Total			\$ 38,876,444.00	\$ 0.00	\$ 17,651,349.00

Funding Source: Proposition 55 Bonds/2004-Mar.

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 (Solorio) 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.

Amounts shown for financial hardship assistance are subject to adjustment as a result of a review of the District's financial records pursuant to Regulation Section 1859.81(a) at the time of apportionment.

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

J D D



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

DEPARTMENT OF GENERAL SERVICES
Division of the State Architect - Oakland Office

12/17/2008 - APPROVAL OF PLAN(S)

MR. Alfonso R. Anaya
ALISAL UNION ELEMENTARY SCHOOL DISTRICT
1205 MARKET ST
SALINAS 93905-2899

Project: MONTE BELLA ELEMENTARY SCHOOL-ALISAL UNION S.D.
Total Scope of Project: Construction of 1-New Elementary School, 4-Classroom Buildings, 2-Kindergarten Buildings,
1-Multi-purpose Building, 1-Library Building, 1-Administration Building
Increment #: 0
Application #: 01-110047
File #: 27-1

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 12/17/2008. 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.

I-D.7



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

February 11, 2009

Allsaj Union
1205 East Market St.
Salinas, CA 93905

Project Tracking No: 65981-18
Re: Monte Bella Elementary School
County: Monterey
Square Feet: 49,134
Grade Level: K - 6

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of August 15, 2008, for the above referenced project. The plans were received on January 23, 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 13.48 usable acres. This represents 91.7% of the California Department of Education's recommended site size of 14.7 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 14.7 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 91.7% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

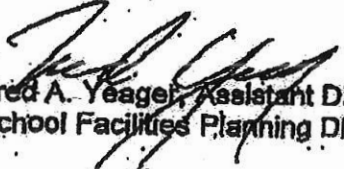
Alisal Union
February 11, 2009
Page 3

PTN: 65961-18.
Monte Bella Elementary School

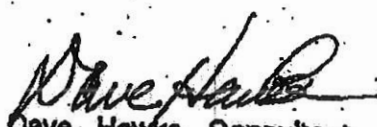
master plan capacity of the project, changes in code and/or regulation, or a subsequent CEQA determination), the plan may be subject to reevaluation using the most recent standards.

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



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

DP4174/P4940
cc: Architect

I.D.E.