

March 20, 2018

Application No.: 50/73551-00-016
School: Sage Creek High
County of San Diego

Dr. Benjamin Churchill
District Representative
Carlsbad Unified School District
6225 El Camino Real
Carlsbad, CA 92009

Dear Dr. Churchill:

The Office of Public School Construction (OPSC) has completed its review of Sage Creek High, OPSC application number 50/73551-00-016. 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 9, 2012.

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 November 7, 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. State Allocation Board Closeout Approval
4. Division of the State Architect Plan Approval
5. 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: Dr. Benjamin Churchill, District Superintendent
San Diego County Office of Education
Project file

Revised Summary of Project Financing and Expenditures

District Name: Carlsbad Unified
 School: Sage Creek High
 County: San Diego
 SFP Application Number: 50/73551-00-016
 LPP Application Number: _____
 Date: 11/3/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$ -	
2	SFP State Apportionment	2	\$ 26,765,649	\$ 794,481	
3	Financial Hardship Apportionment	3	\$ -	\$ -	
4	District Contribution	4	\$ 26,765,649	\$ 794,481	
5	Interest	5	\$ 25,656		
6	Total Project Funding	6	\$ 53,556,954	\$ 1,588,962	
7	Reported Expenditures	7	\$ 97,440,229	\$ 1,647,159	
8	Reported Overspent	8	\$ (43,883,275)		
9	Reported Adjustment Site Related Grants	9		\$ (58,197)	
10	Grant Adjustments	10	\$ -	\$ 58,197	
11	Total Review Adjustments	11	\$ -	\$ -	
12	Final Approved Expenditures	12	\$ 97,440,229	\$ 1,647,159	
13	Net Overspent	13	\$ (43,883,275)	\$ -	
14	Interest Due	14	\$ -	\$ -	
15	Adjusted Grant to be Sent to the District	15	\$ -		
16	Site Adjustment to be Returned to the District	16		\$ 28,086	
17	Total due to the District	17		\$ 28,086	

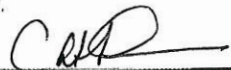
Explanations:

Line 10
See Schedules 1 and 2

Line 17
Net Total due to the District

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

11/7/17

Date

Chris Wright
Asst Supt of Business

Schedule 1
Revised Refund/Reimbursement Summary

District Name: Carlebad Unified School
 School: Sage Creek High
 County: San Diego
 SFP Application Number: 50/73551-00-016
 LPP Application Number: _____
 Date: 11/3/2017

	A	B	C	D
Line	Adjustments	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 96,652	\$ 48,326	\$ 48,326	Site Related Grant - Acquisition
2	\$ 32,685	\$ 16,343	\$ 16,342	Site Related Grant - DTSC Fee
3	\$ (71,141)	\$ (35,571)	\$ (35,570)	Site Related Grant - Hazardous Removal
4	\$ -	\$ -	\$ -	Site Related Grant - Relocations
5	\$ -	\$ -	\$ -	Adjusted Grant - Site Other
6				
7		Grant Increase (State's Share)	\$ 29,098	

Explanations:

Line 1

The reported amount exceeded the grant. The State's Share of the increase of the grant is \$48,326. See Schedule 2 - Line 1.

Line 2

The reported amount exceeded the grant. The State's Share of the increase of the grant is \$16,342. See Schedule 2 - Line 2.

Line 3

The grant exceeded the reported amount. The State's Share of the decrease of the grant is \$35,570. See Schedule 2 - Line 3.

Line 4

The District did not receive a Site Relocation Grant. See Schedule 2 - Line 4.

Line 5

The District received the \$50,000 minimum for the Site Other Grant. See Schedule 2 - Line 5

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 OFFICE OF PUBLIC
 SCHOOL CONSTRUCTION

Schedule 2
Revised Grant Adjustments

District Name: Carlsbad Unified School
 School: Sage Creek High
 County: San Diego
 SFP Application Number: 50/73551-00-016
 LPP Application Number: _____
 Date: 11/3/2017

	A	B	C	D
Line	State & District Share Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 654,348	\$ 751,000	\$ (96,652)	Site Related Grant - Site Acquisitions
2	\$ 33,994	\$ 66,679	\$ (32,685)	Site Related Grant - DTSC Fees
3	\$ 900,620	\$ 829,479	\$ 71,141	Site Related Grant - Hazardous Removal
4	\$ -	\$ -	\$ -	Site Related Grant - Relocations
5	\$ 50,000	\$ 50,000	\$ -	Adjusted Grant - Site Other
6				
7		Total Adjustments:	\$ (58,196)	

Explanations:**Line 1**

The District received a Site Acquisition grant for \$654,348. OPSC has accepted the District's reported \$751,000 amount for the Site Acquisition. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$96,652 difference between the two amounts must be made. Because this is a New construction project, the \$96,652 Site Acquisition adjustment results in an \$48,326 amount due to the District.

Line 2

The District received a Site DTSC Fee grant for \$33,994. OPSC has accepted the District's reported \$66,679 amount for the Site DTSC Fee. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$32,685 difference between the two amounts must be made. Because this is a New construction project, the \$32,685 DTSC Fee adjustment results in an \$16,642 amount due to the District.

Line 3

The District received a Site Hazardous Waste grant for \$900,620. OPSC has accepted the District's reported \$829,479 amount for the Site Hazardous Waste. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$71,140 difference between the two amounts must be made. Because this is a New construction project, the \$71,141 Hazardous Waste adjustment results in an \$71,141 amount due to the State.

Line 4

The District did not receive a Site Relocation Grant.

Line 5

"Site Other" grant is equivalent to 4% of the increase or decrease of the Site Acquisition grant but not less than \$50,000. Four percent of \$751,000.00 is \$30,040. The \$30,040 is less than the \$50,000 minimum for the Site Other grant. The District received the \$50,000 minimum for the Site Other Grant. Therefore, no adjustment is necessary.

IE-6
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5/8/17

SAB Meeting: May 22, 2013

New Construction - Adjusted Grant Approval

SCHOOL DISTRICT DATA

Application No: 50/73551-00-016
School District: Carlsbad Unified

County: San Diego
School Name: Sage Creek High

PROJECT DATA

Type of Project: High School
K-6:
7-8:
9-12: 1558
Non-Severe:
Severe:
Application Filing Basis: District Wide
Number of Classrooms: 57
Master Acres: 48.92
Existing Acres:
Proposed Acres: 56.84
Recommended Acres: 54.7
Facility Hardship (a): No
Financial Hardship Requested: No
Alternative Education School: No
Addition to Existing Site: No

ADJUSTED GRANT DATA

New Construction Grant	\$	19,819,318.00
Fire Detection Alarm		38,950.00
Sprinkler System		305,368.00
High Performance (4%)		942,773.00
Site Acquisition		819,481.00
Service Site		3,316,740.00
Off-Site		594,589.00
Utilities		215,119.00
General Site		1,507,792.00
Total State Share (50%)		27,560,130.00
District Share (50%)		27,560,130.00
Total Project Cost	\$	<u>55,120,260.00</u>

PROJECT FINANCING

State Share
This Project \$ 27,560,130.00
District Share
Cash Contribution 27,560,130.00
Financial Hardship
Total Project Cost \$ 55,120,260.00

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	\$ 26,617,357.00	\$ (26,617,357.00)	
New Construction/Add. Grant	055-500	55		26,617,357.00	\$ 26,617,357.00
High Performance	957-700	1D	942,773.00	(942,773.00)	
High Performance	057-700	1D		942,773.00	942,773.00
<u>District Share</u>					
Cash Contribution			27,560,130.00		
Total			\$ <u>55,120,260.00</u>	\$ <u>0.00</u>	\$ <u>27,560,130.00</u>

Funding Sources: Proposition 55 Bonds/2004-Mar.; Proposition 1D Bonds/2006-Nov.

Pursuant to the Board's action on May 22, 2013, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before August 20, 2013; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of August 20, 2013.

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 August 20, 2013.

Assembly Bill 436 (Solario), 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.

SCHOOL DISTRICT DATA

Application Number:.....50/73551-00-016 School District:.....Carlsbad Unified
 County:.....San Diego School Name:.....Sage Creek High
 Financial Hardship.....No

PURPOSE OF REPORT

To recommend accounting revisions to close out a completed project.

DESCRIPTION

A review of expenditures reported by the District has been made and the revisions indicated are necessary to close out this completed project. The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site acquisition and Department of Toxic Substances Control (DTSC) funding in the amount of \$64,668. The District was also over-funded for hazardous waste costs in the amount of \$35,570. The District has concurred with these findings and is eligible for additional apportionments of the State share in the amount of \$29,098.

Detail of Final Cost & Financing

Budget Item	Currently Approved	Required Change	Revised Approval
SFP New Construction	\$ 19,819,318	\$ 0	\$ 19,819,318
SFP Site Acquisition	327,174	48,326	375,500
SFP Site Other	25,000	0	25,000
SFP Service Site	3,316,740	0	3,316,740
SFP General Site	1,507,792	0	1,507,792
SFP Offsite	594,589	0	594,589
SFP Utilities	215,119	0	215,119
SFP Site DTSC Fee	16,997	16,342	33,339
SFP Site Hazardous Removal	450,310	(35,570)	414,740
SFP Fire Detection/Alarm	38,950	0	38,950
SFP Fire Sprinklers	305,368	0	305,368
SFP High Performance	942,773	0	942,773
Total State Apportionment	\$ 27,560,130	\$ 29,098	\$ 27,589,228
Financing			
District Contribution	\$ 27,560,130	\$ 29,098	\$ 27,589,228
State (SFP)	27,560,130	29,098	27,589,228
Total Project Costs	\$ 55,120,260	\$ 58,196	\$ 55,178,456

RECOMMENDATIONS

1. Approve an increase of \$58,196 in the total project cost from \$55,120,260 to \$55,178,456.
2. Approve an increase of \$29,098 in the District Contribution from \$27,560,130 to \$27,589,228.
3. Approve an increase of \$29,098 in the State Apportionment [Bonds/2016-Nov.; 951-500] from \$27,560,130 to \$27,589,228.
4. Approve an unfunded approval in the amount of \$29,098.

IE-7
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5/8/17

State of California • Edmund G. Brown Jr., Governor
State and Consumer Services Agency

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

3/10/2011 - APPROVAL OF PLAN(S)

JOHN A. ROACH
CARLSBAD UNIFIED SCHOOL DISTRICT
6225 EL CAMINO REAL
CARLSBAD, 92009

Project: HIGH SCHOOL AT COLLEGE AND CANNON ROAD

Total Scope of Project: Construction of 1-Sport Light Poles, 3-Scoreboards, 1-Field Maintenance Bldg, 1-Science / Kitchen Building (Bldg 1), 1-Rough Grading and Site Retaining Walls, 1-Fine Grading and Site Retaining Walls, 1-Classroom / Library Building (Bldg 2), 1-Classroom / Administration Building (Bldg 3), 1-Gymnasium / Locker Building (Bldg 4), 1-Art / Music Building (Bldg 5), 1-Site Electrical Building (Bldg 6), 1-Press Box (Bldg 7), 1-Concession Building (Bldg 8), 1-Stadium Bleachers (outdoor), 3-Pedestrian Bridges

Portion of total scope covered by this letter: Construction of 1-Sport Light Poles, 3-Scoreboards, 1-Field Maintenance Bldg, 1-Science / Kitchen Building (Bldg 1), 1-Fine Grading and Site Retaining Walls, 1-Classroom / Library Building (Bldg 2), 1-Classroom / Administration Building (Bldg 3), 1-Gymnasium / Locker Building (Bldg 4), 1-Art / Music Building (Bldg 5), 1-Site Electrical Building (Bldg 6), 1-Press Box (Bldg 7), 1-Concession Building (Bldg 8), 1-Stadium Bleachers (outdoor), 3-Pedestrian Bridges

Increment #: 2

Application #: 04-110059

File #: 37-H16

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 3/10/2011. 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 #: 04-110059

File #: 37-H16

- ☒ 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:
Bleachers, Elevator Guide Rails and Support Bracket Anchorage, Window Wall Systems or Storefronts with spans greater than 10 feet. CLASS II STANDPIPE @ BLDG 1-4. Sport Light Poles.. Exterior Stadium Visitor
- ☒

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 CHRIS CHRISTAKOS
DN: st=California, l=San Diego, o=California
Department of General Services, ou=Division of the
State Architect, ou=www.verisign.com/repository/CPS
Incorp. by Ref., LAB LTD(c)99, ou=Registered
Engineer License Number - S 3359, title=Supervising
Structural Engineer, cn=CHRIS CHRISTAKOS
email=chris.christakos@dgs.ca.gov
Date: 2011.03.11 07:36:26 -0800

for Howard "Chip" Smith, Jr.
Acting State Architect

cc:
Architect

IE-9
48
5/8/17



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

November 18, 2011

Carlsbad Unified
6225 El Camino Real

Carlsbad, CA 92009

Project Tracking No: 73551-27
Re: High School at College / Cannon - Sage
Creek High

County: San Diego
Square Feet: 137,973
Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of October 15, 2008, for the above referenced project. The plans were received on May 11, 2011. 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 48.92 usable acres. This represents 120.2% of the California Department of Education's recommended site size of 40.7 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 64.7 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 89.43% of the California Department of Education's recommended master plan site size.

5/8/17

Carlsbad Unified
November 18, 2011
Page 2

PTN: 73551-27
High School at College / Cannon - Sage
Creek High

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	9 - 12	4	108
Classrooms	9 - 12	40	1080
Dance Classroom	9 - 12	1	27
Music/Choir/Band	9 - 12	2	54
Non-severe Special Education	Special Education Non-Severe	2	26
PE Room	9 - 12	2	54
Science Lab	9 - 12	6	162

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 1511.

CORE FACILITIES:

Administration	Cafeteria	Custodial
Gymnasium	Kitchen	Library
Locker	Mechanical	Shower
Small Group Instruction	Speech	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.

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.

IE-4

by

5/8/17

Carlsbad Unified
November 18, 2011
Page 3

PTN: 73551-27
High School at College / Cannon - Sage
Creek High

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division

 FOR

Bedeka Honeycutt, Consultant
School Facilities Planning Division
(562)597-0099

DP5584/P4812
cc: Architect