

Application No.: 54/61838-00-001
School: Calif. Montessori Project –
Shingle Springs
County of El Dorado

December 17, 2018

Mr. Gary Bowman
Executive Director
California Montessori Projects
5330A Gibbons Drive, Suite 700
Carmichael, CA 95608

Dear Mr. Bowman

The Office of Public School Construction (OPSC) has completed its review of Calif. Montessori Project – Shingle Springs, OPSC application number 54/61838-00-001. 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 December 26, 2012.

The project is a non-financial hardship Charter School Facilities Program (CSFP) project that was funded on a 50 percent State and 50 percent District basis. SFP Regulation Section 1859.169.1 states "Projects funded under the CSFP do not generate savings pursuant to Section 1859.103. In addition, State funds remaining at the completion of the project may not be used to satisfy the local matching share obligation. Remaining funds must be returned to the State." Accordingly, any CSFP project savings must be returned to the State.

OPSC has identified \$10,000.00 in review adjustments for ineligible site acquisition expenditures. The project savings amount has been adjusted to reflect this finding.

This CSFP project has savings in the amount of \$903,430.44. The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site acquisition, Department of Toxic Substances Control (DTSC) funding in the amount of \$5,859.75.

Pending final approval by the State Allocation Board at its next available monthly meeting, the District will be invoiced for the net amount of \$891,710.94 for the reduction in the apportionment.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated December 4, 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

Enclosure

cc: Dr. David Roth, District Superintendent
El Dorado County Office of Education
Project file

RECEIVED
OFFICE OF PUBLIC
SCHOOL CONSTRUCTION

Summary of Project Financing and Expenditures

NOV DEC -4 AM 11:33

MAIL ROOM

District Name: Buckeye Union Elementary
 School: Calif. Montessori Project- Shingle Springs
 County: El Dorado
 SFP Application Number: 54/61838-00-001
 LPP Application Number: None
 Date: October 26, 2018

Line		A Adjusted Grant	B Site Related Grant(s)
1	LPP State Apportionment	1 \$ -	\$ -
2	SFP State Apportionment	2 \$ 5,186,299.00	\$ 85,750.00
3	CSFA Lease Amount	3 \$ 4,884,991.00	\$ 85,750.00
4	District Contribution	4 \$ 301,308.00	
5	Interest	5 \$ 2,032.00	
6	Total Project Funding	6 \$ 10,374,630.00	\$ 171,500.00
7	Reported Expenditures	7 \$ 9,471,199.56	\$ 193,219.50
8	Reported Savings	8 \$ 903,430.44	
9	Reported Adjustment Site Related Grants	9	\$ (21,719.50)
10	Grant Adjustments (State & District Share)	10 \$ -	\$ 11,719.50
11	Total Review Adjustments	11 \$ -	\$ (10,000.00)
12	Revised Expenditures	12 \$ 9,471,199.56	\$ 183,219.50
13	Net Savings	13 \$ 903,430.44	\$ -
14	Interest Due	14 \$ -	\$ -
15	Savings to be Returned to the State (State share)	15 \$ 451,715.22	
16	Savings to be Returned to the State (CFSA Lease Amount)	16 \$ 451,715.22	
17	Site Adjustment to be Due the District (State share)	17	\$ (5,859.75)
18	Site Adjustment to be Due the District (CFSA Lease Amount)	18	\$ (5,859.75)
19	Total to be Returned to the State	19	\$ 891,710.94

Explanations:

Line 10
See Schedules 1 and 2

Line 11
See Schedule 3

Line 13, 15, 16:

This is a Charter School Facilities Program (CSFP) project and has savings in the amount of \$903,830.44. SFP Regulation Section 1859.169.1 states "Projects funded under the CSFP do not generate savings pursuant to Section 1859.103. In addition, State funds remaining at the completion of the project may not be used to satisfy the local matching share obligation. Remaining funds must be returned to the State."

Line 17 & 18:

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site and Department of Toxic Substances Control (DTSC) funding in the amount of \$11,719.50.

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

GARY S. BOWMAN
District Representative (printed name)

Gary S. Bowman
Signature

12/4/18
Date

Schedule 1
Refund/Reimbursement Summary

District Name: Buckeye Union Elementary
 School: Calif. Montessori Project- Shingle Srings
 County: El Dorado
 SFP Application Number: 54/61838-00-001
 LPP Application Number: None
 Date: October 26, 2018

Line	SITE RELATED GRANTS ADJUSTMENTS			
	A	B	C	D
	Total Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	Site Acquisition
2	\$ 1,719.50	\$ 859.75	\$ 859.75	DTSC Fees
4		TOTAL	\$ 5,859.75	

Explanations:

Line 1

The total adjustment of Site Acquisition grant is \$10,000. The State share will increase by \$5,000.

Line 2

The total adjustment of DTSC Fees grant is \$1,719.50. The State share will increase by \$859.75.

Schedule 2
Grant Adjustments

District Name: Buckeye Union Elementary
 School: Calif. Montessori Project- Shingle Springs
 County: El Dorado
 SFP Application Number: 54/61838-00-001
 LPP Application Number: None
 Date: October 26, 2018

SITE RELATED GRANT ADJUSTMENTS				
	A	B	C	D
Line	Total Grant Amount (State & District Share)	Eligible Amount	Difference (A-B)	Comments
1	\$ 170,000.00	\$ 180,000.00	\$ 10,000.00	Eligible Site Acquisition
2	\$ 1,500.00	\$ 3,219.50	\$ 1,719.50	Eligible DTSC Fees
4	TOTAL		\$ 11,719.50	To Page 1, Column B, Line 10

Explanations:

Line 1

The District reported \$190,000 for site acquisition costs, also, stated on the Final Buyer's Closing Statement; however, the appraisal value is \$180,000. Pursuant to SFP Regulation 1859.74, the State approves the lesser amount between the actual purchase cost and appraisal value. The original site acquisition grant is \$170,000; therefore, the State will increase \$10,000 for that (State and District share).

Line 2

The project has funded DTSC Fees in the amount of \$1,500; the district reported eligible DTSC Fees costs in the amount of \$3,219.50. Therefore, the total grant need to be increased by \$1,719.50.

Schedule 3
Review Adjustments

District Name: Buckeye Union Elementary
 School: Calif. Montessori Project- Shingle Srpings
 County: El Dorado
 SFP Application Number: 54/61838-00-001
 LPP Application Number: None
 Date: October 26, 2018

SITE RELATED REVIEW ADJUSTMENTS			
	A	B	C
Line	Reported Amount	Verified Amount	Difference (A-B)
1	\$190,000	\$ 180,000.00	\$ (10,000.00)
2	Total Site Related Review Adjustments:		\$ (10,000.00)
			To Page 1, Column B, line 11

Explanation

Line 1:

The District reported \$190,000 for site acquisition costs, also, stated on the Final Buyer's Closing Statement; however, the appraisal value is \$180,000. The State approves the lesser amount between the actual purchase cost and appraisal value. Therefore, the difference of \$10,000 consider ineligible site acquisition costs.

SCHOOL DISTRICT DATA

Application No: 54/61838-00-001
 School District: Buckeye Union Elementary

County: El Dorado
 School Name: Calif. Montessori Project-Shingle Springs

PROJECT DATA

Type of Project: Middle School
 K-6: 300
 7-8: 50
 9-12:
 Non-Severe:
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 14
 Master Acres: 8.6
 Existing Acres:
 Proposed Acres: 8
 Recommended Acres: 8.9
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: No

ADJUSTED GRANT DATA

New Construction Grant	\$	3,440,900.00
Fire Detection Alarm		4,150.00
Sprinkler System		58,950.00
Site Acquisition		110,750.00
Service Site		1,124,721.00
Off-Site		77,325.00
Utilities		105,098.00
General Site		337,008.00
Prevailing Wage Monitoring		13,147.00
Total State Share (50%)		5,272,049.00
Charter School Share (50%)		5,272,049.00
Total Project Cost	\$	10,544,098.00

PROJECT FINANCING

State Share
 This Project \$ 5,272,049.00
 Charter School Share
 CSFA Lease Amount 5,272,049.00
 Cash Contribution
 Total Project Cost \$ 10,544,098.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Charter Grant	055-540	55	\$ 567,456.00		
Charter Grant	955-540	55	4,243,704.00	\$ (4,243,704.00)	
Charter Grant - CIF	947-511	47	460,139.00	(460,139.00)	
Charter Grant - DTSC/Relo	955-541	55	750.00	(750.00)	
Charter Grant	055-540	55		4,243,704.00	\$ 4,243,704.00
Charter Grant - CIF	047-511	47		460,139.00	460,139.00
Charter Grant - DTSC/Relo	055-541	55		750.00	750.00
<u>District Share</u>					
CSFA Lease Amount	055-540	55	567,456.00		
CSFA Lease Amount	955-540	55	4,243,704.00	(4,243,704.00)	
CSFA Lease Amount - CIF	947-511	47	460,139.00	(460,139.00)	
CSFA Lease Amount - DTSC/Relo	955-541	55	750.00	(750.00)	
CSFA Lease Amount	055-540	55		4,243,704.00	4,243,704.00
CSFA Lease Amount - CIF	047-511	47		460,139.00	460,139.00
CSFA Lease Amount - DTSC/Relo	055-541	55		750.00	750.00
Cash Contribution					
Total			\$ 10,544,098.00	\$ 0.00	\$ 9,409,186.00

Funding Sources: Proposition 55 Bonds/2004-Mar.; Proposition 47 Bonds/2002-Nov.

Pursuant to the Board's action on October 14, 2013, the Charter School is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before January 13, 2014; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of January 13, 2014.

The Form SAB 50-05 submittal must contain an original signature from a designated Charter School 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 January 13, 2014.

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

The Charter School received \$1,134,912 for advance design and site acquisition costs.



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

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Sacramento Office

12/21/2012 - APPROVAL OF PLAN(S)

Gary Bowman
California Montessori Project
5330A Gibbons Drive
Carmichael, 95608

Project: Montessori School (California Montessori Project)
Total Scope of Project: Construction of 2-Classroom Buildings (Relocatable), 1-Multi-purpose Building

Increment #: 0
Application #: 02-112659
File #: 34-CMP

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 12/21/2012. 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 #: 02-112659

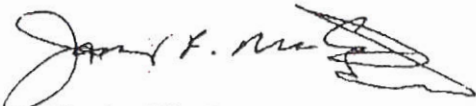
File #: 34-CMP

- ☐ 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 20 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:

This Project has been classified as **Class 2 & RBIP**. 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,



for Chester "Chet" Widom, FAIA
State Architect

cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

December 21, 2012

Mr. Gary Bowman, Executive Director
California Montessori Project
4718 Engle Road
Carmichael, CA 95608

Project Tracking No: 61838-25
Re: CA Montessori Project-Shingle Springs
County: El Dorado
Square Feet: 23,852
Grade Level: K - 8

Dear Mr. Bowman:

Subject: Final Plan Approval – Charter School

The California Department of Education approves the plans with the title sheet date of December 20, 2012 for the above referenced project. The plans were received on December 20, 2012. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 14001 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 usable acres. This represents 93.02% of the California Department of Education's recommended site size of 8.6 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 8.9 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 89.89% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 – 6	10	250
Classrooms	7 – 8	2	54
Kindergartens	Kindergarten	2	50
<u>14</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 354.

CORE FACILITIES:

Administration	Kitchen	Multi-Purpose
Resource Specialist Prog	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.

The district has met the requirements of Education Code 17213.1 regarding the preparation of a Phase 1 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 November 8, 2012 indicating that no action or nor further action is required for this site.

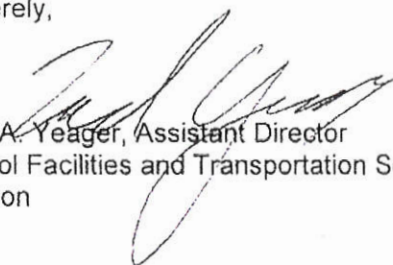
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding request to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence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

Mr. Gary Bowman, Executive Director
December 21, 2012
Page 3

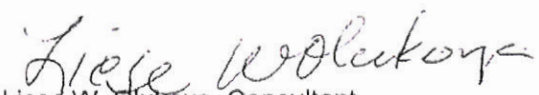
61838-25
CA Montessori Project-Shingle Springs

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities and Transportation Services
Division



Liese W. Olukoya, Consultant
School Facilities and Transportation Services
Division
(916) 445-5657

DP5759/P4972
cc: Architect