

January 4, 2018

Application No.: 50/66803-00-006
School: Creekview Ranch
County of Placer

Mr. Jim Ferguson
District Representative
Dry Creek Joint Elementary School District
9707 Cook Riolo Road
Roseville, CA 95747

Dear Mr. Ferguson:

The Office of Public School Construction (OPSC) has completed its review of Creekview Ranch, OPSC application number 50/66803-00-006. 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 January 23, 2008.

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.

The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site funding in the amount of \$311,159.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated May 22, 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.

Mr. Jim Ferguson

January 4, 2018

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: Mr. Bradely D. Tooker, District Superintendent
Placer County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Dry Creek Joint Element:
 School: Creekview Ranch
 County: Placer
 SFP Application Number: 50/66803-00-006
 LPP Application Number: _____
 Date: 5/1/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 12,519,781	\$	1,650,412
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 12,519,781	\$	1,650,412
5	Interest	5	\$ 257		
6	Total Project Funding	6	\$ 25,039,819	\$	3,300,824
7	Reported Expenditures	7	\$ 49,905,064	\$	3,900,000
8	Reported Overspent	8	\$ (24,865,245)		
9	Reported Adjustment Site Related Grants	9		\$	(599,176)
10	Grant Adjustments	10	\$ 23,968	\$	599,176
11	Total Review Adjustments	11	\$ -	\$	-
12	Revised Expenditures	12	\$ 49,905,064	\$	-
13	Net Overspent	13	\$ (24,841,277)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant Due to the District	15	\$ 11,984		
16	Site Adjustment Due the District	16		\$ 299,175	
17	Total Due the District	17			\$ 311,159

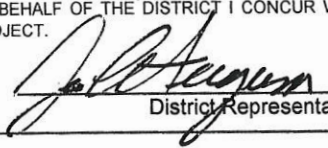
Explanations:

Line 10 Amount increase due to actual purchase price and 4 % site other
 Line 17: State share of 50% for increased site purchase and site other costs

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional site, funding in the amount of \$311,159. Per SFP Regulation Section 1859.106(d), "Any adjustments made pursuant to this Section will be made only if sufficient bond authority is available for the adjustment. If an Unfunded List has been created by the Board, then any adjustments made pursuant to SFP Regulation Section 1859.106(d) will be placed on the Unfunded List." Should the Board approve and place this project on the Unfunded List, this does not constitute a guarantee or commitment of future State funding and should not be relied on in any manner as any kind of representation or indication of future State funding. The State cautions any kind of reliance on the fact that an application has been placed on this list.

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

May 22, 2017
 Date

Schedule
Refund/Reimbursement Summary

District Name: Dry Creek Joint Eleme
 School: Creekview Ranch
 County: Placer
 SFP Application Number: 50/66803-00-006
 LPP Application Number:
 Date: 5/1/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$598,351	\$299,176	\$299,175	Site Grant increase
2	\$23,968	\$11,984	\$11,984	Site Other Grant increase
3				
4				
5				
6				
7	Grant Reduction (State's Share)		\$ 311,159	

Explanations:

Line 1 Site Grant increase due to purchase price increase

Line 2 Site Other Grant increase at 4% of site grant increase

Schedule Grant Adjustments

District Name: Dry Creek Joint Eleme
 School: Creekview Ranch
 County: Placer
 SFP Application Number: 50/66803-00-006
 LPP Application Number: _____
 Date: 5/19/2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 3,300,824	\$ 3,900,000	\$ 598,351	Site grant increase
2	\$ 132,032	\$ 156,000	\$ 23,968	Site other grant increase
3				
4				
5				
6				
7	Total Grant Adjustments:		\$ 622,319	

Explanations:

Line 1 The district received a site acquisition grant for \$3,300,000. It was verified the the site was \$3,900,000.

Line 2 Site other grant 4% of \$598,351.

Manual Item

SCHOOL DISTRICT DATA

Application No: 50/66803-00-006
 School District: Dry Creek Joint Elementary

County: Placer
 School Name: Creekview Ranch Middle

PROJECT DATA

Type of Project: Middle School
 K-6: 375
 7-8: 354
 9-12:
 Non-Severe: 13
 Severe: 9
 Application Filing Basis: District Wide
 Number of Classrooms in This Project: 29
 Master Acres: 24.9
 Existing Acres:
 Proposed Acres: 22.58
 Recommended Acres: 20.9
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: No
 Core Facilities: Multi-Purpose/Kitchen,
 Gymnasium,
 Library/Media Center,
 Administration, Toilet

ADJUSTED GRANT DATA

New Construction Grant	\$ 6,868,461.00
Fire Detection Alarm	11,014.00
Sprinkler System	137,340.00
Labor Compliance	59,239.00
High Performance (5.44%)	373,644.00
Site Acquisition	1,717,704.00
Service Site	1,992,489.00
Off-Site	1,278,501.00
Utilities	554,890.00
General Site	745,348.00
Total State Share (50%)	13,738,630.00
District Share (50%)	13,738,630.00
Total Project Cost	\$ 27,477,260.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 13,738,630.00
<u>District Share</u>	
Cash Contribution	13,738,630.00
Financial Hardship	
Total Project Cost	\$ 27,477,260.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>				
New Construction/Add. Grant	055-500		\$ 13,364,986.00	\$ 13,364,986.00
High Performance	057-700		373,644.00	373,644.00
<u>District Share</u>				
Cash Contribution			13,738,630.00	
Total		\$	\$ 27,477,260.00	\$ 13,738,630.00

Funding Source: Bonds/2004-March.

The District shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms. Pursuant to Article 10, Section 1859.90, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) within 18 months; otherwise, the apportionment will be rescinded.

Errors & Omission to correct funding source for High Performance (increase 057-700=373,644 and decrease 055-500=373,644)



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

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

07/13/2006-APPROVAL OF PLAN(S)

Revised

MR. KELVIN LEE
DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT
9707 COOK RIOLO ROAD
ROSEVILLE CA 95747

Project: WEST PLACER MIDDLE (DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT)
Scope: MULTI PURPOSE BUILDING
Application #: 02-107711
Increment #: 3
File #: 31-15

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 6/29/06. A set of said drawings and specifications has been filed on 7/13/06.

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.

Application #: 02-107711
File #: 31-15

- ☐ 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.
- ☐ 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: Fire Sprinkler System, Skylights, Bleachers, Basketball Backstops, Window wall system

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,


David F. Thorman, AIA
State Architect

DFT: aom

Attachments

cc:
County Superintendent of Schools
OPSC
Architect, SE, ME, EE
Reading
File





CALIFORNIA
DEPARTMENT OF
EDUCATION

1430 N STREET
SACRAMENTO, CA
95814-5901

December 20, 2007

Ala
JACK O'CONNELL
State Superintendent of
Public Instruction
PHONE: (916) 319-0800



Dry Creek Joint Elementary
9707 Cook Riolo Rd.
Roseville, CA 95747

Project Tracking No: 66803-12
Re: Creekview Ranch Middle School
County: Placer
Square Feet: 73,693
Grade Level: 6 - 8

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of December 1, 2006, for the above referenced project. The plans were received on September 21, 2006. 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 December 12, 2007.

The school site for this project is 22.58 usable acres. This represents 108.04% of the California Department of Education's recommended site size of 20.9 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 24.9 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 90.68% 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	7 - 8	21	567
Music/Choir/Band	7 - 8	1	27
Non-severe Special Education	Special Education Non-Severe	1	13
Science Lab	7 - 8	6	162
Severe Special Education	Special Education Severe	1	9

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 778.

CORE FACILITIES:

Administration	Custodial	Gymnasium
Kitchen	Locker	Mechanical
Multi-Purpose	Platform	Resource Specialist Prog
Small Group Instruction	Speech	Storage
Teacher Work Room	Toilets	

Comment: This sixth supercede reflects corrections in the site's percentage of California Department of Education's recommended acres, in the gross and net useable site acres, and the riparian dedication acreage as follows: 32.365 gross acres which includes 22.577 net useable school site acres and 9.513 gross (9.172 net) acres to be dedicated to the County for a riparian easement. An additional 5.885 gross acres for a future district office are not included in the above gross or net acres.

The fifth supercede reflects the decrease in gross and net acres by removing acreage for a future district office, and the additional acreage requirement for football and track as requested by the district. The district has indicated they will be dedicating 8.56 of the gross unusable acres to the Placer County for a riparian easement.

The fourth supercede reflects the increase in the master plan capacity and California Department of Education's recommended acreage by including two County Office of Education Special Education classrooms.

The third supercede reflects the change in utilization on one non-severe special education room to a severe classroom, resulting in a net reduction of four students in capacity.

The second supercede reflects a reduction in scope of this first phase of the project with a title sheet revision date of 12/1/06. Due to funding issues, nine relocatables and six permanent classrooms and the permanent library have been eliminated. The district has indicated that an interim library shall be provided by either the assignment of two or more classrooms or the placement of relocatables on the project site (not included in this plan approval). Per Title 5 section 14030 (k)(3), library space shall be proportional to the maximum planned enrollment, with a recommendation of no less than two square feet per enrollment.

The first supercede reflects revisions to the parking and circulation with a title sheet revision date of June 20, 2006.

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

The applicant has certified to the California Department of Education that: 1) the district has consulted with a career technical education advisory committee regarding the need for career and technical facilities, or 2) the district is not required to consult with a career technical education advisory committee because the project is not a large project as defined in SAB Regulation 1859.2, or 3) the district is not required to have a career technical education advisory committee.

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 October 11, 2005 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.

Dry Creek Joint Elementary
December 20, 2007
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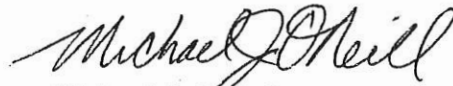
PTN: 66803-12
Creekview Ranch Middle School

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



Michael J. O'Neill
School Facilities Planning Division
(916)322-1463

DP3154/P2480
cc: Architect