

April 17, 2018

Application No.: 53/67314-00-004
School: Marion Mix Elementary
County of Sacramento

Mr. Robert D. Pierce
District Representative
Elk Grove Unified School District
9510 Elk Grove-Florin Road, Room 206
Elk Grove, CA 95624

Dear Mr. Pierce:

The Office of Public School Construction (OPSC) has completed its review of Marion Mix Elementary, OPSC application number 53/67314-00-004. 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 2, 2012.

The project is a non-financial hardship Overcrowding Relief Grant 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 identified \$445,000 in review adjustments for ineligible site purchase cost expenditures. The project overspent amount has been adjusted to reflect this finding.

The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional Department of Toxic Substances Control (DTSC) funding in the amount of \$54.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated February 26, 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: Mr. Christopher R. Hoffman, District Superintendent
Sacramento County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Elk Grove Unified
 School: Marion Mix Elementary
 County: Sacramento
 SFP Application Number: 53/67314-00-004
 LPP Application Number: none
 Date: February 8, 2018

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$ -	-
2	SFP State Apportionment	2	\$ 10,062,867.00	\$ 2,533,250.00	
3	Financial Hardship Apportionment	3	\$ -	\$ -	-
4	District Contribution	4	\$ 10,062,867.00	\$ 2,533,250.00	
5	Interest	5	\$ 25,906.81		
6	Total Project Funding	6	\$ 20,151,640.81	\$ 5,066,500.00	
7	Reported Expenditures	7	\$ 22,761,597.58	\$ 5,511,608.00	
8	Reported Overspent	8	\$ 2,609,956.77		
9	Reported Adjustment Site Related Grants	9		\$ 445,108.00	
10	Grant Adjustments (State & District Share)	10	\$ -	\$ 108.00	
11	Total Review Adjustments	11	\$ -	\$ (445,000.00)	
12	Revised Expenditures	12	\$ 22,761,597.58	\$ 5,066,608.00	
13	Net Overspent	13	\$ 2,609,956.77	\$ -	
14	Interest Due	14	\$ -	\$ -	
15	Adjusted Grant to be Returned to the State (State share)	15	\$ -		
16	Site Adjustment Due the District (State share)	16		\$ 54.00	

Explanations:**Column B, Lines 9 and 10**

The figure in Line 9 is presented for informational purposes only. It represents the difference between current site grants funding and reported expenditures. The grant adjustment affecting project funding is presented in Line 10, which is based on Schedule 2.

Line 11

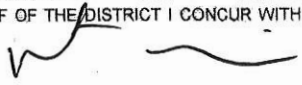
Please see Schedule 3

Line 16

Please see Schedule 1

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

2/20/18

Date

Schedule 1
Refund/Reimbursement Summary

District Name: Elk Grove Unified
 School: Marion Mix Elementary
 County: Sacramento
 SFP Application Number: 53/67314-00-004
 LPP Application Number: none
 Date: February 8, 2018

SITE RELATED GRANTS ADJUSTMENTS			
A	B	C	D
Total Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
Line 1 \$ 108.00	\$ 54.00	\$ 54.00	DTSC Fees
2	TOTAL	\$ 54.00	

Explanations:

Line 1 Since the State's share of project funding is 50%, the State's share of the \$108 funding adjustment is \$54.00. Upon approval by the State Allocation Board, this will be processed as an apportionment increase.

Schedule 2
Grant Adjustments

District Name:	<u>Elk Grove Unified</u>
School:	<u>Marion Mix Elementary</u>
County:	<u>Sacramento</u>
SFP Application Number:	<u>53/67314-00-004</u>
LPP Application Number:	<u>none</u>
Date:	<u>February 8, 2018</u>

SITE RELATED GRANT ADJUSTMENTS				
	A	B	C	D
Line	Total Grant Amount (State & District Share)	Eligible Amount	Difference (B - A)	Comments
1	\$ 1,500.00	\$ 1,608.00	\$ 108.00	DTSC Fees
2		TOTAL	\$ 108.00	To Page 1, Column B, Line 10

Explanations:

Line 1 The District reported \$1,608 for DTSC fees, which have been accepted as accurate by OPSC. Per Regulation Section 1859.74, funding for DTSC fees equals the eligible DTSC fees incurred. Since the eligible fees are \$108 higher than current funding, funding for this grant category must be increased by \$108.

Schedule 3
Review Adjustments

District Name: Elk Grove Unified
 School: Marion Mix Elementary
 County: Sacramento
 SFP Application Number: 53/67314-00-004
 LPP Application Number: none
 Date: February 8, 2018

SITE RELATED REVIEW ADJUSTMENTS				
	A	B	C	D
Line	Reported Amount	Eligible Amount	Difference (B - A)	Comments
1	\$ 5,510,000.00	\$ 5,065,000.00	\$ (445,000.00)	Ineligible Site Purchase Cost
2	Total Site Related Review Adjustments:		\$ (445,000.00)	To Page 1, Column B, line 11

Explanation(s)

Line 1: The District reported \$610,000 to acquire parcel 119-1370-034, which is \$445,000 more than the appraised value of \$165,000. Per Regulation Section 1859.74, eligible site purchase costs are limited to the lower of the sales price or appraised value. The reported purchase costs have been adjusted down by \$445,000 to reflect the amount eligible for Site Purchase Grant funding.

SCHOOL DISTRICT DATA

Application No: 53/67314-00-004
 School District: Elk Grove Unified

County: Sacramento
 School Name: Marion Mix-Gandy Elementary

PROJECT DATA

Type of Project: Elementary School
 K-6: 750
 7-8:
 9-12:
 Non-Severe: 13
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 31
 Master Acres: 13.1
 Existing Acres:
 Proposed Acres: 7.22
 Recommended Acres: 10.2
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No

ADJUSTED GRANT DATA

New Construction Grant	\$ 7,322,195.00
Fire Detection Alarm	8,679.00
Sprinkler System	123,618.00
Multi-Level Constr.	28Crs. 794,220.00
Prevailing Wage Monitoring	15,725.00
Site Acquisition	2,634,550.00
Service Site	692,392.00
Off-Site	320,886.00
Utilities	77,994.00
General Site	605,858.00
Total State Share (50%)	12,596,117.00
District Share (50%)	12,596,117.00
Total Project Cost	\$ 25,192,234.00

PROJECT FINANCING

District Share

Cash Contribution \$ 12,596,117.00
 Financial Hardship
 Total Project Cost \$ 25,192,234.00

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	955-531	55	\$ 12,596,117.00	\$ (12,596,117.00)	
New Construction/Add. Grant	055-531	55		12,596,117.00	\$ 12,596,117.00
<u>District Share</u>					
Cash Contribution			12,596,117.00		
Total			\$ 25,192,234.00	\$ 0.00	\$ 12,596,117.00

Funding Source: Proposition 55 Bonds/2004-Mar.

Pursuant to the Board's action on August 28, 2013 the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before November 26, 2013; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of November 26, 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 November 26, 2013.

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.

F



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

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

11/25/2009 - APPROVAL OF PLAN(S)

MR. Steven Ladd
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD.
ELK GROVE 95624

Project: MARION MIX ELEMENTARY SCHOOL (ELK GROVE UNIFIED SCHOOL DISTRICT)
Total Scope of Project: Construction of 1-2 Story - Administration Building / Library Building / Classroom Building,
1-Multi-purpose Building, 1-Kindergarten Building, 5-30x32 Classroom Buildings (Relocatable),
1-30x32 Teacher's workroom Building (Relocatable), 1-12x40 Toilet Building (Relocatable)

Portion of total scope covered by this letter: Construction of 1-2 Story - Administration Building / Library Building / Classroom Building;
1-Multi-purpose Building, 1-Kindergarten Building

Increment #: 1
Application #: 02-110594
File #: 34-17

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on **11/25/2009**. 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 #: 02-110594

File #: 34-17

- ☐ 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:
Automatic Fire Sprinkler Systems, Elevator Guide Rails and Support Bracket Anchorage, Window Wall Systems or Storefronts with spans greater than 10 feet, roof access stairway.

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,

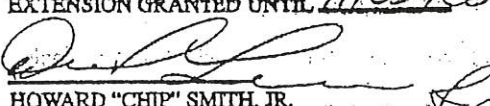


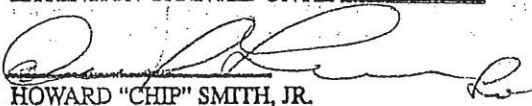
for David F. Thorman, AIA
State Architect

☒

cc:
Architect

Digitally signed by DAN LEVERNIER
DN: cn=California Department of General Services,
ou=Division of the State Architect,
ou=www.verisign.com/repository/CPS Incorp, by
ReLLAB.LTD(C)09, title=REGIONAL MANAGER,
email=dan.levernier@dgs.ca.gov
Date: 2009.12.14 16:24:55 -0800

EXTENSION GRANTED UNTIL 11/25/2011

HOWARD "CHIP" SMITH, JR.
ACTING STATE ARCHITECT

EXTENSION GRANTED UNTIL 11/25/2012

HOWARD "CHIP" SMITH, JR.
ACTING STATE ARCHITECT

JUL 7 2010

Facilities & Planning
RECEIPT

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION



CALIFORNIA
DEPARTMENT OF
EDUCATION

June 30, 2010

RECEIVED

JUL 6 2010

Elk Grove Unified School District
Superintendent's Office

Elk Grove Unified
9510 Elk Grove-Florin Rd.
Elk Grove, CA 95624

Project Tracking No: 67314-27
Re: Marion Mix Elementary School (COS #1)
Franklin Blvd. and Laguna Park Drive
County: Sacramento
Acres: 8.42
Grade Level: K - 8

Dear Superintendent:

Subject: Final Site Approval

The California Department of Education approves the acquisition of and/or use of, for school purposes, the parcel of property described on the attachment. This site meets 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 district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

The property approved for acquisition and/or use is 8.42 gross acres of which 7.22 are usable for school purposes. This represents 51.21% of the California Department of Education's recommended master plan site size of 14.1 acres as contained in the California Department of Education's Guide to School Site Analysis and Development (2000).

As required by Education Code 17072.12(b) and State Allocation Board Regulation 1859.75(b) for districts requesting state aid in site acquisition, the district has certified to the California Department of Education that there are no district owned sites that are usable for this project.

Comments: The District has submitted adequate documentation pursuant to Title 5 sections 14010(u) and 14011(n) and CDE Guidance requesting an exemption from power line setback distances specified in section 14010(c) for a 69 kV power line adjacent to the eastern border of the site along Franklin Blvd. This exemption for unrestricted uses for the full site is granted as the EMF Management Plan (by Field Management Services dated April 14, 2005) modified recommendations were adopted by the District's governing board and include specific guidelines be applied to the electrical design and that the District will establish an Audit Plan to include appropriate Quality Assurance and Quality Control for implementation of the approved Plan. Pursuant to Title 5 section 14010(l) for sites on arterial streets with heavy traffic, the District has conducted traffic studies and has indicated that the project site will be safely accessible by pedestrians and bicycles with the implementation of sidewalks, improvements to traffic and crosswalk signals, provision of safety educational programs and maps and brochures showing preferred routes, and that the district will

Elk Grove Unified
June 30, 2010
Page 2

PTN: 67314-27
Marion Mix Elementary School (COS #1)
Franklin Blvd. and Laguna Park Drive

work with local and District law enforcement agencies to promote and encourage traffic safety. Pursuant to Title 5 section 14010(b), the District has submitted adequate documentation demonstrating how the students will be provided an adequate educational program including physical education on a site that is only 51% of the California Department of Education recommended acreage for the proposed master planned enrollment as established in the 2000 "Guide to School Site Analysis and Development."

The applicant 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 June 1, 2005 indicating that no action or no further action/investigation is required for this site.

This site approval is valid for a maximum of five (5) years from the date of this approval letter. However, if prior to acquisition and/or initiation of the response action, changes take place within this five-year period which would affect or alter the Department of Education's original approval--including but not limited to, changes in surrounding land uses or CEQA determination, the master plan capacity of the site and changes in code and/or regulation--the site may be subject to reevaluation using the current standards in effect at the time of reevaluation.

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, Consultant
School Facilities Planning Division
(916)322-1463

DP6460/S4361
cc: OPSC Real Estate



STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

March 30, 2012

Project Tracking No: 67314-27
Re: Marion Mix Elementary School (COS #1)
County: Sacramento
Square Feet: 63,000
Grade Level: K - 6

Subject: Final Plan Approval - New School

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 California Department of Education's recommended acres for the master plan capacity of the site is 13.1 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 55.11% 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	26	650
Kindergartens	Kindergarten	3	75
Non-severe Special Education	Special Education Non-Severe	1	13

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 738.

CORE FACILITIES:

Administration	Kitchen	Library
Platform	Resource Specialist Prog	Serving Kitchen
Small Group Instruction	Speech	Storage
Teacher Work Room	Toilets	

The Plans include numerous classrooms that are between 810-900 square feet. Title 5 sections 14030(g)(1)(A) and (B) require classrooms to be a minimum of 960 square feet unless a smaller classroom is consistent with the educational program or adjacent space is available for use in the calculation of square feet. The educational specifications submitted by the district make no provisions for the minimum square footage of general classrooms. The district has provided written justification indicating that adjacent workrooms and small group rooms can be used for small group/pullout instruction.

Each kindergarten room and their supporting spaces average approximately 1,116 square feet. Title 5 section 14030(2)(A) requires kindergarten classrooms and related support space to be a minimum of 1,350 square feet. The district has submitted a board adopted educational specification which specifies that the smaller size is educationally appropriate. Therefore, the CDE approves an exemption per Title 5 section 14030(r). Should the kindergarten class size increase, the smaller rooms may become problematic and should full-day kindergarten be utilized, additional kindergarten rooms with equitable support spaces/restrooms may be necessary.

A 69 Kv line is adjacent to the eastern border of the site along Franklin Blvd. Pursuant to Title 5 sections 14010(u) and 14011(n) and CDE Guidance for an exemption from the power-line setback distances specified in Title 5 section 14010(c), the district as part of the site approval documentation requested, and was granted, an exemption for unrestricted uses for the full site. The Electromagnetic Field (EMF) Management Plan prepared for the project contains recommendations that were adopted by the governing board. These recommendations include specific guidelines to be applied to the electrical design and that the district will establish an Audit Plan to include appropriate Quality Assurance and Quality Control for implementation of the Plan. CDE recommends the district consider any other design/layout measures that might be implemented for any future day care facilities due to its proposed location nearest the power lines.

Pursuant to Title 5 section 14030(R), the district has requested, and CDE has granted, an exemption from the Title 5 section 14030(b) regarding foot traffic passing through entrance driveways. Documentation submitted by the district includes plan changes made to reduce the width of the driveways, one way traffic into and out of the parking lot, provision of an island which provides ample waiting area, and a review which found a very small number of students living west of the school who may potentially cross the driveways.

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

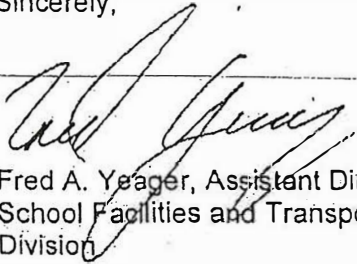
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence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

Elk Grove Unified
March 30, 2012
Page 4

PTN: 67314-27
Marion Mix Elementary School (COS #1)

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



Michael J. O'Neill, Consultant
School Facilities and Transportation Services
Division
(916)322-1463

DP6460/P5681
cc: Architect