

April 4, 2018

Application No.: 57/65565-00-004
School: Fort Bragg Senior High
County of Mendocino

Ms. Rebecca Walker
District Representative
Fort Bragg Unified School District
312 South Lincoln Street
Fort Bragg, CA 95437

Dear Ms. Walker:

The Office of Public School Construction (OPSC) has completed its review of Fort Bragg Senior High, OPSC application number 57/65565-00-004. 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 May 13, 2011.

The project is a non-financial hardship modernization project that was funded on a 60 percent State and 40 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 March 20, 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.

Ms. Rebecca Walker

April 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: Mendocino County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Fort Bragg Unified
 School: Fort Bragg Senior High
 County: Mendocino
 SFP Application Number: 57/65565-00-004
 LPP Application Number: NA
 Date: August 13, 2018

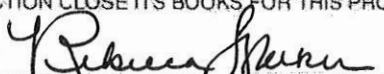
Line		
1	LPP State Apportionment	1 \$ -
2	SFP State Apportionment	2 \$ 4,794,752.00
3	Financial Hardship Apportionment	3 \$ -
4	District Contribution	4 \$ 3,196,502.00
5	Interest	5 \$ -
6	Total Project Funding	6 \$ 7,991,254.00
7	Reported Expenditures	7 \$ 15,923,839.48
8	Reported Overspent	8 \$ 7,932,585.48
9	Grant Adjustments	9 \$ -
10	Total Review Adjustments	10 \$ 103,795.92
11	Revised Expenditures	11 \$ 15,820,043.56
12	Net Overspent	12 \$ 7,828,789.56
13	Interest Due	13 \$ -
14	Total to be Returned to the State	14 \$ -

Explanations:

Please see attached Scheule 3, Schedule 3A, and Schedule 4 for details.

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

March 20, 2018
 Date

Schedule 3
Review Adjustments

District Name: Fort Bragg Unified
 School: Fort Bragg Senior High
 County: Mendocino
 SFP Application Number 57/65565-00-004
 LPP Application Number NA
 Date: March 13, 2018

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 1,538.07	\$ -	\$ 1,538.07	Ineligible Expenditures for Other Construction
2	\$ 518.36	\$ -	\$ 518.36	Ineligible Expenditures for Interim Housing
3	\$ 100,563.58	\$ -	\$ 100,563.58	Ineligible Expenditures for F&E
4	\$ 1,175.91	\$ -	\$ 1,175.91	Ineligible Expenditures for Construction Management
5	Total:		\$ 103,795.92	

Explanations:

Line 1, 2, 3, and 4:

The District reported \$103,795.92 in the *Detailed Listing of Project Expenditures (DLOPE)* ; however the review determined that

- * \$1,538.07 reported under Other Construction is ineligible.
- * \$518.36 reported under Interim Housing is ineligible.
- * \$100,563.58 reported under Furniture and Equipment (F&E) is ineligible.
- * \$1,175.91 reported under Construction Management is ineligible.

These expenditures either were for operational costs or supplies, or not included in the approved scope of CDE/DSA, or not supported by relevant documents, therefore considered ineligible.

Please see attached Schedule 3A for an individual listing of each ineligible expenditure.

Schedule 3A
Review Adjustments Details

District Name:	Fort Bragg Unified
School:	Fort Bragg Senior High
County:	Mendocino
SFP Application Number:	57/65565-00-004
LPP Application Number:	NA
Date:	March 13, 2018

	A	C	D	
Line	Category	Warrant Date	Vendor	Warrant Number Warrant Amount
1	Other Construction	8/29/2013	Wilco Supply	786992 \$ 215.49
2	Other Construction	6/28/2013	Waste Management	782930 \$ 1,322.58
			Subtotal:	\$ 1,538.07
3	Interim Housing	12/19/2013	The Rental Place	797179 \$ 58.48
4	Interim Housing	2/13/2014	The Rental Place	701140 \$ 27.87
5	Interim Housing	2/27/2014	US Bank/Amazon	702394 \$ 234.53
6	Interim Housing	6/12/2014	Norvell's	711786 \$ 197.48
			Subtotal:	\$ 518.36
7	F & E	10/7/2010	CDW Government Inc	703642 \$ 8,349.01
8	F & E	2/3/2011	Fair-Play	713269 \$ 3,765.75
9	F & E	5/31/2012	Dell Marketing	751941 \$ 1,261.25
10	F & E	8/30/2012	Dell Marketing	758154 \$ 5,274.82
11	F & E	2/14/2013	Pro Media Ultrasound	771657 \$ 2,760.00
12	F & E	11/1/2013	Sac-Val Janitorial	793260 \$ 23,718.10
13	F & E	1/31/2014	Wilco Supply	799913 \$ 772.31
14	F & E	2/13/2014	Wilco Supply	701144 \$ 61.37
15	F & E	4/3/2014	Wilco Supply	705628 \$ 237.41
16	F & E	7/17/2014	Wilco Supply	714512 \$ 83.48
17	F & E	11/10/2014	Wilco Supply	725649 \$ 803.10
18	F & E	1/15/2015	Wilco Supply	728974 \$ 582.48
19	F & E	2/26/2015	Wilco Supply	732752 \$ 600.94
20	F & E	8/21/2014	US Bank/Amazon	716776 \$ 621.92
21	F & E	11/4/2010	CDW Government Inc.	706204 \$ 2,714.45
22	F & E	11/18/2010	CDW Government Inc.	707496 \$ 2,763.71
23	F & E	6/14/2012	Dell Marketing	753100 \$ 854.19
24	F & E	8/8/2013	Hopley Co	785364 \$ 11,307.91
25	F & E	2/27/2014	Development Group	702360 \$ 34,031.38
			Subtotal:	\$ 100,563.58
26	Construction Management	2/24/2011	Quattrocchi Kwok Architect	715013 \$ 1,175.91
			Subtotal:	\$ 1,175.91
			Total:	\$ 103,795.92

Explanations:

Line 1-2

The District reported \$1,538.07 under Other Construction in the Detailed Listing of Project Expenditures (DLOPE). These expenditures are considered ineligible as they are supplies in nature or operational cost.

Line 3-6

The District reported \$518.36 under Interim Housing in the DLOPE. These expenditures are considered ineligible as they are supplies in nature or supplies recorded in General Ledger with object code 4300 (Materials and Supplies) / 4400 (Noncapitalized Equipment).

Line 7-25

The District reported \$100,563.58 under Furniture and Equipment (F&E) in the DLOPE. These expenditures are considered ineligible as they are supplies recorded in General Ledger with object code 4300 (Materials and Supplies) / 4400 (Noncapitalized Equipment) or for the Photo lab which was not included in DSA/CDE approval.

Line 26

The District reported \$1,175.91 under Construction Management in the DLOPE. This expenditure was not accompanied with a supporting invoice. The invoice provided was for another transaction. This expenditure is considered ineligible.

Schedule 4
Non-Monetary Discussion Item

District Name:	<u>Fort Bragg Unified</u>
School:	<u>Fort Bragg Senior High</u>
County:	<u>Mendocino</u>
SFP Application Number:	<u>57/65565-00-004</u>
LPP Application Number:	<u>NA</u>
Date:	<u>March 13, 2018</u>

Explanations:

During the course of our review the Office of Public School Construction (OPSC) identified the following item. While they are non-monetary in nature they still warrant a discussion.

- 1 Unmatched total expenditure reported on Form SAB 50-06 (Expenditure Report) and Detailed List of Project Expenditures (DLOPE)

The reported to-date expenditure amounts in Expenditure Report #2, #3, and #4 do not match with the DLOPEs attached to the reports. It is noted that the District manually adjusted the amounts in hand writing for report #2 and #3. However, the manually revised amount did not match, either.

In the final Expenditure Report (#4), the District reported a total project expenditure of \$16,717,836.39, while the accumulative expenditures reported in DLOPE totaled at \$15,923,839.48.

The review adjusted the total to-date amount on Expenditure Report #4 to match DLOPE amount at \$15,923,839.48.

It should be noted for future projects that accurate and consistent reporting of SFP expenditures on Form SAB 50-06 and DLOPE is necessary to determine the total project expenditure.

SCHOOL DISTRICT DATA

Application No: 57/65565-00-004
 School District: Fort Bragg Unified

County: Mendocino
 School Name: Fort Bragg Senior High

PROJECT DATA

Type of Project: High School Application Filing Basis: Site Specific
 Pupils Assigned Under 50 Yrs: K-6:
 7-8:
 9-12: 672
 Non-Severe:
 Severe:
 Financial Hardship Requested: No Recommended Acres: 24.9
 Alternative Education School: No Existing Acres: 30.01

ADJUSTED GRANT DATA

Modernization Grant - Under 50 Yrs	\$	3,228,288.00
Project Assistance		2,930.00
Fire Detection Alarm		74,592.00
Prevailing Wage Monitoring		7,181.00
Geographic Index Factor	10 %	434,967.00
Accessibility/Fire Code Req.		1,046,794.00
Total State Share (60%)		4,794,752.00
District Share (40%)		3,196,502.00
Total Project Cost	\$	<u>7,991,254.00</u>

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 4,794,752.00
<u>District Share</u>	
Cash Contribution	3,196,502.00
Financial Hardship	
Total Project Cost	\$ <u>7,991,254.00</u>

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Modernization/Additional Grant	957-570	1D	\$ 4,787,571.00	\$ (4,787,571.00)	
Modernization/Additional Grant	057-570	1D		4,794,752.00	\$ 4,794,752.00
<u>District Share</u>					
Cash Contribution			3,191,714.00	4,788.00	
Total			\$ <u>7,979,285.00</u>	\$ <u>11,969.00</u>	\$ <u>4,794,752.00</u>

Funding Source: Proposition 1D Bonds/2006-Nov.

Pursuant to the Board's action on June 27, 2012 the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before September 25, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of September 25, 2012.

The Form SAB 50-05 submittal must contain an original signature from a designated District Representative and must be physically received by the Office of Public School Construction at 707 Third Street, West Sacramento, CA 95605 prior to the close of business on September 25, 2012.

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.



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

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

2/2/2011 - APPROVAL OF PLAN(S)

ANTHONY SORCI
FORT BRAGG UNIFIED SCHOOL DISTRICT
312 SOUTH LINCOLN STREET
FORT BRAGG, 95439

Project: Fort Bragg High School
Total Scope of Project: Alterations to 1-Administration Building / Library Building, 1-Classroom Building, 1-Classroom Building / Science Building, 1-Gymnasium Building
Increment #: 0
Application #: 01-110774
File #: 23-H2

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 2/2/2011. 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 #: 01-110774

File #: 23-H2

- ☐ 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:
Elevator Guide Rails and Support Bracket Anchorage, Window Wall Systems or Storefronts with spans greater than 10 feet

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 DAVID T. CHOI
DN: st=CALIFORNIA, o=OAKLAND, ou=California
Department of General Services, ou=Division of the State
Architect, ou=www.verisign.com/repository/CPS Incorp. by
Ref., LIAI LTD (c)1999, ou=Registered Engineer License
Number - 2622, title=SUPERVISING STRUCTURAL
ENGINEER, cn=DAVID T. CHOI,
email=dauid.choi@dgs.ca.gov
Date: 2011.02.03 13:00:43 -0800

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

cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

April 6, 2011

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

RECEIVED

APR 12 2011

Quattrocchi Kwok
Architects

Fort Bragg Unified
312 South Lincoln St.
Fort Bragg, CA 95437

Project Tracking No: 65565-17

Re: Fort Bragg High School

County: Mendocino

Square Feet: 66,718

Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of February 1, 2011, for the above referenced project. The plans were received on March 7, 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 30.01 usable acres. This represents 120.52% of the California Department of Education's recommended site size of 24.9 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 project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Arts and Crafts	9 - 12	1	27
Classrooms	9 - 12	15	405
Computer	9 - 12	2	54

Fort Bragg Unified
April 6, 2011
Page 2

PTN: 65565-17
Fort Bragg High School

Drama	9 - 12	1	27
Industrial Tech	9 - 12	2	54
PE Room	9 - 12	2	54
Science Lab	9 - 12	4	108

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 729.

CORE FACILITIES:

Administration	Gymnasium	Kitchen
Library	Locker	Shower
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.

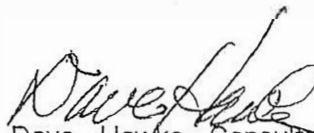
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of this letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence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

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities Planning Division



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

DP6939/P6146
cc: Architect