

September 7, 2018

Application No.: 50/61697-00-002
School: John Swett High
County of Contra Costa

Dr. Derek Pinto
District Representative
John Swett Unified School District
400 Parker Avenue
Rodeo, CA 94572

Dear Dr. Pinto:

The Office of Public School Construction (OPSC) has completed its review of John Swett High, OPSC application number 50/61697-00-002. 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 November 15, 2010.

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 hazardous waste removal, Department of Toxic Substances Control (DTSC) funding in the amount of \$152,545.57.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated August 14, 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,



RICK ASBELL, Chief, Fiscal Services
Office of Public School Construction

Enclosure

cc: Dr. Charles Miller, District Superintendent
Contra Costa County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: John Sweet Unified School
 School: John Sweet
 County: Contra Costa
 SFP Application Number: 50/61697-00-002
 LPP Application Number: None
 Date: 8/10/2018

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 3,615,879.00	\$	451,058.00
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 3,615,879.00	\$	451,058.00
5	Interest	5	\$ 2,700.00	\$	-
6	Total Project Funding	6	\$ 7,234,458.00	\$	902,116.00
7	Reported Expenditures	7	\$ 9,594,427.87	\$	1,207,207.13
8	Reported Overspent	8	\$ (2,359,969.87)		
9	Reported Adjustment Site Related Grants	9		\$	(305,091.13)
10	Grant Adjustments (State & District Share)	10	\$ -	\$	305,091.13
11	Total Review Adjustments	11	\$ -	\$	-
12	Revised Expenditures	12	\$ 9,594,427.87	\$	1,207,207.13
13	Net Overspent	13	\$ (2,359,969.87)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant Due to the District (State share)	15	\$ -		
16	Site Adjustment Due to the District (State share)	16		\$	152,545.57
17	Total Due to the District	17		\$	152,545.57

Explanations:

Line 10
 See Schedules 1 and 2

Line 17:

The District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional hazardous waste/materials removal and Department of Toxic Substances Control (DTSC) funding in the amount of \$152,545.57.

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.

Susan Mathern

District Representative (printed name)

[Signature]

Signature

8/14/18

Date

Schedule 2
Grant Adjustments

District Name: John Sweet Unified School
 School: John Sweet
 County: Contra Costa
 SFP Application Number: 50/61697-00-002
 LPP Application Number: None
 Date: 8/10/2018

SITE RELATED GRANT ADJUSTMENTS				
	A	B	C	D
Line	Total Grant Amount (State & District (FH) Share)	Eligible Amount	Difference (A-B)	Comments
1	\$ 12,026.00	\$ 184,931.48	\$ 172,905.48	DTSC Fees
2	\$ 890,090.00	\$ 1,022,275.65	\$ 132,185.65	Hazardous Waste Removal
3	TOTAL		\$ 305,091.13	To Page 1, Column B, Line 10

Explanations:

Line 1

The District expended \$184,931.48 for DTSC Fees costs and received a grant for \$12,026.00. Therefore, the district is eligible for a grant increase totaling \$172,905.48.

Line 2

The District expended \$1,022,275.65 for Hazardous Waste Removal costs and received a grant for \$890,090.00. Therefore, the district is eligible for a grant increase totaling \$132,185.65.

Schedule 1
Refund/Reimbursement Summary

District Name: John Sweet Unified School
 School: John Sweet
 County: Contra Costa
 SFP Application Number: 50/61697-00-002
 LPP Application Number: None
 Date: 8/10/2018

SITE RELATED GRANTS ADJUSTMENTS				
	A	B	C	D
Line	Total Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 172,905.48	\$ 86,452.74	\$ 86,452.74	DTSC Fees
2	\$ 132,185.65	\$ 66,092.83	\$ 66,092.83	Hazardous Waste Removal
3		TOTAL	\$ 152,545.57	

Explanations:

Line 1

The reported amount exceeded the grant. The State's share of the increase of the grant is \$86,452.74. See Schedule 2 - Line 1.

Line 2

The reported amount exceeded the grant. The State's share of the increase of the grant is \$66,092.83. See Schedule 2 - Line 2.

Line 7

The net grant increase is \$152,545.57. This amount is due to the District.

SCHOOL DISTRICT DATA

Application No: 50/61697-00-002
 School District: John Swett Unified

County: Contra Costa
 School Name: John Swett High

PROJECT DATA

Type of Project: High School
 K-6:
 7-8:
 9-12: 162
 Non-Severe:
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 6
 Master Acres: 25.2
 Existing Acres: 8
 Proposed Acres:
 Recommended Acres: 29.1
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: Yes

ADJUSTED GRANT DATA

New Construction Grant	\$	1,986,120.00
Project Assistance		5,498.00
Fire Detection Alarm		3,888.00
Labor Compliance		23,038.00
Multi-Level Constr.	6Crs.	238,334.00
Site Acquisition		451,058.00
Service Site		177,327.00
Utilities		9,648.00
Small Size Project		79,445.00
Urban/Security/Impacted Site		1,092,581.00
Total State Share (50%)		4,066,937.00
District Share (50%)		4,066,937.00
Total Project Cost	\$	8,133,874.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 4,066,937.00
<u>District Share</u>	
Cash Contribution	4,066,937.00
Financial Hardship	
Total Project Cost	\$ 8,133,874.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
New Construction/Add. Grant	955-500	55	\$ 4,066,937.00	\$ (4,066,937.00)	
New Construction/Add. Grant	055-500	55		4,066,937.00	\$ 4,066,937.00
<u>District Share</u>					
Cash Contribution			4,066,937.00		
Total			\$ 8,133,874.00	\$ 0.00	\$ 4,066,937.00

Funding Source: Proposition 55 Bonds/2004-Mar.

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.

The District has certified it is enforcing a Labor Compliance Program (LCP). Please be advised this project has been apportioned with funds that require a LCP pursuant to Labor Code Section 1771.7.

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 • Arnold Schwarzenegger, Governor
State and Consumer Services Agency

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – Oakland Office

6/3/2009 - APPROVAL OF PLAN(S)

WAYNE TIERNEY
SWETT UNIFIED SCHOOL DISTRICT
400 PARKER AVENUE
RODEO, 94572

Project: JOHN SWETT HIGH SCHOOL-JOHN SWETT U.S.D.
Total Scope of Project: Construction of 1-Administration Building, 1-Music Building

Increment #: 0
Application #: 01-110280
File #: 7-H9

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 6/3/2009. 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.

Oakland Regional Office * 1515 Clay Street, Suite 1201 * Oakland, CA 94612 * (510) 622-3101

Application #: 01-110280

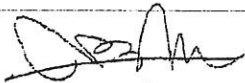
File #: 7-H9

- ☐ 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:
Fire Sprinkler System, Wheel Chair Lifts, 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 NAT CHAUHAN
DN: cn=CHAUHAN, o=California Department of
General Services, ou=Division of the State Architect,
ou=www.verisign.com/repository/CPD Incorporation, Inc.,
LIABLTID(c)98, ou=Registered Engineer License
Number - 81744, title=DSA OAKLAND REGIONAL
MANAGER, cn=NAT CHAUHAN, email=nat.
chauhan@dgs.ca.gov
Date: 2010.10.11 15:30:03 -0700

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

cc:
Architect

EXTENSION GRANTED UNTIL

10/10/2011



HOWARD "CHIP" SMITH, JR.
ACTING STATE ARCHITECT



CALIFORNIA
DEPARTMENT OF
EDUCATION

NOV 08 2010

John Swett USD

November 4, 2010

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

John Swett Unified
400 Parker Ave.
Rodeo, CA 94572

Project Tracking No: 61697-7
Re: John Swett High School (Music)
County: Contra Costa
Square Feet: 19,009
Grade Level: 9 - 12

Dear Superintendent:

Subject: ~~Final Plan Approval~~ - New Buildings

The California Department of Education approves the plans with the title sheet date of December 15, 2008, for the above referenced project. The plans were received on September 8, 2010. 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 ~~3.5 usable acres~~. This represents 27.49% of the California Department of Education's ~~recommended~~ site size of ~~29.1 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 ~~25.2 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 31.75% 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>
Arts and Crafts	9 - 12	2	54
Classrooms	9 - 12	2	54
Music/Choir/Band	9 - 12	2	54

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 162.

CORE FACILITIES:

Administration

Storage

Toilets

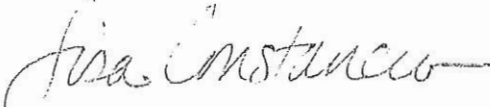
The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

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


Lisa Constancio, Consultant
School Facilities Planning Division
(916)445-4889

DP6070/P5282
cc: Architect