

June 26, 2018

Application No.: 53/64733-00-520
School: South Region High #15
County of Los Angeles

Ms. Shawn Atlow
District Representative
Los Angeles Unified School District
333 S. Beaudry Avenue 21st Floor, FLGF
Los Angeles, CA 90017

Dear Ms. Atlow:

The Office of Public School Construction (OPSC) has completed its review of South Region High #15, OPSC application number 53/64733-00-520. 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 2, 2009.

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.

An item will be taken to the next available State Allocation Board meeting in regards to a grant increase (State and District share) to Department Toxic Substance Control (DTSC) costs in the amount of \$153,026.09. There is also an adjustment grant increase (State and District share) to Hazardous waste removal by the amount of \$436,298.63.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated June 4, 2018 from the District. As the District has concurred with the review findings in the *Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

1. Summary of Project Financing and Expenditures and Supporting Schedules
2. State Allocation Board Apportionment Approval
3. Division of the State Architect Plan Approval
4. California Department of Education Final Plan Approval

In order to promote School Facility Program transparency, this report will be posted to our website.

Thank you for your assistance and cooperation during the review process. Should you have any questions concerning this report, you may call the Fiscal Services Unit at (916) 376-1771.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Asbell".

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

cc: Mr. Austin Beutner, District Superintendent
Los Angeles County Office of Education
Project file

I-C

Summary of Project Financing and Expenditures

District Name: Los Angeles Unified
 School: South Region High #15
 County: Los Angeles
 SFP Application Number: 53/64733-00-520
 LPP Application Number:
 Date: 5/15/2018

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$ -	
2	SFP State Apportionment	2	\$ 24,144,168.00	\$ 13,644,951.00	
3	Financial Hardship Apportionment	3	\$ -	\$ -	
4	District Contribution	4	\$ 24,144,168.00	\$ 13,644,951.00	
5	Interest	5	\$ -		
6	Total Project Funding	6	\$ 48,288,336.00	\$ 27,289,902.00	
7	Reported Expenditures	7	\$ 99,796,328.87	\$ 29,173,099.53	
8	Reported Overspent	8	\$ (51,507,992.87)		
9	Reported Adjustment Site Related Grants	9		\$ (1,883,197.53)	
10	Grant Adjustments (State & District Share)	10	\$ -	\$ 589,324.72	
11	Total Review Adjustments	11	\$ -	\$ -	
12	Revised Expenditures	12	\$ 99,796,328.87	\$ 27,879,226.72	
13	Net Overspent	13	\$ (51,507,992.87)	\$ (1,293,872.81)	
14	Interest Due	14	\$ -	\$ -	
15	Adjusted Grant to be Returned to the State (State share)	15	\$ -		
16	Site Adjustment Due to the District (State share)	16		\$ 294,662.36	
17	Total Due to the District	17			\$ 294,662.36

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 \$294,662.36.

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.

Shawn Atlow District Representative (printed name) Shawn Atlow Signature 6/4/18 Date

I-Dep.4

Schedule 1
Refund/Reimbursement Summary

District Name: Los Angeles Unified
 School: South Region High #15
 County: Los Angeles
 SFP Application Number: 53/64733-00-520
 LPP Application Number: _____
 Date: 5/15/2018

Line	SITE RELATED GRANTS ADJUSTMENTS			
	A	B	C	D
	Total Adjustment	Adjustments to District (FH) Share	Adjustments to State Share	Comments
1	\$ 153,026.09	\$ 76,513.05	\$ 76,513.05	DTSC Fees
2	\$ 436,298.63	\$ 218,149.32	\$ 218,149.32	Hazardous Waste Removal
3	\$ -	\$ -	\$ -	
4	\$ -	\$ -	\$ -	
5	TOTAL			\$ 294,662.36

	ADJUSTED GRANT RELATED GRANT ADJUSTMENTS			
	A	B	C	D
6	\$ -	\$ -	\$ -	Site Other
7	TOTAL			\$ -

Explanations:

Line 1

Audit recommends a \$153,026.09 adjustment to the Site DTSC Fee grant. The actual costs exceeded the grant amount. The State's share of the increase of the grant is \$76,513.05. See Schedule 2 - Line 1.

Line 2

Audit recommends a \$436,298.63 adjustment to the Site Hazardous Removal grant. The grant is less than the actual costs. The State's share of the increase of the grant is \$218,149.32. See Schedule 2 - Line 2.

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**Schedule 2
Grant Adjustments**

District Name: Los Angeles Unified
 School: South Region High #15
 County: Los Angeles
 SFP Application Number: 53/64733-00-520
 LPP Application Number: _____
 Date: 5/15/2018

Line	SITE RELATED GRANT ADJUSTMENTS			
	A	B	C	D
	Total Grant Amount (State & District (FH) Share)	Eligible Amount	Difference (A-B)	Comments
1	\$ 79,902.00	\$ 232,928.09	\$ 153,026.09	DTSC Fees
2	\$ 4,500,000.00	\$ 4,936,298.63	\$ 436,298.63	Hazardous Waste Removal
3	\$ -	\$ -	\$ -	
4	\$ -	\$ -	\$ -	
5	TOTAL			
			\$ 589,324.72	To Page 1, Column B, Line 10

See
II-B2 p.15

	ADJUSTED GRANT RELATED ADJUSTMENTS			
	A	B	C	D
6	\$ -	\$ -	\$ -	Site Other
7	TOTAL			
			\$ -	To Page 1, Column A, Line 10

Explanations:

Line 1

Per Regulation Section 1859.74(a)(3) and 1859.106 the District's funding for "site DTSC fees" is limited to approved DTSC expenses. The district received a grant of \$79,902 for DTSC fee in this project. However, the DTSC fee incurred \$232,928.09, which was greater than the grant amount. The district is eligible for an additional of \$153,026.09.

Line 2

Per School Facility Program (SFP) Regulations Section 1859.74.2 and 1859.106(a), adjustment may be made to the difference between the actual costs and the grant amount for hazardous waste/material removal costs. The district received a grant amount of \$4,500,000 for Site Hazardous Removal, and the actual costs spent was \$4,936,298.63. Therefore, the district is eligible for an additional of \$436,298.63.

SCHOOL DISTRICT DATA

Application No: 53/64733-00-520
 School District: Los Angeles Unified

County: Los Angeles
 School Name: South Region High #15

PROJECT DATA

High School
 K-6:
 7-8:
 9-12: 864
 Non-Severe:
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms: 32
 Master Acres: 33.6
 Existing Acres:
 Proposed Acres: 19.16
 Recommended Acres: 33.6
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No

ADJUSTED GRANT DATA

New Construction Grant \$ 10,592,640.00
 Fire Detection Alarm 20,736.00
 Sprinkler System 163,296.00
 Labor Compliance 108,044.00
 High Performance (2.83%) 299,772.00
 Multi-Level Constr. 26Crs. 1,032,782.00
 Site Acquisition 14,099,151.00
 Service Site 7,552,793.00
 Off-Site 963,707.00
 Utilities 270,195.00
 General Site 726,576.00
 Urban/Security/Impacted Site 1,959,427.00
 Total State Share (50%) 37,789,119.00
 District Share (50%) 37,789,119.00
 Total Project Cost \$ 75,578,238.00

PROJECT FINANCING

State Share

Critically Overcrowded School Facility Program

53/64733-00-472 \$ 2,321,551.00
 53/64733-00-507 \$ 2,715,417.00
 53/64733-00-509 \$ 2,715,417.00
 53/64733-00-512 \$ 2,715,417.00
 53/64733-00-515 \$ 2,715,417.00
 53/64733-00-520 \$ 2,137,835.00
 53/64733-00-526 \$ 2,137,835.00
 53/64733-00-667 \$ 3,680,507.00
 53/64733-00-722 \$ 2,796,395.00

53/64733-00-761 \$ 2,260,468.00
 53/64733-00-762 \$ 2,260,468.00
 53/64733-00-763 \$ 2,260,468.00
 53/64733-00-774 \$ 2,260,468.00
 53/64733-00-777 \$ 2,260,468.00
 53/64733-00-815 \$ 2,260,468.00
 53/64733-00-836 \$ 2,300,641.00
 Subtotal 39,799,240.00
 This Project \$ (2,010,121.00)

District Share

Cash Contribution 37,789,119.00
 Financial Hardship
 Total Project Cost \$ 75,578,238.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	Unfunded Approval This Action	State Apportionment This Action
State Share					
New Construction/Add. Grant	955-531	\$ 37,489,347.00	\$ (16,023,466.00)	\$ (16,023,466.00)	
New Construction/Add. Grant	055-531		16,023,466.00		\$ 16,023,466.00
High Performance	957-700	299,772.00			
District Share					
Cash Contribution		37,789,119.00	0.00		
Total		\$ 75,578,238.00	\$ 0.00	\$ (16,023,466.00)	\$ 16,023,466.00

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

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.

Pursuant to the Board's action on December 15, 2010 and School Facility Program Regulation Section 1859.153(c), this item authorizes the release of \$16,023,466 in Environmental Hardship funds.



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

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Los Angeles Office

9/29/2009 - APPROVAL OF PLAN(S)

MR. Joseph Mehula
LOS ANGELES UNIFIED SCHOOL DISTRICT
333 SOUTH BEAUDRY AVENUE, 23RD FLOOR
LOS ANGELES 90017

Project: **SOUTH REGION HIGH SCHOOL # 15**

Total Scope of Project: Construction of 1-Admin/Lib Building,, 2-Classroom Buildings, 1-Gymnasium Building, 1-Food Service Building, 1-Performing Arts Building, 1-Field House

Increment #: 0

Application #: 03-112490

File #: 19-H16

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on **9/29/2009**. 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 #: 03-112490

File #: 19-H16

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- ☒ 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:
Skylights, Bleachers, Automatic Fire Sprinkler Systems, Elevator Guide Rails and Support Bracket Anchorage, Window Wall Svstems 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 SHAF ULLAH
DN: st=CALIFORNIA, o=LOS ANGELES, ou=California
Department of General Services, ou=Division of the
State Architect, ou=www.verisign.com/repository/CPS
Incorp. by Ref., LIA, LTD(c)09, ou=Registered
Engineer License Number - 9 2477, title=REGIONAL
MANAGER, cn=SHAF ULLAH,
email=shaf.ullah@dgs.ca.gov
Date: 2009.09.30 15:18:37 -0700

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

October 23, 2009

Los Angeles Unified
333 South Beaudry Ave.
Los Angeles, CA 90017

Project Tracking No: 64733-3457
Re: South Region High School #15
Alma and 35th Streets
County: Los Angeles
Acres: 26.07
Grade Level: 9 - 12

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 26.07 gross acres of which 19.16 are usable for school purposes. This represents 57.02% of the California Department of Education's recommended master plan site size of 33.6 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: This project, PTN 64733-3457, is currently associated with projects that will be funded by converting the following aggregated preliminary apportionments. The PTN for the COS II Preliminary Apportionments are: 64733-1716, -1717, -1580, -1581, -1582, -1583, -1605, -1794, -1421, -1567, -1548, -1549, -1550, -1551, -1693, and -1559.

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 and or 17213.2 regarding preparation of a Preliminary Endangerment Assessment. The Department of Toxic Substances Control has issued a determination letter dated October 12, 2009 indicating that it has approved the draft or final cleanup plan for a response action required on this site and the district has signed a

I-D

Los Angeles Unified
October 23, 2009
Page 2

PTN: 64733-3457
South Region High School #15
Alma and 35th Streets

commitment to complete the response action and further investigations under a cleanup agreement with DTSC prior to occupancy.

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



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

DP5455/S3862
cc: OPSC Real Estate

**JACK O'CONNELL**

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

CALIFORNIA
DEPARTMENT OF
EDUCATION

October 23, 2009

Los Angeles Unified
333 South Beaudry Ave.
Los Angeles, CA 90017Project Tracking No: 64733-3457
Re: South Region High School #15
County: Los Angeles
Square Feet: 117,071
Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of June 11, 2009, for the above referenced project. The plans were received on August 12, 2009. 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 19.16 usable acres. This represents 57.02% of the California Department of Education's recommended site size of 33.6 acres, as contained in the California Department of Education's "Guide to School Site Analysis and Development(2000)," for the current CBEDS enrollment of the site and the student capacity added by this project as calculated pursuant to SAB Regulation 1859.83(d).

The California Department of Education's recommended acres for the master plan capacity of the site is 33.6 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 57.02% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

Los Angeles Unified
October 23, 2009
Page 2.

PTN: 64733-3457
South Region High School #15

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	9 - 12	25	675
Music/Choir/Band	9 - 12	1	27
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 864.

CORE FACILITIES:

Administration	Gymnasium	Library
Locker	Multi-Purpose	Resource Specialist Prog.
Shower	Speech	Storage
Teacher Work Room	Toilets	

Comments: This project, PTN 64733-3457, is currently associated with projects that will be funded by converting the following aggregated preliminary apportionments. The PTN for the COS II Preliminary Apportionments are: 64733-1716, -1717, -1580, -1581, -1582, -1583, -1605, -1794, -1421, -1567, -1548, -1549, -1550, -1551, -1693, and -1559.

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

The district has met the requirement of Education Code 17213.1 and/or 17213.2 regarding preparation of a Preliminary Endangerment Assessment. The Department of Toxic Substances Control has issued a determination letter dated October 12, 2009 indicating that it has approved the draft or final cleanup plan for a response action required on this site and the district has signed a commitment to complete the response action and further investigations under a cleanup agreement with DTSC prior to occupancy.

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.

Los Angeles Unified

October 23, 2009

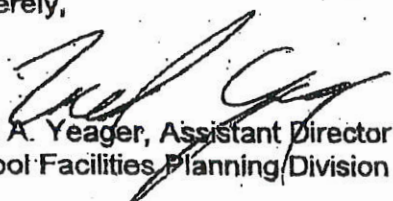
Page 3

PTN: 64733-3457

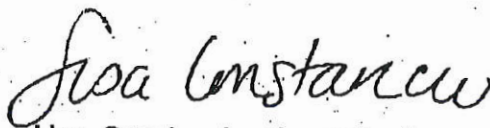
South Region High School #15

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

DP5455/P5059
cc: Architect