

January 10, 2018

Application No.: 53/64733-00-024
School: Central Learning Center No. 1
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:

This supercedes the letter that was sent on January 2, 2018 for this project. The Office of Public School Construction (OPSC) has completed its review of Central Learning Center No.1, OPSC application number 53/64733-00-024. 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 August 7, 2008.

The project is a non-financial hardship Critically Overcrowded Schools 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/materials removal, Department of Toxic Substances Control (DTSC) and relocation costs funding in the amount of \$138,194.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated October 12, 2017 from the District. As the District has concurred with the review findings in the *Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

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

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

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

Sincerely,

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

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

Enclosure

Cc: Mr. Ramon C. Cortines, District Superintendent
Los Angeles County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Los Angeles Unified School
 School: Central Learning Center No.1
 County: Los Angeles
 SFP Application Number: 53/64733-00-024
 LPP Application Number: _____
 Date: 9/13/2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 64,058,954	\$	38,336,697
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 64,058,954	\$	38,336,697
5	Interest	5	\$ -		
6	Total Project Funding	6	\$ 128,117,908	\$	76,673,394
7	Reported Expenditures	7	\$ 262,350,084	\$	76,949,783
8	Reported Overspent	8	\$ (134,232,176)		
9	Reported Adjustment Site Related Grants	9		\$	(276,389)
10	Grant Adjustments	10	\$ -	\$	276,389
11	Total Review Adjustments	11	\$ -	\$	-
12	Revised Expenditures	12	\$ 262,350,084	\$	-
13	Net Overspent	13	\$ (134,232,176)	\$	-
14	Interest Due	14	\$ -	\$	-
15	Adjusted Grant Due to the District	15			
16	Site Adjustment Due to the District	16		\$	138,194
17	Total to be Due to the District	17		\$	138,194

Explanations:

Line 10

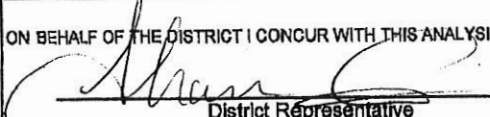
See Schedules 1 and 2

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, Department of Toxic Substances Control (DTSC) and relocation costs (delete those not receiving increases) funding in the amount of \$138,194.

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

10/12/17 Date

Schedule 1
Refund/Reimbursement Summary

District Name: Los Angeles Unified School
School: Central Learning Center No.1
County: Los Angeles
SFP Application Number: 53/64733-00-024
LPP Application Number:
Date: 9/13/2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ -	\$ -	\$ -	Site Related Grant - Acquisition
2	\$ 3,051	\$ 1,526	\$ 1,525	Site Related Grant - Relocation
3	\$ 189,893	\$ 94,946.35	\$ 94,947	Site Related Grant - DTSC Fee
4	\$ 83,445	\$ 41,722.39	\$ 41,723	Site Related Grant - Hazardous Waste
5	\$ -	\$ -	\$ -	Adjusted Grant - Site Other
6				
7		Grant Increase (State's Share)	\$ 138,195	

Explanations:

Line 1

The reported amount equal to the grant. See Schedule 2 - Line 1.

Line 2

The reported amount exceeded the grant. The State's share of the increase of the grant is \$1,525. See Schedule 2 - Line 2.

Line 3

The reported amount exceeded the grant. The State's share of the increase of the grant is \$94,947. See Schedule 2 - Line 3.

Line 4

The reported amount exceeded the grant. The State's share of the increase of the grant is \$41,723. See Schedule 2 - Line 4.

Line 5

Site Other Grant is equivalent to 4% of the increase of the Site Acquisition Grant. See Schedule 2 - Line 5

Schedule 2
Grant Adjustments

District Name: Los Angeles Unified School
 School: Central Learning Center No. 1
 County: Los Angeles
 SFP Application Number: 53/64733-00-024
 LPP Application Number:
 Date: 9/13/2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (A-B)	Comments
1	\$ 70,165,002	\$ 70,165,002	\$ -	Site Related Grant - Acquisition
2	\$ 164,800	\$ 167,851	\$ (3,051)	Site Related Grant - Relocation
3	\$ 62,118	\$ 252,011	\$ (189,893)	Site Related Grant - DTSC Fee
4	\$ 6,281,474	\$ 6,364,919	\$ (83,445)	Site Related Grant - Hazardous Waste
5	\$ 2,806,600	\$ 2,806,600	\$ -	Adjusted Grant - Site Other
6				
7	Total Grant Adjustments:		\$ (276,389)	

Explanations:

Line 1
 The District received a Site Acquisition grant for \$70,165,002. The OPSC has accepted the District's reported \$83,128,889.85 amount for the Site Acquisition. Pursuant to School Facility Program Regulation 1859.106(a), a grant adjustment may be made to site acquisition grant if there is a court order condemnation. Since the additional expenditures are not court order condemnation, no adjustment is necessary.

Line 2
 District received a Site Relocation grant for \$164,800. The OPSC has accepted the District's reported \$167,851 amount for the Site Relocation. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$3,051 difference between the two amounts must be made. Since this is a New Construction project, the \$3,051 Site Relocation grant adjustment results in an \$1,525 amount due to the District.

Line 3
 The District received a Site DTSC Fee grant for \$62,118. The OPSC has accepted the District's reported \$189,893 amount for the Site DTSC Fee. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$189,893 difference between the two amounts must be made. Since this is a New Construction Project, the \$189,893 Site DTSC Fee grant adjustment results in an \$94,947 amount due to the District.

Line 4
 The District received a Site Hazardous Waste grant for \$6,281,474. The OPSC has accepted the District's reported \$6,364,919 amount for the Site Hazardous Waste. Pursuant to School Facility Program Section 1859.106(a), a grant adjustment for the \$83,445 difference between the two amounts must be made. Since this is a New Construction Project, the \$83,445 Site DTSC Fee grant adjustment results in an \$41,723 amount due to the District.

Line 5
 Site Other Grant is equivalent to 4% of the increase or decrease of the Site Acquisition Grant. Since there are no increase to the Site Acquisition grant, no adjustment is necessary

SCHOOL DISTRICT DATA

Application No: 53/64733-00-024
 School District: Los Angeles Unified

County: Los Angeles
 School Name: Central Los Angeles Learning Ctr #1

PROJECT DATA

ADJUSTED GRANT DATA

Type of Project: High School
 K-6: 1171
 7-8:
 9-12: 1363
 Non-Severe:
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms in This Project: 98
 Master Acres: 91.8
 Existing Acres: 0
 Proposed Acres: 23.77
 Recommended Acres: 90.9
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: Yes
 Core Facilities: Multi-Purpose/Kitchen, Library
 Administration

New Construction Grant	\$	26,560,628.00
Fire Detection Alarm		44,422.00
Sprinkler System		423,908.00
Labor Compliance		263,369.00
High Performance (2.59%)		687,920.00
Multi-Level Constr.	177Crs.	3,187,275.00
Site Acquisition		39,739,997.00
Service Site		15,023,965.00
Off-Site		331,647.00
Utilities		350,587.00
General Site		1,299,113.00
Urban/Security/Impacted Site		14,482,820.00
Total State Share (50%)		102,395,651.00
District Share (50%)		102,395,651.00
Total Project Cost	\$	204,791,302.00

PROJECT FINANCING

State Share		
Project	\$	102,395,651.00
District Share		
Cash Contribution	\$	102,395,651.00
Financial Hardship		
Total Project Cost	\$	204,791,302.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Previously Authorized	Authorized This Action	State Apportionment This Action
State Share				
New Construction/Add. Grant	047-600	\$ 102,711,568.00	\$ (1,003,837.00)	\$ (1,003,837.00)
High Performance Grant	057-700	\$ 702,501.00	\$ (14,581.00)	\$ (14,581.00)
District Share				
Cash Contribution		\$ 103,414,069.00	\$ (1,018,418.00)	\$ (1,018,418.00)
Total		\$ 206,828,138.00	\$ (2,036,836.00)	\$ (1,018,418.00)

Funding Sources: Bonds/2002-Nov. & Bonds/2006-Nov.

Pursuant to Article 10, Section 1859.90, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) within 18 months; otherwise, the apportionment will be rescinded.

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

Errors and Omissions: This item distributes 1184 middle school pupils into the correct K-6 and high school grade levels. The correct number of pupils is as follows: 1171 pupils in the K-6 grade level and an additional 13 pupils in the 9-12 grade level which totals 1363 high school pupils. The corrected distribution of pupils results in a monetary reduction of \$1,018,418 from the item approved at the June 25, 2008 SAB.



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

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Los Angeles Office

12/20/2006 - APPROVAL OF PLAN(S)

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

Project: CENTRAL LA LEARNING CENTER #1

Total Scope of Project: Construction of Admin./CR/KG/Library bldg., MP Bldg. & Parking/Play ground Bldg.

Increment #: 0
Application #: 03-109677
File #: 19-63

one

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 12/20/2006. 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 #: 03-109677
File #: 19-63

- ☐ Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
- ☐ This approval is for the part shown only since the drawings and specifications for the proposed work include only the portion of the building to be partially constructed on the subject site. It is understood that a separate application will be subsequently filed, together with drawings and specifications showing a plot plan and details of work necessary for completion. A contract for completion shall not be let before the written approval of such drawings has been obtained from the Department of General Services.
- ☐ The building(s) was designed to support a snow load of _____ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- ☒ This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- ☐ Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)
- ☒ Deferred Approval(s) Items:
Fire Sprinkler System, Skylights, window walls, elevator guide rails.

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,

Frank Chia

Digitally signed by FRANK CHIA
DN: cn=FRANK CHIA, o=LOS ANGELES,
st=CALIFORNIA, ou=California Department of General
Services, ou=Division of the State Architect, www.
vordesign.com/repudatory/CPS Insignia, by Root.LIAB.LTD
(CPS, Registered Engineer License Number - 64146,
Site-SUPERVISOR STRUCTURAL ENGINEER,
email=frank.chia@dgs.ca.gov
Date: 2006.12.28 15:25:34 -0800

for David F. Thorman, AIA
State Architect

☒
cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

1430 N STREET
SACRAMENTO, CA
95814-5901

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

March 13, 2008

JACK O'CONNELL

State Superintendent of
Public Instruction

PHONE: (916) 319-0800

Project Tracking No: 64733-3028
Re: Central LA Learning Center #1 Phase II
County: Los Angeles
Square Feet: 340,312
Grade Level: 4 - 12

Dear Superintendent:

Subject: Supersede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of January 30, 2007, for the above referenced project. The plans were received on May 10, 2007. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, et seq. and Education Code 17251(c) and (d)).

It is the responsibility of the school district to meet all requirements concerning toilet facilities, drinking water supply, sewage disposal, food service facilities and other plan elements having primary health and safety implications. The plans should be reviewed by the local health agency having jurisdiction and a written approval should be secured and filed in the school district's records. If the approved project involves work on an existing school building, it is the responsibility of the school district to meet all Federal, State and local requirements relating to the identification, remediation and/or removal of hazardous levels of lead and asbestos containing materials before or during construction. It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

This letter revises and supercedes the letter issued on October 18, 2007.

The school site for this project is 17.89 usable acres. This represents 22.65% of the California Department of Education's recommended site size of 79 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 79 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 22.65% 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	18	450
Classrooms	7 - 8	23	621
Classrooms	9 - 12	90	2430

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 3501.

CORE FACILITIES:

Administration	Auditorium	Cafeteria
Gymnasium	Kitchen	Library
Locker	Lunch Shelter	Mechanical
Performing Arts Facility	Resource Specialist Progr	Shower
Small Group Instruction	Speech	Teacher Work Room
Toilets		

This supercede was requested to call out the middle school's, grades six, seven, and eight, classroom and student count.

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

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

The district has met the 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 6, 2006 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 the initial approval letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence construction within two (2) years of the date of the initial approval letter. Regardless

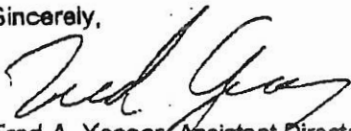
Los Angeles Unified
March 13, 2008
Page 3

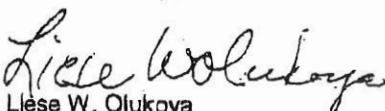
PTN: 64733-3028
Central LA Learning Center #1 Phase II

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


Llese W. Olukoya
School Facilities Planning Division
(916)445-5657

DP4131/P3822
cc: Architect