

Application No.: 53/64733-00-658
School: South Region Elementary #6
County of Los Angeles

January 4, 2018

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 Elementary #6, OPSC application number 53/64733-00-658. 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 July 16, 2009.

The project is a non-financial hardship Critical Overcrowding School Facility Program 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 District site acquisition costs, relocation costs, DTSC fees, and hazardous waste/removal costs are less than the total grant amounts. SFP Regulation Section 1859.106 states in part that "An adjustment in the SFP grant will be made for the following: (a) The difference in the value of the site, relocation costs, DTSC fees, and hazardous waste/materials removal costs that were used to determine the New Construction Additional Grant and the actual amount paid by the district for the site, relocation costs, DTSC fees, and hazardous waste/materials removal costs." The district has unused site acquisition, relocation, DTSC fees, and hazardous waste/materials removal grants of \$341,209 and must return the State share of \$170,605.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated August 7, 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
- 5.

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 that reads "Rick Asbell". The signature is written in a cursive, flowing style.

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

Enclosure

cc: 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: South Region Elementary #6
 County: Los Angeles
 SFP Application Number: 53/64733-00-658
 LPP Application Number: none
 Date: July 21, 2017

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$ -	
2	SFP State Apportionment	2	\$ 19,246,072	\$ 11,165,337	
3	Financial Hardship Apportionment	3			
4	District Contribution	4	\$ 19,246,072	\$ 11,165,337	
5	Interest	5	\$ -		
6	Total Project Funding	6	\$ 38,492,144	\$ 22,330,674	
7	Reported Expenditures	7	\$ 40,899,629	\$ 21,989,465	
8	Reported Overspent	8	\$ (2,407,485)		
9	Reported Adjustment Site Related Grants	9		\$ (341,209)	
10	Grant Adjustments	10	\$ -	\$ -	
11	Total Review Adjustments	11		\$ -	
12	Revised Expenditures	12	\$ 40,899,629	\$ 21,989,465	
13	Net Overspent	13	\$ (2,407,485)	\$ -	
14	Interest Due	14	\$ -	\$ -	
15	Site Related Grants Funding Decrease Due to the State	15		\$ 170,605	
16	Total Due to the State	16			\$ 170,605

Explanations:

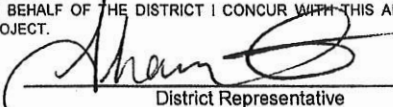
Line 9
 See Schedule 2, Line5

Lines 15 and 16:

This is the sum of the State's 50% share of Site Related Grant funding adjustments captured in Schedule 1, (the sum of Lines 1 through 4 in Column C). This is in accordance with Regulation Section 1859.106(a), which requires that an adjustment must be made to the site grant between the value used to determine the grant and the actual amount paid for the site, hazardous waste/materials removal, Department of Toxic Substances Control (DTSC), and relocation costs.

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

8/7/17 Date

Schedule 1
Refund/Reimbursement Summary

District Name: Los Angeles Unified
School: South Region Elementary #6
County: Los Angeles
SFP Application Number: 53/64733-00-658
LPP Application Number: none
Date: July 21, 2017

	A	B	C	D
Line	Grant Adjustment	Adjustments to District Share	Adjustments to State Share	Funding Adjustment Categories
1	\$ (1)	\$ -	\$ (1)	Site Purchase
2	\$ (7,994)	\$ (3,997)	\$ (3,997)	Relocation
3	\$ (242,868)	\$ (121,434)	\$ (121,434)	Hazardous Removal
4	\$ (90,346)	\$ (45,173)	\$ (45,173)	DTSC Fees
5	\$ (341,209)	\$ (170,604)	\$ (170,605)	<---- Totals

Explanations:

Lines 1 through 5 The Grant Adjustments in column A are based on the adjustments listed in Schedule 2, Lines 1 through 4. Columns B and C show the allocation of the adjustments between the District's 50% share and State's 50% share of the project.

The State's share of the decrease, appearing in Column B, Line 15 of the Summary of Project Financing and Expenditures, is \$170,605. Upon State Allocation Board (SAB) approval of the funding reduction, the District will be required to return \$170,605 to the State.

Schedule 2
Grant Adjustments

District Name: Los Angeles Unified
 School: South Region Elementary #6
 County: Los Angeles
 SFP Application Number: 53/64733-00-658
 LPP Application Number: none
 Date: July 21, 2017

	A	B	C	D
Line	Grant Amount	Eligible Amount	Difference (B - A)	Comments
1	\$ 16,590,236	\$ 16,590,235	\$ (1)	Site Purchase Funding Exceeding Eligible Site Purchase Costs
2	\$ 590,808	\$ 582,814	\$ (7,994)	Relocation Funding Exceeding Eligible Relocation Costs
3	\$ 5,059,284	\$ 4,689,491	\$ (369,793)	Hazardous Removal Funding Exceeding Eligible Hazardous Removal Costs
4	\$ 90,346	\$ 126,925	\$ 36,579	DTSC Fees Exceeding DTSC Fee Funding
5	Total Grant Adjustments: \$ (341,209)			

- Line 1 The District reported \$16,590,235 (rounded) in Site Purchase costs, which have been accepted as eligible costs. In accordance with SFP Regulation Section 1859.74, the Site Purchase funding must be decreased to equal the eligible costs. The required adjustment is a \$1 decrease in funding, from \$16,590,236 to \$16,590,235.
- Line 2 The District reported \$582,814 (rounded) in Relocation costs, which have been accepted as eligible costs. In accordance with SFP Regulation Section 1859.74, the Relocation funding must be decreased to equal the eligible costs. The required adjustment is a \$7,994 funding decrease, from \$590,808 to \$582,814.
- Line 3 The District reported \$5,393,835 (rounded) in Hazardous Waste Removal costs (excluding DTSC Fees). \$590,188 of this amount is Preliminary Endangerment Assessment (PEA) costs (per billings from CTI Environmental). Also, \$110,156 appears to be asbestos costs related to demolished buildings (which should be funded from asbestos funding included in the Service Site funding). The total costs not associated with Hazardous Waste grant funding is \$704,344 (\$590,188 + \$110,156), leaving \$4,689,491 eligible (\$5,393,835 - \$704,344). In accordance with SFP Regulation Section 1859.74, the Hazardous Waste Removal funding must be decrease to equal the eligible costs. The required adjustment is a \$369,793 funding decrease, from \$5,059,284 to \$4,689,491.
- Line 4 The District reported \$126,925 (rounded) in DTSC oversight fees under the Hazardous Waste Removal category; however, the District did not provide descriptions that identified which of these expenditures was for DTSC oversight of the Phase One Environmental Site Assessment (POESA) and/or the PEA. All DTSC fees have been treated as oversight costs for preliminary assessments, instead of as Hazardous Waste Removal Costs. In accordance with SFP Regulation Section 1859.74, the DTSC funding must be increased by \$36,579, to equal the eligible DTSC oversight fees for POESA & PEA work.
- Line 5 The net affect of the adjustments in Lines 1 through 4 above is a \$341,209 reduction to Site Grants funding. This amount is reflected in Column B, Line 9 of the Summary of Project Financing and Expenditures.

SAB Meeting: May 27, 2009

New Construction - Adjusted Grant Approval

SCHOOL DISTRICT DATA

Application No: 53/64733-00-658
 School District: Los Angeles Unified

County: Los Angeles
 School Name: South Region Elementary #6

PROJECT DATA

Type of Project: Elementary School
 K-6: 950
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Application Filing Basis: District Wide
 Number of Classrooms in This Project: 38
 Master Acres: 15.3
 Existing Acres:
 Proposed Acres: 5.66
 Recommended Acres: 14
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No

ADJUSTED GRANT DATA

New Construction Grant	\$	8,900,550.00
Fire Detection Alarm		10,450.00
Sprinkler System		150,100.00
Labor Compliance		88,070.00
High Performance (2.59%)		230,524.00
Multi-Level Constr.	38Crs.	1,068,066.00
Site Acquisition		11,497,142.00
Service Site		3,711,539.00
Off-Site		556,643.00
Utilities		135,217.00
General Site		693,929.00
Urban/Security/Impacted Site		3,369,179.00
Total State Share (50%)		30,411,409.00
District Share (50%)		30,411,409.00
Total Project Cost	\$	<u>60,822,818.00</u>

PROJECT FINANCING

State Share

Critically Overcrowded School Facility Program

53/64733-00-458	\$	3,125,206.00
53/64733-00-468	\$	3,356,500.00
53/64733-00-548	\$	3,093,642.00
53/64733-00-561	\$	3,356,500.00
53/64733-00-564	\$	3,356,500.00
53/64733-00-624	\$	3,297,419.00
53/64733-00-627	\$	3,297,419.00
53/64733-00-658	\$	3,024,289.00
53/64733-00-816	\$	3,356,500.00
53/64733-00-825	\$	2,248,820.00
Subtotal		31,512,795.00
This Project	\$	(1,101,386.00)

District Share

Cash Contribution		30,411,409.00
Financial Hardship		
Total Project Cost	\$	<u>60,822,818.00</u>

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Preliminary Apportionment	Authorized This Action	Unfunded Approval This Action	Preliminary Apportionment This Action
<u>State Share</u>					
New Construction/Add. Grant	955-531	\$ 31,512,795.00	\$ 30,180,885.00	\$ 30,180,885.00	\$ (31,512,795.00)
High Performance	957-700		230,524.00	230,524.00	
<u>District Share</u>					
Cash Contribution			30,411,409.00		
Total		\$ 31,512,795.00	\$ 60,822,818.00	\$ 30,411,409.00	\$ (31,512,795.00)

Funding Source: Bonds/2004-March & Bonds/2006-Nov.

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

Expenditures made to individual Critically Overcrowded School Facilities Program projects for preliminary fund releases will be adjusted and moved to this project.

Pursuant to the Board's action on March 11, 2009, this application has been approved and placed on the Unfunded List.

This approval does not constitute a guarantee or commitment of future funding.



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

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – Los Angeles Office

10/14/2008 - APPROVAL OF PLAN(S)

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

Project: SOUTH REGION ELEMENTARY SCHOOL #6
Total Scope of Project: Construction of Admin./C.R. Bldg. / Parking Structure; K.G. Bldg.; M.P. Bldg./ Shade Structure; (6) Light Poles/ Sport Field and Site Work.
Increment #: 0
Application #: 03-111625
File #: 19-63

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 10/14/2008. 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 #: 03-111625
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, Elevator Guiderail and Bracket, Curtain Walls, Store Front over 10'-1.

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: cn=SHAF ULLAH, o=LOS ANGELES,
st=CALIFORNIA, ou=California Department of General
Services, ou=Division of the State Architect, www.
version.com/repository/CPS incorp. by Ref., LIAB.LTD
(c)199, Registered Engineer License Number - S 2477,
title=REGIONAL MANAGER, email=shaf.ullah@dgs.
ca.gov
Date: 2008.10.20 13:07:38 -07'00'

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

October 21, 2008

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

Project Tracking No: 64733-2630
Re: South Region Elementary School # 6
County: Los Angeles
Square Feet: 107,170
Grade Level: K - 6

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of March 3, 2008, for the above referenced project. The plans were received on June 9, 2008. 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 8, 2008.

The school site for this project is 5.66 usable acres. This represents 40.43% of the California Department of Education's recommended site size of 14 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 property approved for acquisition/and or use is 6 gross acres of which 5.66 are usable for school purposes. An additional 0 usable acres are available for school use through a joint use agreement. The total usable acres of 5.66 represents 36.99% of the California Department of Education's recommended master plan site size of 15.3 acres as contained in the California Department of

Los Angeles Unified
October 21, 2008
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PTN: 64733-2630
South Region Elementary School # 6

Education's "Guide to School Site Analysis and Development (2000).

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	32	800
Kindergartens	Kindergarten	6	150

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 950.

CORE FACILITIES:

Administration	Custodial	Kitchen
Library	Lunch Shelter	Mechanical
Multi-Purpose	Platform	Resource Specialist Proj
Storage	Teacher Work Room	Toilets

Comments: This supercede was requested to include the following COS information: This project, PTN 64733-2630, 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: 64733-1414; 1297; 1313; 1314; 1370; 1392; 1356; 1357; 1383; and 1358.

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 July 9, 2008 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.

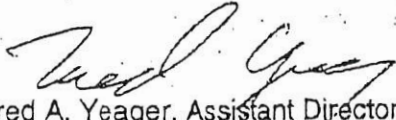
For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding requests to the State Allocation Board must be submitted within two (2) years of the date of the initial approval letter. If the district is not seeking financial assistance from the State Allocation Board, the project must commence construction within two (2) years of the date of the initial approval letter. Regardless 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 21, 2008
Page 3

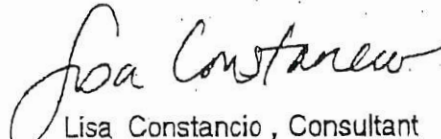
PTN: 64733-2630
South Region Elementary School # 6

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

DP4733/P4159
cc: Architect