

November 19, 2018

Application No.: 58/66266-00-002
School: Bel Aire Park Elementary
County of Napa

Mr. J. Wade Roach
District Representative
Napa Valley Unified School District
2425 Jefferson Street
Napa, CA 94558

Dear Mr. Roach:

The Office of Public School Construction (OPSC) has completed its review of Bel Aire Park Elementary, OPSC application number 58/66266-00-002. 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 October 14, 2013.

The project is a non-financial hardship Seismic Mitigation Program (SMP) 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.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated October 17, 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: Ms. Rosanna Mucetti, District Superintendent
Napa County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: Napa Valley Unified
 School: Bel Aire Elementary
 County: Napa
 SFP Application Number: 58/66266-00-002
 LPP Application Number: none
 Date: October 3, 2018

Line

1	LPP State Apportionment	1	\$	-
2	SFP State Apportionment	2	\$	409,532.00
3	Financial Hardship Apportionment	3	\$	-
4	District Contribution	4	\$	409,532.00
5	Interest	5	\$	-
6	Total Project Funding	6	\$	819,064.00
7	Reported Expenditures	7	\$	855,318.86
8	Reported Overspent	8	\$	36,254.86
9	Grant Adjustments	9	\$	-
10	Total Review Adjustments	10	\$	-
11	Revised Expenditures	11		
12	Net Overspent	12	\$	36,254.86
13	Interest Due	13	\$	-
14	Total to be Returned to the State	14	\$	-

RECEIVED
 OFFICE OF PUBLIC
 SCHOOL CONSTRUCTION
 2018 OCT 18 PM 12:34
 MAIL ROOM

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.

J Wade Bosch

District Representative (printed name)

Signature

10-17-18
 Date

Schedule 1
Review Adjustments

District Name: Napa Valley Unified
 School: Bel Aire Elementary
 County: Napa
 SFP Application Number: 58/66266-00-002
 LPP Application Number: none
 Date: October 3, 2018

	A	B	C	D
Line	Reported Amount	Eligible Amount	Difference (B-A)	Expenditure Category
1	\$ 172,913.16	\$ 162,213.16	\$ 10,700.00	Architect Fees
2	\$ 850.00	\$ 11,550.00	\$ (10,700.00)	DSA Fees
3	Total Review Adjustments: \$			-

Explanations:

Lines 1 & 2 The District included a \$10,700 payment in the reported architect fees (Warrant Number 773525, dated 1/30/13). However, the supporting billing and Division of State Architect (DSA) records indicate this was actually a reimbursement to Quattrocchi Kwok Architects for DSA fees paid by the architect on the District's behalf. The cost should be reclassified as DSA fees.

SCHOOL DISTRICT DATA

Application No: 58/66266-00-002 County: Napa
 School District: Napa Valley Unified School Name: Bel Aire Park Elementary

PROJECT DATA

Type of Project: High School Application Filing Basis: Site Specific
 Pupils Assigned Under 50 Yrs: K-6:
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Financial Hardship Requested: No Recommended Acres: 10.2
 Alternative Education School: No Existing Acres: 9.9

ADJUSTED GRANT DATA

Seismic Rehabilitation	\$	409,021.00
Prevailing Wage Monitoring		511.00
Total State Share (50%)		409,532.00
District Share (50%)		409,532.00
Total Project Cost	\$	<u>819,064.00</u>

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 409,532.00
<u>District Share</u>	
Cash Contribution	409,532.00
Financial Hardship	
Total Project Cost	\$ <u>819,064.00</u>

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
New Construction/Additional Grant	957-505	1D	\$ 409,532.00	\$ (409,532.00)	
New Construction/Additional Grant	057-505	1D		409,532.00	\$ 409,532.00
<u>District Share</u>					
Cash Contribution			409,532.00		
Total			\$ <u>819,064.00</u>	\$ <u>0.00</u>	\$ <u>409,532.00</u>

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

Pursuant to the Board's action on August 20, 2014, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before November 18, 2014; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of November 18, 2014.

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 November 18, 2014.

Assembly Bill 436 (Solorio), Chapter 378, Statutes of 2011, requires school districts to notify the Department of Industrial Relations (DIR) of School Facility Program projects with a public works contract awarded on or after January 1, 2012. Except for projects exempt pursuant to Labor Code Section 1771.3(b)(3), the DIR is required to provide prevailing wage monitoring services for the projects.

Provide that the State portion of any and all project savings realized from the funding of a Seismic Mitigation Program project must be returned to the State.

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

STATE ALLOCATION BOARD
 APPROVAL ❖ ❖ ❖

August 20, 2014



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

DGS

DEPARTMENT OF GENERAL SERVICES
Division of the State Architect – Oakland Office

5/1/2013 - APPROVAL OF PLAN(S)

PATRICK SWEENEY
NAPA VALLEY UNIFIED SCHOOL DISTRICT
2425 JEFFERSON STREET
NAPA, 94558-4931

Project: Bel Aire Park Elementary-Napa Valley USD

Total Scope of Project: Alterations to 4-seismic mitigation project/ Classroom Buildings / Admin/Library

Increment #: 0
Application #: 01-113110
File #: 28-22

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 5/1/2013. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:

- ☒ Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.
- ☐ Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.
- ☐ Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # _____.
- ☐ These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- ☐ Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.

Application #: 01-113110

File #: 28-22

- ☐ 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:
- ☒ SMP using PR 08-06 and ASCE 41-06

This Project has been classified as **Class 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by DAVID CHOI
DN: st=CALIFORNIA, l=OAKLAND, o=California
Department of General Services, ou=Division of
the State Architect, ou=www.verisign.com/
repository/CPS Incorp. by Ref. LIAB.LTD(c)99,
title=SUPERVISING STRUCTURAL ENGINEER,
cn=DAVID CHOI, email=david.choi@dgs.ca.gov
Date: 2013.05.13 11:26:46 -07'00'

for Chester "Chet" Widom, FAIA
State Architect

cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

July 8, 2013

Napa Valley Unified
2425 Jefferson St.
Napa, CA 94558

Project Tracking No: 66266-203
Re: Bel Aire Park Elementary
County: Napa
Square Feet: 20,550
Grade Level: K - 5

Dear Superintendent:

Subject: Supercede Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of April 25, 2013, for the above referenced project. The plans were received on May 28, 2013. 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 June 5, 2013.

The school site for this project is 9.9 usable acres. This represents 97.06% of the California Department of Education's recommended site size of 10.2 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).

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 0.

The project as approved consists of:

Napa Valley Unified
July 8, 2013
Page 2

PTN: 66266-203
Bel Aire Park Elementary

This supercede reflects the change in acreage from 0 to 9.9 acres.

The scope of the project is for seismic mitigation in Buildings A,B,C and D.

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 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.

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

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities and Transportation Services
Division



Lisa Constancio, Consultant
School Facilities and Transportation Services
Division
(916)445-4889

DP7814/P6989
cc: Architect