

Application No.: 56/61259-11-001
School: Oakland High
County of Alameda

November 9, 2018

Dr. Kyla Johnson-Trammell
District Representative
Oakland Unified School District
955 High Street
Oakland, CA 94601

Dear Dr. Johnson-Trammell:

The Office of Public School Construction (OPSC) has completed its review of Oakland High School, OPSC application number 56/61259-11-001. 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 January 31, 2011.

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.

OPSC has identified \$26,319.42 in review adjustments for ineligible other construction and furniture and equipment expenditures. The project overspent amount has been adjusted to reflect this finding.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated October 3, 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

Enclosure

cc: Alameda County Office of Education
Project file

I.C

Revised Summary of Project Financing and Expenditures

District Name: Oakland Unified School District
 School: Oakland High
 County: Alameda
 SFP Application Number: 56/61259-11-001
 LPP Application Number: _____
 Date: 9/25/2018

Line

1	LPP State Apportionment	1	\$	-
2	SFP State Apportionment	2	\$	3,756,747.00
3	Financial Hardship Apportionment	3	\$	-
4	District Contribution	4	\$	3,756,747.00
5	Interest	5	\$	-
6	Total Project Funding	6	\$	7,513,494.00
7	Reported Expenditures	7	\$	7,866,914.95
8	Reported Savings / (Overspent)	8	\$	(353,420.95)
9	Grant Adjustments	9	\$	-
10 *	Total Review Adjustments	10	\$	26,319.42
11	Revised Expenditures	11	\$	7,840,595.53
12	Net Overspent	12	\$	(327,101.53)
13	Interest Due	13	\$	-
14	Total to be Returned to the State	14	\$	-

Explanations:

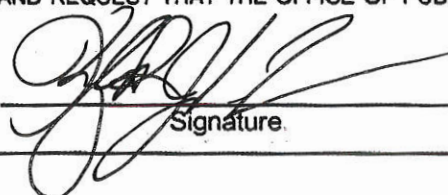
*** Line 10:**

Please, see attached Schedule 1

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.

Kyla Johnson-Trammell
 District Representative (printed name)


 Signature

10/3/18
 Date

Schedule 1
Review Adjustments

District Name: Oakland Unified School District
 School: Oakland High
 County: Alameda
 SFP Applications Numbers: 56/61259-11-001
 LPP Application Number:
 Date: 9/25/2018

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 446,356.46	\$ 408,596.64	\$ 37,759.82	Ineligible Other Const. Costs
2	\$ 118,994.65	\$ 62,756.53	\$ 56,238.12	Ineligible F&E Costs
3		Total Review Adjustments:	\$ 93,997.94	
4		* Prorated Review Adjustments (28%)	\$ 26,319.42	

Explanations:

Line 1

The District reported \$446,356.46 for Other Construction Costs on the *Expenditure Report*, however the review determined \$37,759.82 of this expenditures were for operational costs.

Line 2

The District reported \$118,994.65 for F&E Costs on the *Expenditure Report*, however the review determined \$56,238.12 of these expenditures were missing warrants and /or invoices.

Line 3-4

The Total ineligible costs reported were \$93,997.94 on the *Expenditure Report*. This project will incur 28 percent of total review adjustments.

*** Note :** *Ineligible expenditures are approximately prorated between two funding applications, using the district's methods and calculations for projects 56/61259-11-001 and 57/61259-00-064.*

Please see attached Schedule 1A for an individual listing of each ineligible expenditure.

Schedule 1A
Review Adjustments Details

District Name: Oakland Unified School District
 School: Oakland High
 County: Alameda
 SFP Applications Numbers: 56/61259-11-001
 LPP Application Number: _____
 Date: 9/25/2018

Line	A	B	C	D	
	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount
1	Other Construction	9/7/2010	VISTA ENVIRONME AGREEMENT REQU	AP88024464	\$1,000.00
2		10/5/2010	ACC ENVIRONMENT ROLLOVER FILE	AP88025118	\$5,890.00
3		10/5/2010	ACC ENVIRONMENT ROLLOVER FILE	AP88025118	\$1,275.00
5		2/3/2011	ACC ENVIRONMENT ROLLOVER FILE	AP88103396	\$8,940.00
6		3/18/2011	ACC ENVIRONMENT INCREASE PO PE	AP88119251	\$1,000.00
7		5/5/2011	ACC ENVIRONMENT INCREASE PO PE	AP88156271	\$695.00
8		08/04/2011	ACC ENVIRONMENT ROLLOVER FILE	AP50036328	\$1,121.25
9		10/18/2011	ACC ENVIRONMENT ROLLOVER FILE	AP50039215	\$8,000.00
10		10/18/2011	DEPT OF TOXICS FACILITIES PLAN	AP50039370	\$30.00
11		11/4/2009	EAST BAY MUNICI UTILITIES FOR	AP88949938	\$64.00
12		9/8/2009	EAST BAY MUNICI UTILITIES FOR	AP88915581	\$160.00
13		10/5/2010	ACC ENVIRONMENT ROLLOVER FILE	AP88025118	\$9,130.25
14		9/19/2008	MOBILE STORAGE	AP88745459	\$454.32
15	F&E	9/7/2010	NOODLE, FILE 10-1836	AP88024308	\$17,816.87
16		*	Installed Visual Equipment	*	\$30,471.84
17		6/21/2010	KANTOR'S OFFICE SERVICES FOR O	AP88056655	\$2,743.52
18		11/4/2009	CDW-GOVERNMENT Hitachi CP X251	AP88949837	\$5,205.89
	Total:				\$93,997.94

* Not Reported on SAB Form 50-06

Explanations:

Line 1-14

The District reported \$37,759.82 under Other Construction Costs on the Detailed Listing of Project Expenditures (DLOPE) which the review determined were monitoring and project management, and account set up costs.

Line 15-18

The District reported \$56,238.12 under Furniture and Equipment (F&E) on the DLOPE which the review determined were not appropriately substantiated. These F&E expenditures do not have a sound audit trail (e.g. invoices, warrants)

SCHOOL DISTRICT DATA

Application No: 56/61259-11-001
 School District: Oakland Unified
 High School Attendance Area: Oakland

County: Alameda
 School Name: Oakland Senior High

PROJECT DATA

Type of Project: High School
 K-6:
 7-8:
 9-12: 162
 Non-Severe:
 Severe:
 Application Filing Basis: High School Attendance Area
 Number of Classrooms: 6
 Master Acres: 47.9
 Existing Acres: 10.55
 Proposed Acres:
 Recommended Acres: 47.9
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: Yes

ADJUSTED GRANT DATA

Overcrowding Relief Grant	\$	1,986,120.00
Fire Detection Alarm		3,888.00
High Performance (4.72%)		93,745.00
Multi-Level Constr.	6Crs.	238,334.00
Service Site		66,606.00
Off-Site		51,571.00
Utilities		11,993.00
Small Size Project		79,445.00
Urban/Security/Impacted Site		1,225,045.00
Total State Share (50%)		3,756,747.00
District Share (50%)		3,756,747.00
Total Project Cost	\$	7,513,494.00

PROJECT FINANCING

State Share
 This Project \$ 3,756,747.00
 District Share
 Cash Contribution 3,756,747.00
 Financial Hardship
 Total Project Cost \$ 7,513,494.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Overcrowding/Add. Grant	957-531	1D	\$ 3,663,002.00	\$ (3,663,002.00)	
Overcrowding/Add. Grant	057-531	1D		3,663,002.00	\$ 3,663,002.00
High Performance	957-700	1D	93,745.00	(93,745.00)	
High Performance	057-700	1D		93,745.00	93,745.00
<u>District Share</u>					
Cash Contribution			3,756,747.00		
Total			\$ 7,513,494.00	\$ 0.00	\$ 3,756,747.00

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

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.

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.

Pursuant to Regulation Section 1859.183, the District is required to remove from the eligible site and from classroom use all portables replaced in this project.

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



DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

2/9/2009 - APPROVAL OF PLAN(S)

DR. Kimberly Statham
OAKLAND UNIFIED SCHOOL DISTRICT
955 HIGH STREET
OAKLAND 94606-2212

Project: OAKLAND HIGH SCHOOL-OAKAND U.S.D.
Total Scope of Project: Alterations to 1-Health Clinic, 1-Classroom Building, 1-Classroom Building / main school building;
Construction of 1-Classroom Building
Increment #: 1
Portion of total scope covered by this letter: Construction of 1-Classroom Building
Application #: 01-110060
File #: 1-H8

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 2/9/2009. 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:

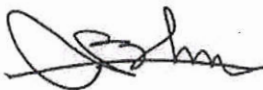
- ☒ Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.
- ☐ Due to the nature of the building(s), certain precautions considered necessary to assure 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 # 01-110060
- ☐ 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.

- ☐ 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, window wall, Elevator .

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: st=CA, o=OAKLAND, ou=California Department of
General Services, ou=Division of the State Architect,
ou=www.verisign.com/repository/CPS Incorp. by Ref.,
LIAB.LTD(c)99, ou=Registered Engineer License
Number - S1744, title=DSA OAKLAND REGIONAL
MANAGER, cn=NAT CHAUHAN, email=nat.
chauhan@dgs.ca.gov
Date: 2009.02.11 15:54:08 -0800

for David F. Thorman, AIA
State Architect



cc:
Architect

HOOD JAH
11-11-11



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

DGS

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

4/2/2009 - APPROVAL OF PLAN(S)

DR. Kimberly Statham
OAKLAND UNIFIED SCHOOL DISTRICT
955 HIGH STREET
OAKLAND 94606-2212

Project: OAKLAND HIGH SCHOOL-OAKLAND U.S.D.
Total Scope of Project: Alterations to 1-Health Clinic, 1-Classroom Building, 1-Classroom Building / main school building;
Construction of 1-Classroom Building
Increment #: 2
Portion of total scope covered by this letter: Alterations to 1-Health Clinic, 1-Classroom Building, 1-Classroom Building / main school building
Application #: 01-110080
File #: 1-H8

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 4/2/2009. 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.

San Francisco Bay Area Regional Office * 1515 Clay Street, Suite 1201 * Oakland, California 94612 * (510) 622-3101

- ☐ 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, Sun Louvers at Bldg F, Elevator Guide Rails and Supports, Window wall.

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,

D. Chod

Digitally signed by DAVID CHOI
DN: st=CA, o=OAKLAND, ou=California
Department of General Services, ou=Division of
the State Architect, ou=www.verisign.com/
repository/CPS Incomp. by Ref. UAB I TD(c)99.
title=SUPERVISING STRUCTURAL ENGINEER,
cn=DAVID CHOI, email=David.Choi@dgs.ca.gov
Date: 2009.04.06 08:45:17 -0700

for David F. Thorman, AIA
State Architect



CC:
Architect

WYIF 800H

1177421 1177421



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

July 19, 2010

FILE

Oakland Unified
1025 Second Ave.
Oakland, CA 94606

Project Tracking No: 61259-157
Re: Oakland High School (ORG)
County: Alameda
Square Feet: 13,894
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 January 19, 2009, for the above referenced project. The plans were received on June 30, 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 10.55 usable acres. This represents 22.03% of the California Department of Education's recommended site size of 47.9 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 47.9 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 22.03% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

NYIR 8004

11/11/01 11:11:15

2008

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	9 - 12	8	216
Computer	9 - 12	2	54
		<u>10</u>	

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 270.

CORE FACILITIES:

Teacher Work Room

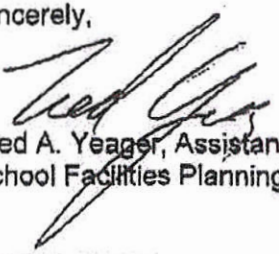
This project is an Overcrowded Relief Grant project. Oakland Unified School District is removing 9 classrooms and replacing them with 10 new classrooms for a net increase of one classroom.

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

DP6718/P5936
cc: Architect


Dave Hawke, Consultant
School Facilities Planning Division
(916)322-1459

MAILED
JUL 21 2010
10:00 AM