

Application No.: 57/61796-00-036
School: Richmond High
County of Contra Costa

October 10, 2018

Ms. Lisa LeBlanc
District Representative
West Contra Costa Unified School District
1108 Bissell Avenue
Richmond, CA 94801

Dear Ms. LeBlanc:

The Office of Public School Construction (OPSC) has completed its review of Richmond High, OPSC application number 57/61796-00-036. 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 June 15, 2011.

The project is a non-financial hardship modernization project that was funded on a 60 percent State and 40 percent District basis. The project has expended funds beyond the SFP grant and is considered overspent.

OPSC has identified \$74,521.41 in review adjustments for ineligible other construction expenditures. The project overspent amount has been adjusted to reflect this finding.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated September 11, 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

Ms. Lisa LeBlanc

October 10, 2018

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: Mr. Mathew Duffy, District Superintendent
Contra Costa County Office of Education
Project file

Summary of Project Financing and Expenditures

District Name: West Contra Costa School
 School: Richmond High
 County: Contra Costa
 SFP Application Number: 57/61796-00-036
 LPP Application Number: _____
 Date: 9/12/2018

Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 4,943,977.00
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 3,295,985.00
5	Interest	5	\$ -
6	Total Project Funding	6	\$ 8,239,962.00
7	Reported Expenditures	7	\$ 10,123,064.00
8	Reported Oversepnt	8	\$ 1,883,102.00
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ 74,521.41
11	Revised Expenditures	11	\$ 10,048,542.59
12	Net Overspent	12	\$ 1,808,580.59
13	Interest Due	13	\$ -
14	Total to be Returned to the State	14	\$ -

Explanations:

Line 10:
See 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.

LUIS FREESE
District Representative (printed name)

[Signature]
Signature

9-11-18
Date

Schedule 1
Review Adjustments

District Name: West Contra Costa School
 School: Richmond High
 County: Contra Costa
 SFP Application Number: 57/61796-00-036
 LPP Application Number: _____
 Date: 9/12/2018

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 401,136.90	\$ 326,615.49	\$ 74,521.41	Ineligible Other Construction Costs
2	Total Review Adjustments: \$			74,521.41

Explanations:**Line 1**

The District reported \$401,136.90 for Other Construction in the *Expenditure Report*; however the review determined \$74,521.41 of this expenditure was for operational costs and therefore ineligible.

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

Schedule 1A
Review Adjustments Details

District Name: West Contra Costa School
 School: Richmond High
 County: Contra Costa
 SFP Application Number: 57/61796-00-036
 LPP Application Number: _____
 Date: 9/12/2018

	A	B	C	D	E	F
Line	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount	Discription
1	Other Const.	9/7/2010	CONSOLIDATED CLEANING SERVICES, INC.	429888	\$ 26,915.00	OTHER SERVICES
2		9/7/2010	CONSOLIDATED CLEANING SERVICES, INC.	402235	\$ 2,589.75	OTHER SERVICES
3		6/13/2011	COR O VAN MOVING AND STORAGE	439623	\$ 22,247.89	OTHER SERVICES
4		6/30/2011	COR O VAN MOVING AND STORAGE	440737	\$ 1,604.82	OTHER SERVICES
5		2/6/2012	COR O VAN MOVING AND STORAGE	447910	\$ 15,831.10	OTHER SERVICES
6		10/11/2010	COR O VAN MOVING AND STORAGE	430941	\$ 780.00	OTHER SERVICES
7		6/30/2010	MOVING SOLUTIONS	428694	\$ 3,372.75	OTHER SERVICES
8		12/10/2010	MOVING SOLUTIONS	433131	\$ 1,180.00	OTHER SERVICES
9				Total:	\$ 74,521.31	

Explanations:

Line 1-2

The District reported a total of \$29,504.75 under Other Construction Costs on the Detailed Listing of Project Expenditures (DLOPE) which the review determined were ineligible Admin Cleaning Costs

Line 3-6

The District reported a total of \$40,463.81 under Other Construction on the DLOPE which the review determined were supplies and admin costs. These expenditures are considered ineligible.

Line 7-8

The District reported a total of \$4,552.75 under Other Construction on the DLOPE which the review determined were rental costs (operational) and bond oversight expenditures. These expenditures are considered ineligible.

SCHOOL DISTRICT DATA

Application No: 57/61796-00-036
 School District: West Contra Costa Unified

County: Contra Costa
 School Name: Richmond High

PROJECT DATA

Type of Project:	High School	Application Filing Basis:	Site Specific
Pupils Assigned Under 50 Yrs:	K-6:	Pupils Assigned Over 50 Yrs:	K-6:
	7-8:		7-8:
	9-12:		9-12:
	661		70
Non-Severe:	1	Non-Severe:	1
Severe:		Severe:	
Financial Hardship Requested:	No	Recommended Acres:	49.1
Alternative Education School:	No	Existing Acres:	12

ADJUSTED GRANT DATA

Modernization Grant - Under 50 Yrs	\$ 3,182,840.00
Modernization Grant - Over 50 Yrs	477,452.00
Fire Detection Alarm	81,557.00
Urban/Security/Impacted Site	982,964.00
Accessibility/Fire Code Req.	109,809.00
Two Stop Elevators	92,675.00
Additional Elev. Stops	16,680.00
Total State Share (60%)	4,943,977.00
District Share (40%)	3,295,985.00
Total Project Cost	\$ 8,239,962.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 4,943,977.00
<u>District Share</u>	
Cash Contribution	3,295,985.00
Financial Hardship	
Total Project Cost	\$ 8,239,962.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
Modernization/Additional Grant	957-570	1D	\$ 4,943,977.00	\$ (4,943,977.00)	
Modernization/Additional Grant	057-570	1D		4,943,977.00	\$ 4,943,977.00
<u>District Share</u>					
Cash Contribution			3,295,985.00		
Total			\$ 8,239,962.00	\$ 0.00	\$ 4,943,977.00

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.

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



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

DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – Oakland Office

12/2/2009 - APPROVAL OF PLAN(S)

DR. Bruce Harter
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
1108 BISSELL AVENUE
RICHMOND 94801-3135

Project: RICHMOND HIGH SCHOOL-WEST CONTRA COSTA USD
Total Scope of Project: Alterations to 1-fencing; Construction of 1-Canopy entry structure

Increment #: 0
Application #: 01-110936
File #: 7-H7

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 12/2/2009. 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.

Application #: 01-110936

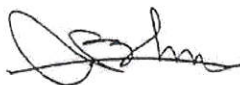
File #: 7-H7

- ☐ 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:

This Project has been classified as **CLASS 3**. 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: cn=CA, o=OAKLAND, ou=California Department of
General Services, ou=Division of the State Architect,
ou=www.verisign.com/repository/CPS Incorp. by Ref.,
LIABLTID(c)20, ou=Registered Engineer License
Number - S1744, title=DSA OAKLAND REGIONAL
MANAGER, cn=NAT CHAUHAN, email=nat.
chauhan@dsas.ca.gov
Date: 2009.12.08 16:32:05 -0800

for David F. Thorman, AIA
State Architect



cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

JACK O'CONNELL
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

November 24, 2009

West Contra Costa Unified
1108 Bissell Ave.
Richmond, CA 94801

Project Tracking No: 61796-73
Re: Richmond High School-Phase 1 & 2
County: Contra Costa
Square Feet: 184,151
Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of January 6, 2006, for the above referenced project. The plans were received on October 26, 2009. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, et seq. and Education Code 17251(c) and (d)).

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

The school site for this project is 12 usable acres. This represents 24.44% of the California Department of Education's recommended site size of 49.1 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:

parate
plication { Phase 1: Renovation consists of repainting the campus building exteriors, the replacement of the front and side main doors with new storefront systems, replacement of all windows at the Small Gym with

☐ = phase 3 on following
page

West Contra Costa Unified
November 24, 2009
Page 2

PTN: 61796-73
Richmond High School-Phase 1 & 2

translucent panel systems, new windows in the Science wing, asbestos abatement at the Science wing and floor replacements and interior finish upgrades in the Science Building and Library.

Private Application { Phase 2: Complete renovations of student and staff restrooms in the main buildings. The work will incorporate ADA compliance upgrades, electrical and lighting upgrades.

PTN # 61796-113 will also be included in this scope of work as follows:

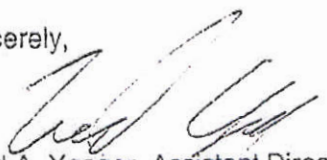
Phase 3: The field house project will replace modular buildings which have been demolished during the construction of the new track and field project and will be built at the location of the existing home bleachers. The new field house will contain restrooms, two team locker rooms, snackbar and concessions, press box, elevator and support functions.

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


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

DP5062/P4322
cc: Architect