

April 13, 2018

Application No.: 57/61796-00-038
School: Nystrom Elementary
County of Contra Costa

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 Nystrom Elementary, OPSC application number 57/61796-00-038. 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 December 21, 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 \$16,083.68 in review adjustments for ineligible operational cost, and custodial supplies expenditures. The project overspent amount has been adjusted to reflect this finding.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated April 09, 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

Enclosures

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

Summary of Project Financing and Expenditures

District Name: West Contra Costa Unified
 School: Nystrom Elementary
 County: Contra Costa
 SFP Application Number: 57/61796-00-038
 LPP Application Number: None
 Date: April 6, 2018

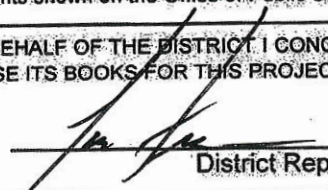
Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 776,969.00
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 517,979.00
5	Interest	5	\$ -
6	Total Project Funding	6	\$ 1,294,948.00
7	Reported Expenditures	7	\$ 33,367,622.25
8	Reported Overspent	8	\$ 32,072,674.25
9	Grant Adjustments	9	\$ -
10	Total Review Adjustments	10	\$ 16,083.68
11	Revised Expenditures	11	\$ 33,351,538.57
12	Net Overspent	12	\$ 32,056,590.57
13	Interest Due	13	\$ -
14	Total to be Returned to the State	14	\$ -

Explanations:

Line 10:
 See Schedule 3 and 3A.

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

4-9-18
 Date

Schedule 3
Review Adjustments

District Name: West Contra Costa Unified
 School: Nystrom Elementary
 County: Contra Costa
 SFP Application Number: 57/61796-00-038
 LPP Application Number: None
 Date: April 6, 2018

	A	B	C	D
Line	Reported Amount	Verified Amount	Ineligible Amount	Comments
1	\$ 8,041.81	\$ 8,041.81	\$ 8,041.81	Ineligible Expenditures
2	\$ 8,041.87	\$ 8,041.87	\$ 8,041.87	Ineligible Expenditures
3	Total Review Adjustments:		16,083.68	

Explanations:**Line 1**

The District reported \$8,041.81 for warrant #00463592 on the *Expenditure Report*; however, the review determined \$8,041.81 of this expenditure was for operational cost and therefore ineligible.

Line 2

The District reported \$8,041.87 for warrant #130187 on the *Expenditure Report*; however, the review determined \$8,041.87 of this expenditure was for custodial supplies and therefore ineligible.

Please see attached Schedule 3A for an individual listing of each ineligible expenditure.

Schedule 3A
Review Adjustments Details

District Name: West Contra Costa Unified
 School: Nystrom Elementary
 County: Contra Costa
 SFP Application Number: 57/61796-00-038
 LPP Application Number: None
 Date: April 6, 2018

	A	B	C	D	
Line	Category	Warrant Date	Vendor	Warrant Number	Warrant Amount
1	F & E	4/15/2013	Fishman Supply Co.	463592	\$ 8,041.81
2	F & E	10/23/2015	Fishman Supply Co.	130187	\$ 8,041.87
	Total:				\$ 16,083.68

Explanations:**Line 1**

The District reported \$8,041.81 under Furniture and Equipment (F&E) on the Detailed Listing of Project Expenditures (DLOPE) which the review determined was operational cost. This expenditure is considered ineligible.

Line 2

The District reported \$8,041.87 under F&E on the DLOPE which the review determined was custodial supplies. This expenditure is considered ineligible.

SCHOOL DISTRICT DATA

Application No: 57/61796-00-038 County: Contra Costa
 School District: West Contra Costa Unified School Name: Nystrom Elementary

PROJECT DATA

Type of Project: Elementary School Application Filing Basis: Site Specific
 Pupils Assigned Over 50 Years: K-6: 95
 7-8:
 9-12:
 Non-Severe:
 Severe:
 Financial Hardship Requested: No Recommended Acres: 9.5
 Alternative Education School: No Existing Acres: 4.8

ADJUSTED GRANT DATA

Modernization Grant - Over 50 Yrs	\$ 475,000.00
Fire Detection Alarm	10,925.00
Small Size Project	57,000.00
Urban/Security/Impacted Site	96,630.00
Accessibility/Fire Code Req.	14,250.00
High Performance (5.44%)	25,840.00
Two Stop Elevators	96,160.00
Prevailing Wage Monitoring	1,164.00
Total State Share (60%)	776,969.00
District Share (40%)	517,979.00
Total Project Cost	\$ 1,294,948.00

PROJECT FINANCING

<u>State Share</u>	
This Project	\$ 776,969.00
<u>District Share</u>	
Cash Contribution	517,979.00
Financial Hardship	
Total Project Cost	\$ 1,294,948.00

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	\$ 751,129.00	\$ (751,129.00)	
Modernization/Additional Grant	057-570	1D		751,129.00	\$ 751,129.00
High Performance	957-700	1D	25,840.00	(25,840.00)	
High Performance	057-700	1D		25,840.00	25,840.00
<u>District Share</u>					
Cash Contribution			517,979.00		
Total			\$ 1,294,948.00	\$ 0.00	\$ 776,969.00

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

Pursuant to the Board's action on December 12, 2012, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before March 12, 2013; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of March 12, 2013.

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 March 12, 2013.

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

11/4/2010 - APPROVAL OF PLAN(S)

BRUCE HARTER
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
1108 BISSELL AVENUE
RICHMOND, 94801-3135

Project: NYSTROM ELEMENTARY SCHOOL
Total Scope of Project: Alterations to 1-Classroom Building

Increment #: 0
Application #: 01-110632
File #: 7-39

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 11/4/2010. 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.

Oakland Regional Office * 1515 Clay Street, Suite 1201 * Oakland, CA 94612 * (510) 622-3101

Application #: 01-110632

File #: 7-39

- ☐ 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:
Automatic Fire Sprinkler Systems, Elevator Guide Rails and Support Bracket Anchorage

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: cn=CA, o=OAKLAND, ou=California Department of
General Services, ou=Division of the State Architect,
ou=www.yerisgo.com/repatriary/ICPS Incorpor. by Ref.
LIAB.LTD(c)96, ou=Registered Engineer License
Number: S1744, title=DSA OAKLAND REGIONAL
MANAGER, cn=NAT CHAUHAN, email=nat.
chauhan@dgs.ca.gov
Date: 2010.11.04 15:48:13 -07'09'

for Howard "Chip" Smith, Jr.
Acting State Architect

cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

July 11, 2011



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

Project Tracking No: 61796-139
Re: Nystrom Elementary School
County: Contra Costa
Square Feet: 48,760
Grade Level: K - 6

Dear Superintendent:

Subject: Final Plan Approval - Modernization

The California Department of Education approves the plans with the title sheet date of March 18, 2009, for the above referenced project. The plans were received on June 10, 2011. 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 4.8 usable acres. This represents 50.53% of the California Department of Education's recommended site size of 9.5 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 project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	19	475
Kindergartens	Kindergarten	4	100

West Contra Costa Unified
July 11, 2011
Page 2

PTN: 61796-139
Nystrom Elementary School

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 575.

CORE FACILITIES:

Administration
Storage

Small Group Instruction
Teacher Work Room

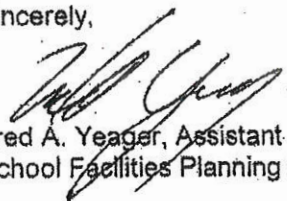
Speech
Toilets

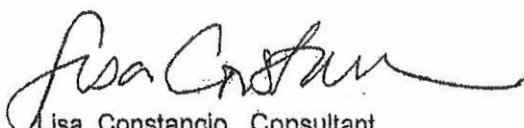
The district has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

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

DP6474/P5695
cc: Architect