

April 8, 2019

Application No.: 50/61259-50-002
School: La Esquelita Elementary
County of Alameda

Mr. Anthony Smith
District Representative
Oakland Unified School District
955 High Street
Oakland, CA 92701

Dear Mr. Smith:

The Office of Public School Construction (OPSC) has completed its review of La Esquelita Elementary, OPSC application number 50/61259-50-002. 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 31, 2011.

The project is a non-financial hardship new construction 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 OPSC has identified a \$40,186.24 review adjustment for ineligible site Department of Toxic Substances Control (DTSC) and hazardous waste removal expenditures. The project overspent amount has been adjusted to reflect this finding.

The review also determined the District incurred additional eligible expenditures per SFP Regulation Sections 1859.74 and 1859.106 and may receive additional hazardous waste/materials removal, and DTSC funding in the amount of \$74,234.99.

OPSC has received the signed *Summary of Project Financing and Expenditures* (SOPFE) dated March 14, 2019 from the District. As the District has concurred with the review findings in the SOPFE, the project is considered closed. Enclosed is the final report.

This final report includes the:

1. SOPFE 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.

Mr. Anthony Smith

April 8, 2019

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

Enclosures

cc: Dr. Kayla Johnson-Trammell, District Superintendent
Alameda County Office of Education
Project file

RECEIVED
OFFICE OF PUBLIC
SCHOOL CONSTRUCTION
Summary of Project Financing and Expenditures
2019 MAR 18 PM 4:22

District Name: Oakland Unified
 School: Metwest High School
 County: Alameda
 SFP Application Number: 50-61259-50-002
 LPP Application Number: none
 Date: February 22, 2019

MAIL ROOM

Line		A		B	
		Adjusted Grant		Site Related Grant(s)	
1	LPP State Apportionment	1	\$ -	\$	-
2	SFP State Apportionment	2	\$ 3,598,064.00	\$	3,684,018.00
3	Financial Hardship Apportionment	3	\$ -	\$	-
4	District Contribution	4	\$ 3,598,064.00	\$	3,684,018.00
5	Interest	5	\$ -		
6	Total Project Funding	6	\$ 7,196,128.00	\$	7,368,036.00
7	Reported Expenditures	7	\$ 19,386,669.64	\$	7,556,692.22
8	Reported Overspent	8	\$ 12,190,541.64		
9	Reported Adjustment Site Related Grants	9		\$	188,656.22
10	Grant Adjustments (State & District Share)	10	\$ -	\$	148,469.98
11	Total Review Adjustments	11	\$ -	\$	(40,186.24)
12	Revised Expenditures	12	\$ 19,386,669.64	\$	7,516,505.98
13	Net Overspent	13	\$ 12,190,541.64	\$	-
14	Interest Due	14	\$ -	\$	-
15	Site Adjustment Due to the District (State share)	16		\$	74,234.99

Explanations:**Column B, Line 7**

The District did not actually report expenditures for Site Purchase. Since \$6,490,516 was approved for funding of a District-owned site, the amount has been included in the expenditures as site costs (\$6,490,516 site purchase funding + \$1,066,176.22 hazardous waste and DTSC preliminary oversight expenditures = \$7,556,692.22 site related expenditures).

Column B, Lines 9 and 10

The figure in Line 9 is presented for informational purposes only. It represents the difference between current site grants funding and reported expenditures. The grant adjustment affecting project funding is presented in Line 10, which is based on Schedule 2.

Line 11

Please see Schedule 3

Line 15

Please 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.

TADASHI NAKADEGAMA
District Representative (printed name)

[Signature]
Signature

3/14/19
Date

Schedule 1
Refund/Reimbursement Summary

District Name: Oakland Unified
 School: Metwest High School
 County: Alameda
 SFP Application Number: 50-61259-50-002
 LPP Application Number: none
 Date: February 22, 2019

SITE RELATED GRANTS ADJUSTMENTS				
	A	B	C	D
Line	Total Adjustment	Adjustments to District Share	Adjustments to State Share	Comments
1	\$ 12,023.67	\$ 6,011.84	\$ 6,011.83	DTSC Fees
2	\$ 136,446.31	\$ 68,223.15	\$ 68,223.16	Hazardous Waste Removal
3	148,469.98	74,234.99	\$ 74,234.99	Column C Total to Page 1, Column B, Line 15

Explanations:

Column A Please see Schedule 2, Column C for the source of the figures appearing in Column A above.

Lines 1 & 2 Since the State's share of project funding is limited to 50%, the State's share of the \$148,469.98 funding adjustment is \$74,234.99. Upon approval by the State Allocation Board, this will be processed as an apportionment increase, and the State will subsequently process a fund release.

Schedule 2
Grant Adjustments

District Name:	<u>Oakland Unified</u>
School:	<u>Metwest High School</u>
County:	<u>Alameda</u>
SFP Application Number:	<u>50-61259-50-002</u>
LPP Application Number:	<u>none</u>
Date:	<u>February 22, 2019</u>

SITE RELATED GRANT ADJUSTMENTS				
	A	B	C	D
Line	Total Grant Amount (State & District Share)	Eligible Amount	Difference (B - A)	Comments
1	\$ 34,374.00	\$ 46,397.67	\$ 12,023.67	DTSC Fees
2	\$ 843,146.00	\$ 979,592.31	\$ 136,446.31	Hazardous Waste Removal
3		TOTAL	\$ 148,469.98	To Page 1, Column B, Line 10

Explanations:

Column A These are the grant funding amounts that were approved for the project.

Column B These are the eligible grant funding amounts, based on eligible expenditures outlined in Schedule 3, Column B, Lines 1 & 2.

Schedule 3
Review Adjustments

District Name:	<u>Oakland Unified</u>
School:	<u>Metwest High School</u>
County:	<u>Alameda</u>
SFP Application Number:	<u>50-61259-50-002</u>
LPP Application Number:	<u>none</u>
Date:	<u>February 22, 2019</u>

SITE RELATED REVIEW ADJUSTMENTS				
	A	B	C	D
Line	Reported Amount	Eligible Amount	Difference (B - A)	Expenditure Category
1	\$ 50,818.19	\$ 46,397.67	\$ (4,420.52)	Site DTSC Costs
2	\$ 1,015,358.03	\$ 979,592.31	\$ (35,765.72)	Hazardous Materials Costs
3				
4				
3	Total Site Related Review Adjustments: \$ (40,186.24)			To Page 1, Column B, line 11

Explanations

Lines 1 & 2 As noted in attached Schedule 3a, Lines 6 and 7, the costs reported on the revised expenditure report under Site DTSC, Hazardous Materials, and Site Other require adjustment to accurately reflect eligible costs incurred.

Schedule 3A
Review Adjustments Details

District Name: Oakland Unified
 School: Metwest High School
 County: Alameda
 SFP Application Number: 50-61259-50-002
 LPP Application Number: none
 Date: February 22, 2019

	A	B	C	D	
Line	Category	Warrant Date	Payee	Warrant Number	Adjustment Required
1	Site DTSC Oversight	various	DTSC	various	\$ (4,420.52)
2	Hazardous Waste	various	DTSC	various	\$ (4,033.87)
3	Hazardous Waste	4/22/14	Ninyo & Moore	AP50362509	\$ (9,468.00)
4	Hazardous Waste	various	Ninyo & Moore	various	\$ (22,263.85)
5	Total:				\$ (40,186.24)
Total Adjustments by Category:					
6	Site DTSC Preliminary Oversight				\$ (4,420.52)
7	Hazardous Waste				\$ (35,765.72)

Explanations:

Line 1 The DTSC fees reclassified as DTSC Oversight costs require adjustment for portions of the costs which were previously reported under SFP Project 57-61259-00-066 - a project which was closed over two years ago. Costs already reported under a closed project are not eligible for funding under project 50-61259-50-002. Below is a schedule which shows the amounts previously reported under 57-61259-00-066, which were reallocated by the District to Projects 50-61259-50-001 and 50-61259-50-002.

DTSC PEA Oversight Fees Previously Reported on Project 57-61259-00-066				
		Portion Reallocated by District to Project	Portion Reallocated by District to Project	
Warrant Number	Warrant Date	50-61259-50-001	50-61259-50-002	
AP88889704	6/9/09	102.56	587.61	
AP88952823	12/16/09	41.07	235.34	
AP88984038	2/18/10	149.68	857.58	
AP88984039	2/18/10	119.37	683.94	
AP88025297	10/5/10	224.54	1,286.51	
AP88119465	3/18/11	32.53	186.38	
AP88159307	6/20/11	101.78	583.16	
Totals		771.63	4,420.52	

Line 2 The DTSC Remediation Oversight fees require adjustment for portions of the costs which were previously reported under SFP Project 57-61259-00-066 - a project which was closed over two years ago. Costs already reported under a closed project are not eligible for funding under project 50-61259-50-001. Below is a schedule which shows the amounts previously reported under 57-61259-00-066, which were reallocated by the District to Projects 50-61259-50-001 and 50-61259-50-002.

DTSC Remediation Oversight Fees Previously Reported on Project 57-61259-00-066				
		Portion Reallocated by District to Project	Portion Reallocated by District to Project	
Warrant Number	Warrant Date	50-61259-50-001	50-61259-50-002	
AP50036474	8/4/11	0.31	1.75	
AP50039370	10/18/11	55.96	320.64	
AP50111146	4/5/12	66.40	380.47	
AP50154792	6/22/12	95.06	544.67	
AP50154794	6/22/12	53.27	305.23	
AP50188904	11/16/12	56.62	324.39	
AP50191232	1/17/13	87.72	502.59	
AP50191233	1/17/13	19.21	110.07	
AP50235805	4/19/13	37.33	213.88	
AP50271583	6/14/13	90.82	520.35	
AP50333163	11/19/13	16.40	93.98	
AP50333164	11/19/13	5.21	29.85	
AP50333726	12/5/13	37.31	213.79	
AP50334939	1/22/14	23.83	136.55	
AP50361671	4/7/14	58.58	335.66	
Totals		704.03	4,033.87	

Schedule 3A (Continued)
Review Adjustments Details

- Line 3 The District reported a \$18,000 abatement cost related to demolition as hazardous waste removal costs. Such costs aren't classified as hazardous waste costs, as they relate to measures to prevent toxic releases resulting from construction. They don't relate to remediation of released toxics existing prior to construction that would be required by the Department of Toxic Substances Control. The District reported \$9,468 of the amount as hazardous waste costs on project 50-61259-50-002.
- Line 4 The remediation fees reported for Ninyo & Moore require adjustment for portions of the costs which were previously reported under SFP Project 57-61259-00-066 - a project which was closed over two years ago. Costs already reported under a closed project are not eligible for funding under project 50-61259-50-001. Below is a schedule which shows the amounts previously reported under 57-61259-00-066, which were reallocated by the District to Projects 50-61259-50-001 and 50-61259-50-002.

Ninyo & Moore Remediation Costs Previously Reported on Project 57-61259-00-066

Warrant Number	Warrant Date	Portion Reallocated	Portion Reallocated
		by District to Project 50-61259-50-001	by District to Project 50-61259-50-002
AP88010176	3/4/10	334.12	1,914.34
AP88030955	4/19/10	136.22	780.48
AP88033346	5/20/10	131.90	755.74
AP88060220	8/23/10	55.86	320.08
AP88024859	9/20/10	210.84	1,208.00
AP88024859	9/20/10	81.85	468.99
AP88026261	10/19/10	324.87	1,861.31
AP88060611	11/8/10	216.89	1,242.64
AP88060611	11/8/10	53.76	308.05
AP88090013	12/17/10	175.52	1,005.65
AP88103875	2/3/11	37.27	213.52
AP88103875	2/3/11	45.49	260.61
AP88119760	3/18/11	26.66	152.74
AP88119760	3/18/11	10.36	59.33
AP88158021	5/20/11	65.25	373.86
AP88159613	6/20/11	14.43	82.66
AP50034681	7/6/11	91.31	523.17
AP50037104	8/18/11	41.61	238.37
AP50038179	9/19/11	28.73	164.64
AP50039621	10/18/11	34.67	198.63
AP50042892	12/16/11	87.60	501.88
AP50072415	1/18/12	80.54	461.42
AP50072415	1/18/12	54.77	313.80
AP50073374	2/3/12	30.42	174.28
AP50074074	2/21/12	21.50	123.21
AP50074705	3/21/12	6.24	35.74
AP50074705	3/21/12	15.52	88.92
AP50111467	4/5/12	136.74	783.44
AP50130968	4/19/12	8.51	48.76
AP50134145	5/18/12	55.82	319.81
AP50153698	6/6/12	67.45	386.42
AP50155188	6/22/12	12.18	69.81
AP50190232	12/18/12	53.08	304.10
AP50190901	1/4/13	93.30	534.54
AP50237576	2/5/13	17.63	100.99
AP50232887	2/20/13	27.81	159.36
AP50191789	2/22/13	18.22	104.40
AP50234502	3/19/13	271.52	1,555.65
AP50235967	4/19/13	267.10	1,530.36
AP50236666	5/17/13	101.76	583.01
AP50270509	6/7/13	65.16	373.32
AP50292873	7/12/13	17.89	102.50
AP50318280	9/19/13	26.34	150.94
AP50320734	11/25/13	76.58	438.79
AP50332019	12/18/13	11.73	67.20
AP50360408	3/7/14	99.04	567.48
AP50361101	3/21/14	43.79	250.91
Totals		3,885.85	22,263.85

SCHOOL DISTRICT DATA

Application No: 50/61259-50-002
 School District: Oakland Unified
 High School Attendance Area: Oakland/Oakland Tech Shsaa

County: Alameda
 School Name: La Escuelita Elementary

PROJECT DATA

Type of Project: Elementary School
 K-6:
 7-8: 175
 9-12:
 Non-Severe: 13
 Severe:
 Application Filing Basis: High School Attendance Area
 Number of Classrooms: 8
 Master Acres: 7.3
 Existing Acres:
 Proposed Acres: 2.91
 Recommended Acres: 7.3
 Facility Hardship (a): No
 Financial Hardship Requested: No
 Alternative Education School: No
 Addition to Existing Site: No

PROJECT FINANCING

State Share

This Project \$ 7,282,082.00

District Share

Cash Contribution 7,282,082.00

Financial Hardship

Total Project Cost \$ 14,564,164.00

ADJUSTED GRANT DATA

New Construction Grant	\$	1,980,770.00
Fire Detection Alarm		3,229.00
Labor Compliance		22,582.00
High Performance (9.41%)		186,390.00
Multi-Level Constr.	8Crs.	226,920.00
Site Acquisition		3,813,828.00
Service Site		70,164.00
Off-Site		22,505.00
Utilities		16,986.00
General Site		177,367.00
Urban/Security/Impacted Site		761,341.00
Total State Share (50%)		7,282,082.00
District Share (50%)		7,282,082.00
Total Project Cost	\$	14,564,164.00

HISTORY OF PROJECT COST AND APPORTIONMENT

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<u>State Share</u>					
New Construction/Add. Grant	955-500	55	\$ 7,095,692.00		
High Performance	957-700	1D	186,390.00	\$ (186,390.00)	
High Performance	057-700	1D		186,390.00	\$ 186,390.00
<u>District Share</u>					
Cash Contribution			7,282,082.00		
Total			\$ 14,564,164.00	\$ 0.00	\$ 186,390.00

Funding Sources: Proposition 55 Bonds/2004-Mar.; Proposition 1D Bonds/2006-Nov.

This project will receive a State apportionment for the High Performance Incentive grant only.

The remainder of the project shall maintain its SAB unfunded approval date of March 28, 2012.

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.

The District has certified it is enforcing a Labor Compliance Program (LCP). Please be advised this project has been apportioned with funds that require a LCP pursuant to Labor Code Section 1771.7.

The funds apportioned will be offset proportionately for site acquisition funding requests for any future additions to a site if the non-school function is relocated and subsequently is changed to a school function.

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.

This project is a Use of Grants under Regulation Section 1859.77.3(b).

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 ❖ ❖ ❖

December 12, 2012



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

DGS

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

3/30/2010 - APPROVAL OF PLAN(S)

DR. Anthony Smith
OAKLAND UNIFIED SCHOOL DISTRICT
955 HIGH STREET
OAKLAND 94601

Project: DOWNTOWN EDUCATIONAL COMPLEX
Total Scope of Project: Construction of 1-sitework, utilities, demolition, 1-school building Escuelita, 1-Multi-purpose Building
Increment #: 1
Portion of total scope covered by this letter: Construction of 1-sitework, utilities, demolition
Application #: 01-110939
File #: 1-29

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 3/30/2010. 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.

Application #: 01-110939

File #: 1-29

- ☐ 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 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, l=OAKLAND, o=California Department of
General Services, ou=Division of the State Architect,
ou=www.verisign.com/repository/CPS Incorp. by Ref.,
LIAB.LTO(c)99, ou=Registered Engineer License
Number - S1744, title=DSA OAKLAND REGIONAL
MANAGER, cn=NAT CHAUHAN, email=nat.
chauhan@dgs.ca.gov
Date: 2010.04.05 16:47:57 -07'00'

for David F. Thorman, AIA
State Architect



cc:
Architect



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

DGS

DEPARTMENT OF GENERAL SERVICES

Division of the State Architect – Oakland Office

9/15/2010 - APPROVAL OF PLAN(S)

ANTHONY SMITH
OAKLAND UNIFIED SCHOOL DISTRICT
955 HIGH STREET
OAKLAND, 94601

Project: Downtown Educational Complex
Total Scope of Project: Construction of 1-sitework, utilities, demolition, 1-school building Escuelita, 1-Multi-purpose Building
Increment #: 2
Portion of total scope covered by this letter: Construction of 1-school building Escuelita, 1-Multi-purpose Building
Application #: 01-110939
File #: 1-29

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 9/15/2010. 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.

Application #: 01-110939

File #: 1-29

- ☐ 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:
Basketball Backstops, Automatic Fire Sprinkler Systems, Elevator Guide Rails and Support Bracket Anchorage, Window Wall Systems or Storefronts with spans greater than 10 feet. kalwall. Fire suppression system.

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, is=OAKLAND, o=California Department of
General Services, ou=Division of the State Architect,
ou=www.verisign.com/repository/CPS Incorp. by Ref.,
LIA.B.LTD(c)99, ou=Registered Engineer License
Number - S1744, title=DSA OAKLAND REGIONAL
MANAGER, cn=NAT CHAUHAN, email=nat.
chauhan@dgs.ca.gov
Date: 2010.09.20 17:31:47 -07'00'

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

cc:
Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

August 16, 2011

Oakland Unified
1025 Second Ave.

Oakland, CA 94606

Project Tracking No: 61259-194
Re: La Escuelita Elementary; Downtown Ed
Complex
County: Alameda
Square Feet: 65,580
Grade Level: K - 5

Dear Superintendent:

Subject: Supercede Final Plan Approval - New School

The California Department of Education approves the plans with the title sheet date of August 9, 2010, for the above referenced project. The plans were received on August 16, 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.

This letter revises and supercedes the letter issued on July 29, 2011.

The school site for this project is 2.91 usable acres. This represents 39.86% of the California Department of Education's recommended site size of 7.3 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 7.3 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 39.86% of the California Department of Education's recommended master plan

site size.

The project as approved consists of:

<u>TEACHING STATIONS</u>	<u>GRADE LEVEL</u>	<u>ROOMS</u>	<u>STUDENTS</u>
Classrooms	1 - 6	13	325
Kindergartens	Kindergarten	3	75
Non-severe Special Education	Special Education Non-Severe	1	13

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 413.

CORE FACILITIES:

Resource Specialist Progr	Speech	Storage
Teacher Work Room	Toilets	

This supercede reflects the change in usable acres for this project as a result of the district entering into a School Cleanup Agreement (SFPD 4.15) with the Department of Toxic Substance Control. The agreement encompasses the playfields and parking lot for La Escuelita Elementary which was not formally recognized in the July 29, 2011 approval letter.

The Downtown Education Complex will ultimately comprise of La Escuelita Elementary, MetWest High and a child development center on 5.53 acres.

This project removes 13 classrooms for a net gain of four teaching stations. For the purposes of funding, the project includes 9 Overcrowded Relief Grant classrooms (a total of 30,053 square feet) and 8 New Construction classrooms.

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 August 16, 2011 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

Oakland Unified
August 16, 2011
Page 3

PTN: 61259-194
La Escuelita Elementary; Downtown Ed
Complex

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,



for
Fred A. Yeager, Assistant Director
School Facilities Planning Division



John Gordon, Consultant
School Facilities Planning Division
(916)323-0575

DP6840/P6054
cc: Architect



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

October 28, 2011

Mr. Josh Damoth, Project Manager
Office of Public School Construction
Department of General Services
707 3rd Street
West Sacramento, California 95605

Dear Mr. Damoth:

The Oakland Unified School District is requesting to use a district owned site for a school construction project pursuant to Education Code 17072.12(b) and State Allocation Board Regulation 1859.74.5.

The District has certified to the California Department of Education (CDE) that:

1. The district owned site located at the corner of East 10th Street and 4th Avenue is a combined four-parcel site (APNs: 019-0023-001-01, 019-0024-001-01, 019-0029-014-06 and 019-0029-014-07) totaling 5.527 acres. For the past five years, approximately 72% of this site contains buildings, such as administration offices, child care, and a fleet maintenance shop, dedicated for non K-12 school use.
2. There is no available alternative district owned site for the Downtown Education Complex, which is comprised of the La Escuelita Elementary and MetWest High Schools, deemed useable for school purposes by the CDE.

The CDE has determined the following:

1. The current use of 3.987 acres of the district owned site located at East 10th Street and 4th Avenue precludes the site from being otherwise available as a school site for K-12 purposes.
2. The district owned site located at East 10th Street and 4th Avenue is approvable by the CDE for K-12 school purposes.
3. The alternative site referenced in the Yovino Young appraisal, dated August 18, 2011, is approvable by the CDE for school purposes.

Sincerely,

John Gordon, Consultant
School Facilities and Transportation Services Division