REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, February 22, 2012

SCHOOL DISTRICT DATA	
School District: .....SEQUOIA UNION ELEMENTARY	County:.....TULARE
Application Number:..... 50/72116-00-001	School Name:..... SEQUOIA ELEMENTARY
Total District Enrollment:.....338	Project Grade Level: K-8
Financial Hardship: ..... YES	

PURPOSE OF REPORT

To present the District's request for approval of its new construction project, which includes a Use of Grants (UOG) for Minimum Essential Facilities (MEF) pursuant to School Facilities Program (SFP) Regulation Section 1859.77.3.

DESCRIPTION

The District plans to expand the existing multi-purpose room into a larger facility that will accommodate physical education curriculum and continue to provide the food service needs of the Sequoia Elementary site. The District is in a very unique situation as the existing facility was constructed with a "false wall" to allow for future expansion. These walls are designed to be removed without affecting the structural integrity of the building. To construct the gymnasium, the District is requesting to use additional new construction grants that exceed the classroom capacity of the project through the SFP Regulation Section 1859.77.3. Staff administratively denied the District's conceptual request for UOG funding for this project prior to receiving the official *Application for Funding* (Form SAB 50-04). The District submitted a Form SAB 50-04 on October 28, 2011, as well as the Appeal Request in Attachment A.

AUTHORITY

See Attachment B.

BACKGROUND

Under SFP Regulation Section 1859.77.3, districts meeting specific requirements can request a UOG. Essentially the district can request to use new construction eligibility, which is provided for the purpose constructing classrooms for unhoused pupils, for another purpose. The District may build an MEF or construct classrooms at a different grade level than the actual project. For example, if a district does not have enough 7-8 pupil grants to build a specific project, they can use K-6 or 9-12 pupil grants as allowed in regulation. A district may elect to use pupil grants to build an MEF, such as a gym, multipurpose room or library. Using pupil grants at a different grade level or to build an MEF requires the district school board to certify that the State has met its obligation to house the pupils receiving grants in the project typically by school board resolution. Using pupil grants for construction of an MEF is only allowed when an existing MEF does not exist or is inadequately sized, as determined in SFP Regulation Section 1859.77.3.

The District has been working in phases to complete the current project. On December 15, 2010 the District received a design apportionment for the project based on an application requesting 91 (7-8) pupil grants, and 83 (K-6) pupil grants. The school currently serves students in grades K-8. The District received a district-wide Financial Hardship (FH) approval on June 29, 2009 for the design phase of the application and on July 21, 2011 for the full grant phase of the application. The full grant FH approval was valid through January 21, 2012. Design funding is intended to allow a district to hire an architect and prepare plans for Division of the State Architect (DSA) approval. As a design request may be made before plans are completed, Staff does not receive specific project details, unless the district requests assistance.

(Continued on Page Two)

BACKGROUND (cont.)

In September 2011, the District met with OPSC Staff to discuss the proposed project. The purpose of the meeting was to discuss the possibility of funding the project under SFP Regulation Section 1859.77.3. At the time, the District had already submitted plans for review and approval to both the California Department of Education (CDE) and DSA. The District presented conceptual ideas to staff as the funding application had not yet been submitted. At the meeting, CDE Staff identified the proposed expanded facility as a multipurpose room, based on California Code of Regulations Title 5 criteria.

On October 10, 2011 Staff sent a letter in response to the September 14, 2011 meeting (Attachment C). Staff indicated it would be unable to approve the project as proposed and listed the following rationale:

- The site already has an adequately sized multipurpose room pursuant to regulation section 1859.77.3.
- The CDE identified the proposed expanded facility as a multipurpose room.

The District currently has a 4,760 square foot multipurpose facility, which includes kitchen services. The kitchen is 1,633 square feet and the multipurpose room is 3,127 square feet. As part of the current project, the District is planning to expand the current facility. The new facility will be approximately 11,036 square feet. The gymnasium addition will be approximately 3,873 square feet and the stage addition will be approximately 2,403 square feet.

On October 28, 2011, the District submitted a new construction application for Sequoia Union Elementary School, application number 50/72116-00-001. The CDE Final Plan Approval Letter submitted as part of the funding application classified the addition as a multipurpose facility. In conjunction with the application, the District submitted an appeal requesting a UOG under SFP Regulation Section 1859.77.3. The appeal was submitted in response to Staff's denial of the District's conceptual plan for the project.

STAFF ANALYSIS/STATEMENTS

District Position

It is the District's position that the project is eligible to receive UOG funding for the project under SFP Regulation Section 1859.77.3 as the site currently does not have a gymnasium. Even though the gymnasium square footage is being added to an existing multi-purpose room, the District believes that the building should be funded as a gymnasium as it provides for the physical education curriculum and is appropriately sized for that purpose. Pursuant to SFP Regulation Section 1859.77.3, "a District may request new construction grants that exceed the capacity of the project… if the project is to construct a multipurpose, gymnasium and/or library… at an existing site that does not have an existing or adequate facility…."

Sequoia Union Elementary School District is a small one school District located in Tulare County. As stated by the district, "the project will serve both the school and the community. The closest gym to this rural school and community is at least 10 miles away in the Woodlake area. This will be a great asset for Sequoia in providing for the education of the current and future students." Through conversations and correspondence the District has indicated the addition of gymnasium space to the existing multipurpose room is the only way to provide indoor physical education space while meeting the site limitations and budgetary constraints.

Staff Position

The District submitted an updated CDE Final Plan Approval Letter dated December 21, 2011 to the OPSC that classifies the addition as a gym/multipurpose room (Attachment D). The CDE letter indicates that the project is an expansion of the existing multipurpose room and recognizes that the project is constructing a hybrid facility that would serve as both a multipurpose room and a gymnasium. Based on this revised information, Staff is unable to conclusively determine that the scope of work qualifies as a gymnasium within the current regulations.

(Continued on Page Three)

STAFF ANALYSIS/STATEMENTS (cont.)

The existing multipurpose room was originally built to allow for a future addition. The building has one wooden (false) wall originally designed to be removed once the District was ready to proceed with an addition to the building. Even though the District is adding 3,873 square feet of designated gymnasium space, the existing multipurpose room and gymnasium addition will not be independent of each other. The 3,127 square feet of existing multipurpose space will be used to house part of the gymnasium floor area. As a result, the addition and existing building space are intertwined and cannot be viewed as separate facilities.

As the gymnasium addition cannot be separated from the existing multipurpose room, Staff classifies the new square footage as an addition to the existing multipurpose room. Based on SFP Regulation Section 1859.77.3, the District's current multipurpose room is considered adequate. If there is an existing facility, the existing square footage must be inadequate. To be classified as inadequate the existing square footage must be less than 60% of the square footage necessary for the current enrollment of the site plus the capacity of the proposed project. The calculation is as follows:

a) Site enrollment + project capacity = total eligible pupils
b) Multiply the total eligible pupils by the appropriate square footage amount from the chart in Regulation Section 1859.82(b).
c) Use the greater of the total determined in b) or the minimum square footage for the type of facility and grade level from Regulation Section 1859.82(b); 4,000 for elementary, and 5,000 for middle.
d) Divide the existing square footage by the greater of b) or the minimum square footage for the grade level.
e) If d) is less than 60% the project qualifies for UOG.

This is a K-8 school. The District has identified this project as an elementary project on the Form SAB 50-04. Therefore the calculation will be completed using elementary school classification. The middle school classification is added for reference as well. The calculation for the District's application is as follows:

MEF Data

Square Footage of Existing Multipurpose Room	4,760
Current CBEDS	338
Project Capacity	108
Minimum square footage per Regulation Section 1859.82	Elementary – 4,000 Middle – 5,000

UOG Calculation

STEP	CALCULATION
a	338 (current CBEDS) + 108 (project capacity) = 446
b	446 x 5.3 sq. ft. per pupil = 2,363.8
c	4,000 (minimum sq. ft.) is greater than the 2,321.4
d	4,760 (existing sq. ft.) / 4000 (minimum sq. ft.) = **119%**; 4,760/5,000 (middle) = **95%**
e	d = 119% of minimum sq. ft. - Project does not qualify for UOG.

The above calculation demonstrates that the square footage of the existing multipurpose room is adequate for either an elementary school or middle school under SFP Regulation Section 1859.77.3. Staff understands the District's request to receive UOG funding as a cost effective method for providing the students and community with a gymnasium; however, the scope of work does not fit within current SFP regulations.

(Continued on Page Four)

STAFF ANALYSIS/STATEMENTS (cont.)

Alternate Options

Classify Gymnasium and Multipurpose Room as Independent Entities

Sequoia Union Elementary is a one school District that educates K-8 students. K-8 schools are often placed in unique situations that do not quite fit within the regulations as SFP requirements are typically put into place for K-6 or 7-8 pupils. In this case, the District is seeking to perform a very unique expansion of an existing multipurpose facility to include gymnasium capabilities that were not previously present. This expansion is unique in that the District built the existing facility with a false wall, with the original intent to expand the facility in the future.

The Board could make the determination to treat the gymnasium addition as an independent facility. Under this option, the District would be adding a facility that does not currently exist on its campus. As a result the current project would meet the intent of SFP Regulation Section 1859.77.3.

Under this option, the District would be eligible to request all 174 pupil grants. The approximate 50 percent State share would equal $2,113,705 with a 100 percent total grant of $4,227,410.

Five Classroom Project

The application submitted by the District contained 4 classrooms. The CDE has stated that it would supersede the Final Plan Approval Letter to indicate the project contains 5 classrooms (adding the music room included in the proposed multi-purpose room addition). This would allow the District to request a total of 135 pupil grants for the project (44 K-6, 91 7-8).

Under this option, the District would be eligible to request up to 135 pupil grants. The approximate 50 percent State share would equal $1,729,043 with a 100 percent total grant of $3,458,086.

RECOMMENDATION

Seek Board direction.

BOARD ACTION

In considering this Item, the SAB approved the alternative option of classifying the gymnasium and multipurpose as independent entities and to fund the project. In addition, it was clarified that the SAB would be funding the gymnasium portion of the expansion project not the multipurpose portion.

STATE OF CALIFORNIA
SCHOOL DISTRICT APPEAL REQUEST

STATE ALLOCATION BOARD
OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 189 (REV 10/09)

SCHOOL DISTRICT Sequoia Union Elementary	APPLICATION NUMBER 50/72116-00-001
SCHOOL NAME Sequoia Union Elementary School	COUNTY Tulare
DISTRICT REPRESENTATIVE Larry Lakey	E-MAIL ADDRESS llakey@sequoia.k12.ca.us

Purpose of Request:

The District is requesting approval of its new construction project including the use of grants regulation to construction a gymnasium and four classrooms on this K-8 school site.

Basis of Request:

- ☐ Law (Statute) _____
- ☒ Regulation 1859.77.3
- ☐ Other (specify) _____

Description:

The District is building a four CR wing and a Gym. They are requesting grants for construction of the Gym under the Minimum Essential Facilities regulations. The District does not have an existing Gym.

They do have an existing Cafeteria. The plans for this project involve expanding the cafeteria building into a much larger facility that will accommodate the PE curriculum and will still provide for the food service needs of the school.

The Department of Education approval letter mentions this building will meet the PE requirements.

The District has met with OPSC but was not able to resolve this issue as they believe the building should be labeled as a MU building.

Since the Gym category provides for a larger building area than the MU category, this building should be funded as a Gym since it is providing for that curriculum and is sized appropriately for those services. The floor space of the proposed Gym is 6,900 sq ft. which is the average size gym for a small middle school.

The letter from OPSC stated they could approve this project if the new Gym building was a stand alone building but could not support this project since it is adding to an existing building. Adding to existing facilities is not prohibited in the regulations. Most new schools commonly build a single Gym/MU facility as a cost saving measure. The same goals are being sought here to keep the project within the budget of the State building program.

This project is requesting 174 grants for this project. 91 housed in the 4 CR, and 83 for the UOG provided by the Gym. The estimated State funding for this project is $2,196,450. This District has been approved for Financial Hardship status and is seeking funding under those provisions.

This project will serve both the school and the community. The closest Gym to this rural school and community is at least 10 miles away in the Woodlake area. This will be a great asset for Sequoia in providing for the education of the current and future students and we respectfully request your approval of this project.

SIGNATURE OF AUTHORIZED DISTRICT REPRESENTATIVE Larry Lakey	DATE 10/27/11

ATTACHMENT B
AUTHORITY

School Facility Program (SFP) Regulation Section 1859.77.3 states:

New Construction Grant funds and any other funds provided by these Regulations shall be expended as set forth in Education Code Section 17072.35; and may also be utilized for the cost incurred by the district for the development and implementation of remedial action plan approved by the DTSC pursuant to Education Code Section 17213.

Authorization for use of New Construction Grants for which the final plans and specifications for the project were accepted by the DSA after January 22, 2003 may be requested as follows:
(a) A district may request new construction grants that exceed the capacity of the project based on loading standards pursuant to Education Code Section 17071.25(a)(2) and any loading standards adopted by the SAB by these regulations if the project is to construct a multipurpose, gymnasium and/or library, or for an Alternative Education school to construct a multipurpose/gymnasium, library, counseling offices, and/or conference rooms, at an existing site that does not have an existing or adequate facility of the type being requested when all of the following is met:
(1) The district must adopt a school board resolution that has been discussed at a public hearing at a regularly scheduled meeting of the district's governing board on a date preceding the application filing that includes the following:
(A) An acknowledgement that funds for the purposes of housing the excess pupils are being diverted to another project.
(B) An acknowledgement that the State has satisfied its obligation, pursuant to Section 1859.50, to house the pupils receiving grants in the project.
(C) A plan outlined in the resolution that identifies how the district has housed or will house the pupils receiving grants in the project in school buildings as defined in Education Code Section 17368. The plan must certify one of the following methods:
1. The district will construct or acquire facilities for housing the pupils with funding not otherwise available to the SFP as a district match within five years of project approval by the SAB, and the district must identify the source of the funds; or
2. The district will utilize higher district loading standards providing the loading standards are within the approved district's teacher contract and do not exceed 33:1 per classroom.
(2) The existing school site was not constructed under the SFP.
(3) The proposed project includes no more than eight classrooms.
(4) Grants requests, above 100 percent of the number of pupils to be housed, based on Special Day Class pupil eligibility are only permitted under this subsection (a) when building a Special Day Class facility.
(5) For purposes of this section to determine if an existing facility is inadequate, the existing square footage is less than 60 percent of the square footage necessary for the current CBEDS for the site plus the Net School Building Capacity of the proposed project as calculated pursuant to Section 1859.82(b), except for Alternative Education Schools. For Alternative Education Schools, refer to the following:
[Chart not Included]

(6) The maximum excess pupil amount being requested for this type of use of grants request, is calculated by the following:
(A) Multiply the current CBEDS for the site plus the Net School Building Capacity for the proposed project by the square footage for the type of facility being requested, pursuant to Section 1859.82(b), except for Alternative Education Schools. For Alternative Education Schools, refer to the chart above.

(B) Multiply the product in (a)(6)(A) above by the per square foot grant amount for multipurpose, gymnasium or library facilities pursuant to Section 1859.82(b); utilize the same per square foot grant amount for the Alternative Education school facilities as shown in Section 1859.82(b).
(C) Divide the product in (a)(6)(B) above by the New Construction Grant amount for the project grade level, rounded up to the nearest whole number.
(b) A district may request new construction grant eligibility determined at a different grade level than the proposed project that does not exceed the capacity of the project, unless the project includes a request as indicated in Section 1859.77.3(a), based on loading standards pursuant to Education Code Section 17071.25(a)(2) and any loading standards adopted by the SAB by these regulations when all of the following is met:
(1) The district must adopt a school board resolution that has been discussed at a public hearing at a regularly scheduled meeting of the district's governing board on a date preceding the application filing that include the following:
(A) An acknowledgement that funds for the purposes of housing the excess pupils are being diverted to another project.
(B) An acknowledgement that the State has satisfied its obligation, pursuant to Section 1859.50, to house the pupils receiving grants in the project.
(C) A plan outlined in the resolution that identifies how the district has housed or will house the pupils receiving grants in the project in school buildings as defined in Education Code Section 17368. The plan must certify one of the following methods:
1. The district will construct or acquire facilities for housing the pupils with funding not otherwise available to the SFP as a district match within five years of project approval by the SAB, and the district must identify the source of the funds; or
2. The district will utilize higher district loading standards providing the loading standards are within the approved district's teacher contract and do not exceed 33:1 per classroom; or
3. The pupils requested from a different grade level will be housed in classrooms at an existing school in the district which will have its grade level changed, to the grade level requested, at the completion of the proposed SFP project.
(2) Only New Construction Grant eligibility for grades Kindergarten through 12 can be requested pursuant to this subsection (b), and the district must use its New Construction Grant eligibility, pursuant to subsection (b), in the following order:
(A) At the grade level of the proposed project, if available.
(B) At the lowest grade level other than the proposed project, if available.
(C) At the next highest grade level other than the proposed project.
(c) A district may request new construction eligibility based on the SFP Regulation Section 1859.77.2 or 1859.77.3, as appropriate, in place as of the date of a local bond election provided that clear language was included in the local bond that specifically identified the proposed project, and provided that the project meets all laws and regulations of the SFP.

If a district wishes to amend its Approved Application to include or increase its use of grants request after the submittal to the OPSC, the district must request in writing that the Approved Application be withdrawn and removed from the OPSC workload list. The resubmitted application will receive a new processing date by the OPSC.

The New Construction Grant amount provided shall be determined based on the grant amount provided in Education Code Section 17072.10 for the grade level that generated the eligibility and any New Construction Additional Grant or New Construction Excessive Cost Hardship Grant the district qualifies for as provided by these regulations.

SFP Regulation Section 1859.82(b) states:

A multi-purpose room, toilet, gymnasium, school administration or library/media center, facility that meets all the following:
(1) The facility was lost or destroyed as a result of a disaster, including but not limited to fire, flood or earthquake.
(2) The facility is no longer useable for school purposes as recommended by the California Department of Education and approved by the Board.
(3) The district has demonstrated satisfactorily to the Board that the facility was uninsurable or the cost of insurance was prohibitive.
If the district qualifies, the district is eligible for funding as a new construction project. The funding amount provided shall be $96.30 per square foot for library/media center, school administration, gymnasium and multi-purpose facilities, and/or $173.30 per square foot for Toilet Facilities. A New Construction Additional Grant may be provided for applicable site development costs pursuant to Section 1859.76, New Construction Excessive Cost Hardship
Grant(s) pursuant to Section 1859.83(a) and (d), therapy room pursuant to Section 1859.72, multilevel construction pursuant to Section 1859.73 and project assistance pursuant to Section 1859.73.1. The amounts shown will be adjusted in the manner prescribed in Section 1859.71. The district may be eligible for the funding provided to initiate and enforce a LCP as prescribed in Section 1859.71.4.
Any grants provided pursuant to (b) above, shall be reduced by fifty percent of any insurance proceeds collectable by the district for the displaced facilities and fifty percent of the net proceeds available from the disposition of any displaced facilities.

The square footage provided, after accounting for all useable facilities on the site, shall not exceed the following:

Facility	*Elementary School Pupils*	*Middle School Pupils*	*High School Pupils*
Multi-Purpose (includes food service)	5.3 sq. ft. per pupil minimum 4,000 sq. ft.	5.3 sq. ft. per pupil minimum 5,000 sq. ft.	6.3 sq. ft. per pupil minimum 8,200 sq. ft.
Toilet	3 sq. ft. per pupil minimum 300 sq. ft.	4 sq. ft. per pupil minimum 300 sq. ft.	5 sq. ft. per pupil minimum 300 sq. ft.
Gymnasium (includes shower/locker)	N/A	12.9 sq. ft. per pupil minimum 5,828 sq. ft. maximum 16,000 sq. ft.	15.3 sq. ft. per pupil minimum 8,380 sq. ft. maximum 18,000 sq. ft.
School Administration	3 sq. ft. per pupil minimum 600 sq. ft.	3 sq. ft. per pupil minimum 600 sq. ft.	4 sq. ft. per pupil minimum 800 sq. ft.
Library/Media Center	2.3 sq. ft. per pupil plus 600 sq. ft.	3.3 sq. ft. per pupil plus 600 sq. ft.	4.3 sq. ft. per pupil plus 600 sq. ft.

Any facilities eligible for facility hardship not shown in the above chart or for Alternative Education facilities not shown in the table in Section 1859.77.3(a)(5) shall be eligible for replacement square footage equal to the facilities replaced. For an Alternative Education school eligible for a facility hardship, utilize the square footage provided in Section 1859.77.3(a)(5), with the exception of toilet and administration where the chart above shall be utilized.

…

Title 5 of the California Code of Regulations classifies a gymnasium as follows:

> Gymnasium, Shower/Locker shall be designed to accommodate multiple use activities in accordance with the planned enrollment:
>
> 1. The gymnasium is secured from other parts of the campus for evening and weekend events or for public use purposes.
> 2. The shower/locker area is of sufficient size to allow students enrolled in the physical education program to shower and dress each period.
> 3. Toilets are available for the public in facilities intended for shared community use other than in shower/locker areas.
> 4. Office space is provided for physical education teachers.
> 5. Space is available for specialized age-appropriate physical education activities such as weight lifting, exercise equipment usage, aerobics.

Title 5 of the California Code of Regulations classifies auxiliary areas as follows:

1. Multipurpose/cafeteria area (indoor or outdoor) shall be adequately sized and flexibly designed to protect students from the elements and to allow all students adequate eating time during each lunch period and to accommodate such uses as physical education activities, assemblies, and extracurricular activities:
    A. Tables and benches or seats are designed to maximize space and allow flexibility in the use of the space.
    B. The location is easily accessible for student and community use, but is close to street for delivery truck access.
    C. Stage/platform may have a dividing wall to be used for instructional purposes but is not intended as a classroom.
    D. Area for the cafeteria line is designed for the flow of traffic for each lunch period.
    E. Design of kitchen reflects its planned function; e.g., whether for food preparation or warming only.
    F. Space is available for refrigeration and preparation of foods to accommodate maximum number of students planned for the school.
    G. Office, changing, and restroom area for food preparation staff is available and shall comply with local department of health requirements.
    H. Ceiling height allows for clearance of light fixtures for physical education activities.

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DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Governor Edmund G. Brown Jr.

October 10, 2011

Mr. Larry Lakey
District Representative
Sequoia Union Elementary School District
Post Office Box 44260
Lemon Cove, California 93244

Dear Mr. Lakey:

Thank you for your September 14, 2011 visit to Sacramento to meet with representatives of the Office of Public School Construction (OPSC) and the California Department of Education (CDE) regarding a proposed new construction project at the Sequoia Elementary School site.

Although the District has already submitted plans to CDE and the Division of the State Architect, the OPSC's participation in the meeting was based on a conceptual project because the OPSC has not received an application package yet.

Some of the key items discussed during the meeting were:

- The District's existing multipurpose room measures at 4,760 square feet. This is considered adequately sized per the School Facility Program (SFP) Regulation Section 1859.82(b).
- The District is proposing to expand the existing multipurpose room to include gymnasium functionality, and also add a stage/classroom using a Use of Grants request pursuant to the SFP Regulation Section 1859.77.3(a). The OPSC stated that because the Sequoia Elementary School site already has an adequately sized multipurpose Room, it does not enable the District to request funding to either expand, or build an entirely new, multipurpose room.
- The CDE has identified the proposed expanded facility as a multipurpose room, based on Title 5 criteria. The OPSC also views the proposed expansion as multipurpose room space because it will include kitchen and stage functions, which are typically associated with multipurpose rooms, not gymnasiums.
- The District's goal is to submit a funding application to the OPSC by October 31, 2011 before it is required to update its CBEDS, which will decrease according to the District.

Although the District has proposed a Use of Grants to expand the existing multi-purpose room and reclassify the expanded facility as a gymnasium, the SFP Regulation Section 1859.77.3 states that a Use of Grants may only be used to construct a multipurpose room at an existing site that does not already have either an existing or adequate multipurpose room.

Since the school site already contains an adequate multipurpose room, the OPSC would be unable to approve the project as proposed at the meeting. Furthermore, as stated previously and confirmed with CDE, the proposed facility is a multipurpose room and not a gymnasium.

The District may submit a project to construct a new stand alone gymnasium building using a Use of Grants as there is no existing gymnasium on the Sequoia Elementary School site.

If you have any questions regarding this matter, or require additional information, please contact me at Valerie.Castro@dgs.ca.gov or (916) 375-4216.

Sincerely,

Brigitte Baul for

VALERIE L. CASTRO
Project Manager
Office of Public School Construction

cc: Mr. Fred A. Yeager, Assistant Director
California Department of Education

Mr. Ken Reynolds, Consultant
SchoolWorks, Inc.

Project file

CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

February 7, 2012

Sequoia Union Elementary
PO Box 44260
Lemon Cove, CA 93244

Project Tracking No: 72116-6
Re: Sequoia Union Elementary School
County: Tulare
Square Feet: 10,843
Grade Level: K - 8

Dear Superintendent:

Subject: Supercede Final Plan Approval – New Buildings

The California Department of Education approves the plans with the title sheet date of May 25, 2011, for the above referenced project. The plans were received on October 27, 2011. The plans meet the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 14001 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 letters issued on October 27, 2011.

The school site for this project is 14.1 usable acres. This represents 97.24% of the California Department of Education's recommended site size of 14.5 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 California Department of Education's recommended acres for the master plan capacity of the site is 16.6 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 84.94% of the California Department of Education's recommended master plan site size.

The project as approved consists of:

TEACHING STATIONS	GRADE LEVEL	ROOMS	STUDENTS
Classrooms	7 - 8	4	108

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 108.

CORE FACILITIES:

Gym/Multi-Purpose	Platform	Storage
Toilets		

The scope of the project includes expanding the existing multi-purpose room with the intent of utilizing the space as a gymnasium. Some of the modifications include installing athletic resilient flooring, bleachers/bench seating, adequate basketball hoops, and basketball and volleyball striping, all features commonly associated with a gymnasium. CDE reviewed the existing ceiling height and light fixtures for this multi-purpose room to ensure it meet gymnasium standards. While the existing components of this building meet the definition of a multi-purpose facility according to Title 5 Regulations, Section 14030(k)(1)(A), the CDE would recognize this project is constructing a hybrid facility that would uniquely and adequately serve as both a multi-purpose room and a gymnasium for this K-8 school.

This supercede clarifies the scope of the project.

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

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under CEQA. The completion of a Phase 1 Environmental Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

The district has indicated to the California Department of Education that this is a minor addition project that is eligible for a statutory or categorical exemption under the CEQA. The completion of a Phase I Environmental Site Assessment (ESA) and/or Preliminary Endangerment Assessment and review by the Department of Toxic Substances Control is not required for this project per Education Code 17268(c).

For projects to be funded under the Leroy F. Greene School Facility Act of 1998, funding request 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.

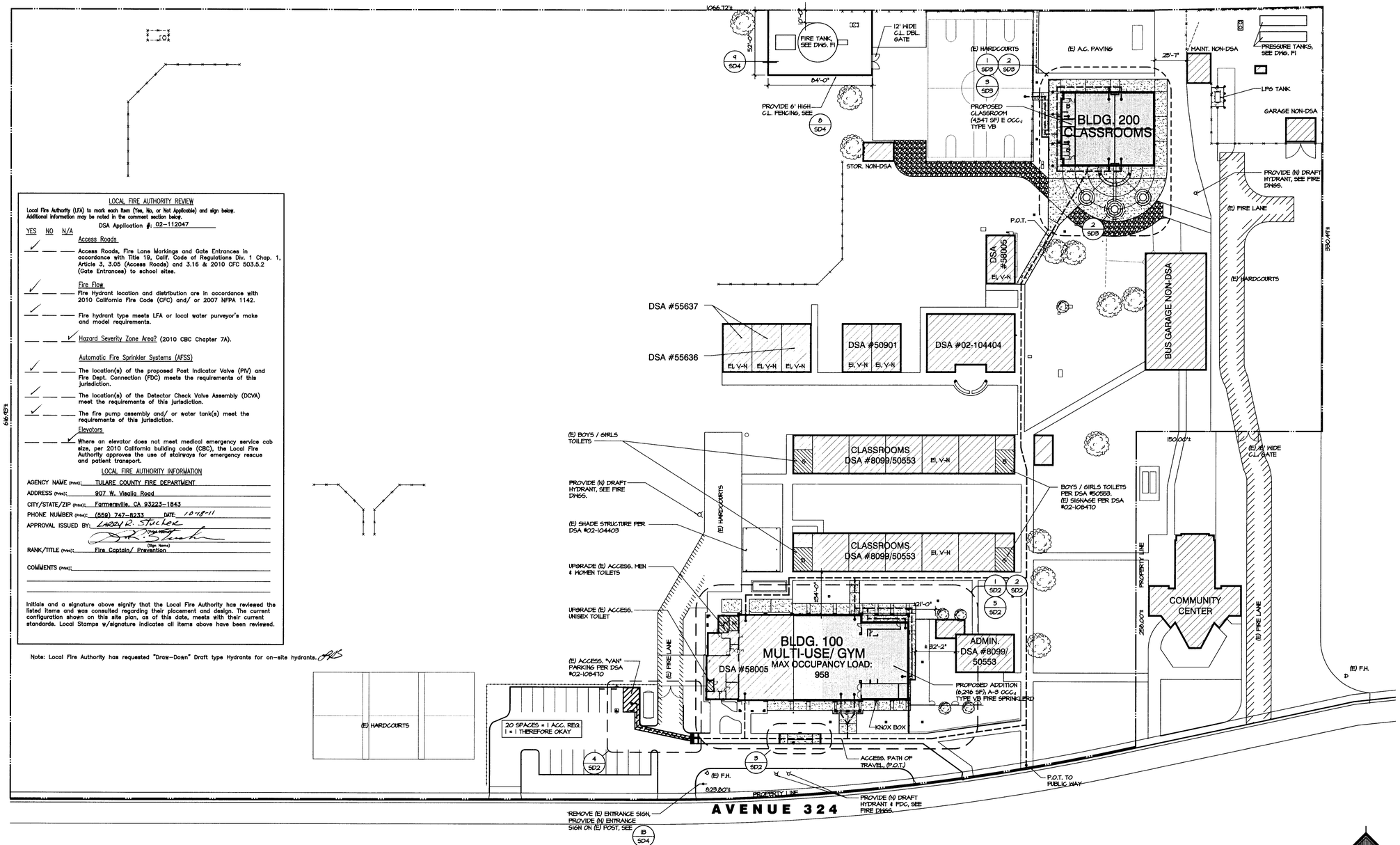
Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,

Fred A. Yeager, Assistant Director
School Facilities Planning Division

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

DP7046/P6238
cc: Architect



LOCAL FIRE AUTHORITY REVIEW

Local Fire Authority (LFA) to mark each item (Yes, No, or Not Applicable) and sign below. Additional information may be noted in the comment section below.

DSA Application #: 02-112047

YES	NO	N/A	
			Access Roads
✓			Access Roads, Fire Lane Markings and Gate Entrances in accordance with Title 19, Calif. Code of Regulations Div. 1 Chap. 1, Article 3, 3.05 (Access Roads) and 3.16 & 2010 CFC 503.5.2 (Gate Entrances) to school sites.
			Fire Flow
✓			Fire Hydrant location and distribution are in accordance with 2010 California Fire Code (CFC) and/ or 2007 NFPA 1142.
✓			Fire hydrant type meets LFA or local water purveyor's make and model requirements.
		✓	Hazard Severity Zone Area? (2010 CBC Chapter 7A).
			Automatic Fire Sprinkler Systems (AFSS)
✓			The location(s) of the proposed Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) meets the requirements of this jurisdiction.
✓			The location(s) of the Detector Check Valve Assembly (DCVA) meet the requirements of this jurisdiction.
✓			The fire pump assembly and/ or water tank(s) meet the requirements of this jurisdiction.
			Elevators
		✓	Where an elevator does not meet medical emergency service cab size, per 2010 California building code (CBC), the Local Fire Authority approves the use of stairways for emergency rescue and patient transport.

LOCAL FIRE AUTHORITY INFORMATION

AGENCY NAME (Print): TULARE COUNTY FIRE DEPARTMENT
ADDRESS (Print): 907 W. Visalia Road
CITY/STATE/ZIP (Print): Farmersville, CA 93223-1843
PHONE NUMBER (Print): (559) 747-8233 DATE: 10-18-11
APPROVAL ISSUED BY: LARRY R. STUCKER (Print Name) (Sign Here)
RANK/TITLE (Print): Fire Captain/ Prevention
COMMENTS (Print):

Initials and a signature above signify that the Local Fire Authority has reviewed the listed items and was consulted regarding their placement and design. The current configuration shown on this site plan, as of this date, meets with their current standards. Local Stamps w/signature indicates all items above have been reviewed.

Note: Local Fire Authority has requested "Draw-Down" Draft type Hydrants for on-site hydrants.

OVERALL SITE PLAN / FIRE CODE

1" = 40'-0"

LEGEND:

- EXISTING BUILDINGS
- EXISTING ACCESSIBLE RESTROOMS
- NEW BUILDING/ PORTION OF BUILDING TO BE ADDED (BLDG. "B")
- ACCESSIBLE PATH OF TRAVEL (P.O.T.) SEE PATH OF TRAVEL NOTE

ACCESSIBLE PATH OF TRAVEL :

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (1133B.7.1) SHALL BE 60" x 60" MIN. AND NOT MORE THAN 200' APART. PARTS OF (P.O.T) WITH CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS (1133B.7.5) NOT MORE THAN 400' APART. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (1133B.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (1133B.8.6). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 1133B.7.

NOTE:
THERE IS NO POTABLE WATER AT THIS SITE.
BOTTLED WATER IS PROVIDED BY DISTRICT

BUILDING CODE SUMMARY

BUILDING DESIGNATION	BUILDING NAME	OCCUPANCY CLASSIFICATION (CBC CHAPTER 3)	ALLOWABLE BUILDING AREA (CBC 503)	ACTUAL BUILDING AREA (CBC 202): BUILDING AREA	OVERHANG AREA	TOTAL AREA	CONSTRUCTION TYPE (CBC TABLE 503)	SEPARATION OF OCCUPANCIES (CBC 508.3)	ACTUAL BUILDING HEIGHT	ALLOWABLE BUILDING HEIGHT (CBC TABLE 503)	ACTUAL # OF STORIES	ALLOWABLE # OF STORIES (CBC TABLE 503)	BUILDING SEPARATION (FIRE WALLS) (CBC 705.1)	AUTOMATIC FIRE SPRINKLER SYSTEM (CBC 903)	USE OF FIRE SPRINKLERS	FRONTAGE INCREASE (CBC 506.2)	AREA MODIFICATION (CBC 506.2)
100	MULTI-USE/ GYM						VB	NON-SEPARATED OCCUPANCIES CBC 508.3.2 - GROUP A-3 MOST RESTRICTIVE OCCUPANCY	32'-6"	40'-0"	1	1	NONE	YES CBC 903.2.1.3	AREA INCREASE CBC 506.3	$i_f = [(F/P-0.25)\ W/30]$ $i_f = [(0.78-0.25)\ 1$ $i_f = 0.53$	$A_a = \{A_t + [A_f \times i_f] + [A_s \times i_s]\}$ $A_a = \{6000 + [6000 \times 0.53] + [6000 \times 3]\}$ $A_a = 27,180$ SF
	MULTI-USE/ GYM & STAGE	A-3	27,180 SF	9,373 SF	774 SF	10,147 SF											
	KITCHEN	B	-	1,701 SF	149 SF	1,850 SF											
				TOTAL 11,074 SF	TOTAL 923 SF	TOTAL 11,997 SF											
200	CLASSROOM						VB	N/A	18'-6"	40'-0"	1	1	NONE	NO	N/A	N/A	N/A
	CLASSROOM	E	9,500 SF	4,547 SF	1,928 SF	TOTAL 6,475 SF											

TOTAL ALLOWABLE AREA CALCULATION		OCCUPANCY A-3	B	E	SUM OF RATIO (CBC 508.3.3.2)	MINIMUM REQUIRED FIRE FLOW (NFPA 13 & 1142)	FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC TABLE 602)		FIRE RESISTANCE RATINGS REQUIREMENTS (CBC TABLE 601): CONSTRUCTION TYPE	VB	REMARKS
TABULAR BUILDING AREA-CBC TABLE 503	A_t	6,000	9,000		N/A	SEE FIRE TANK CALCULATION ON SHEET F1	CONSTRUCTION TYPE: VB SEPARATION DISTANCE: >30': B/A-3 OCC. NO RATING <5': B/A-3 OCC. 1 HOUR		INTERIOR BEARING WALLS	0	
FRONTAGE INCREASE-CBC 506.2	i_f	3,180							INTERIOR NON-BEARING WALLS	0	
SPRINKLER INCREASE-CBC 506.3	i_s	18,000									
TOTAL ALLOWABLE AREA BUILDING 100	A_a	27,180									
TABULAR BUILDING AREA-CBC TABLE 503	A_t			9,500	N/A	N/A	CONSTRUCTION TYPE: VB SEPARATION DISTANCE: >30': A-3/B OCC. NO RATING <5': A-3/B OCC. 1 HOUR		FLOOR CONSTRUCTION	0	
									ROOF CONSTRUCTION	0	

DRAWN BY:

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NEW CLASSROOM WING & MULTI-USE/ GYM ADDITION AT SEQUOIA UNION ELEMENTARY SCHOOL

SEQUOIA UNION ELEMENTARY SCHOOL DISTRICT

23958 AVE. 324, LEMON COVE, TULARE COUNTY, CALIFORNIA

APPROVALS

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

FILE #54-84
APPL. #02-112047
AC F/LS SS
DATE 10-19-11

LICENSED ARCHITECT CHRISTOPHER M. PARISH No. C-29586 REN. 10-31-13 STATE OF CALIFORNIA

DATE: MAY 25, 2011

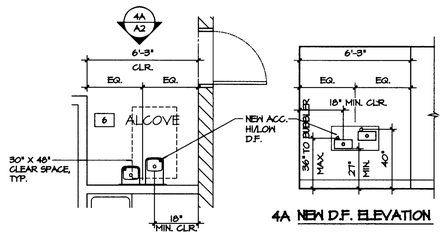
mangini associates
TELLIAN PARISH MCLAIN
559.627.0530
559.627.1926 fax
architecture and ingenuity
4320 W. Mineral King Ave.
Visalia, CA 93291
mallform.com

TITLE

OVERALL SITE PLAN/ FIRE CODE BUILDING CODE SUMMARY

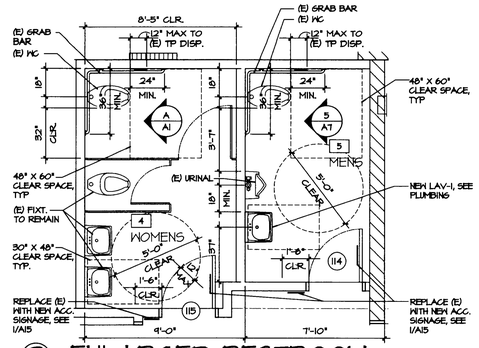
SD1

PROJECT 0807



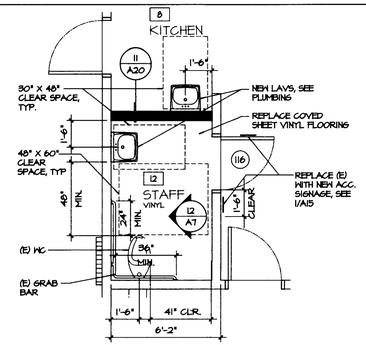
④ ENL. NEW ACC. HI-LOW D.F.

1/4" = 1'-0"



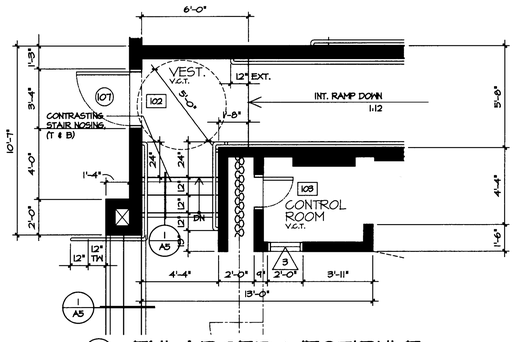
③ ENLARGED RESTROOM

1/4" = 1'-0"



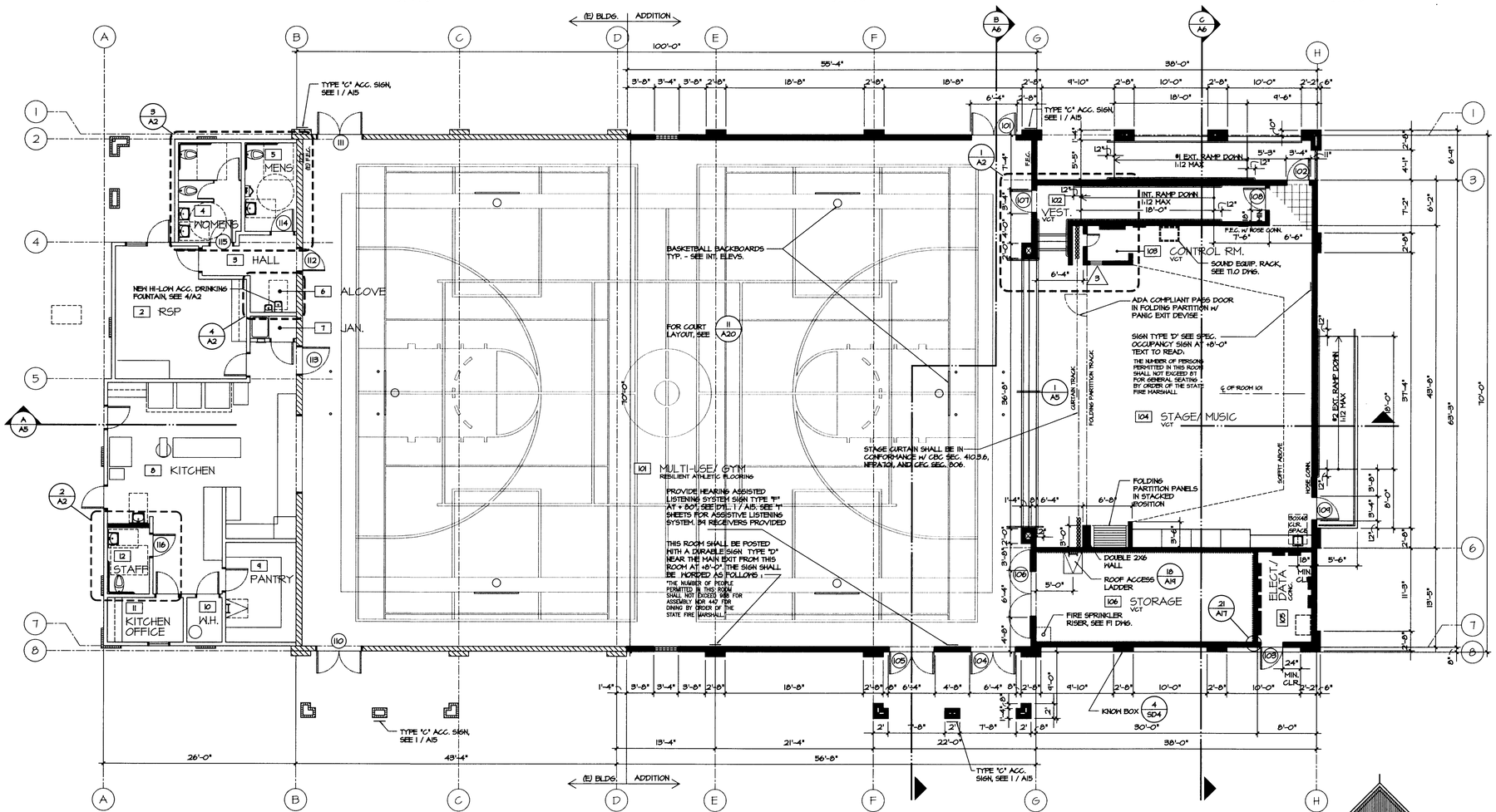
② ENLARGED UNI-SEX R.R.

1/4" = 1'-0"



① ENLARGED VESTIBULE

1/4" = 1'-0"



WALL LEGEND :

- (E) CMU WALL
- (E) 2x8 D.F. STUDS AT 16" O.C.
- (E) 2x6 D.F. STUDS AT 16" O.C.
- (E) 2x4 D.F. STUDS AT 16" O.C.
- 8x16 CMU
- 2x8 D.F. STUDS AT 16" O.C.
- 2x6 D.F. STUDS AT 16" O.C.
- 1-HR FIRE BARRIER (19/A17)
- CONC. PILASTER

FLOOR PLAN NOTES :

1. ALL PLAN DIMENSIONS ARE TO COLUMN CENTERLINE, EXTERIOR FACE OF SHEATHING, OR INTERIOR FACE OF STUD.
2. FINISH ALL GYPSUM BOARD EDGES PER 2 / A14.
3. REFER TO INTERIOR ELEVATIONS & 1 / A14 FOR TYP. ACCESSIBLE MOUNTING HEIGHTS AND REQUIREMENTS.

FLOOR PLAN

1/8" = 1'-0"

NEW CLASSROOM WING & MULTI-USE/ GYM ADDITION AT SEQUOIA UNION ELEMENTARY SCHOOL

SEQUOIA UNION ELEMENTARY SCHOOL DISTRICT

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LICENSED ARCHITECT
CHRISTOPHER THEIS
No. C-29568
REN. 10-31-13
STATE OF CALIFORNIA

DATE: MAY 25, 2011

architecture and ingenuity, mangini associates inc.
4220 W. Ellwood King Ave.
Visalia, CA 93291
559.627.0530
559.627.1926 fax
TELLIAN PARISH MCLAIN
mcelpm.com

TITLE

BUILDING 100
FLOOR PLAN

A2

PROJECT 0807

DRAWN BY: JD

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THE SANTEE ELEMENTARY/SAN DIEGO
50/68361-00-003 ITEM HAS BEEN POSTPONED