

FACILITIES REPORT:

**PROPOSAL TO ADVERTISE REQUEST FOR
PROPOSALS (RFP) TO CONDUCT FACILITY STUDY
AND FACILITY MASTER PLAN**

**OJUSD BOARD OF TRUSTEES
SEPTEMBER 11, 2023**

Major Facility Projects- last 10 years:

Strategic use of Developer Fees and prudent planning focused on prioritized needs and safety. Achieved without an added Bond or Parcel Tax to our community. In fact, Superintendent Malone and the OJUSD Board reduced the bond indebtedness of our community by at least \$1,600,000 and improved the OJUSD credit rating to AA by refinancing our current bonds.

- Central Kitchen
- Cloverland Multi-Purpose Room
- Movement and Renovation of Portable Classrooms at Cloverland
- Fair Oaks Multi-Purpose Room
- Library/Media Center Cloverland & converted old kitchen to Staff Room
- Library/Media Center Fair Oaks & converted old kitchen to Staff Room
- Shade Structures at Fair Oaks and Cloverland
- Theatre Quality Video and Sound System in Magnolia Auditorium
- Electronic Bus Gates at Magnolia
- Conversion of Room 30 at Magnolia to a Library
- OJUSD School Farm: Almond Orchard (completely donated), Pavilion, Livestock Facilities, Vineyard & Varietal Fruit Trees, Vegetable Crop, and Oakdale Irrigation District funded Water Delivery System to the upper 13 acres.
- Oakdale Junior High Served and exterior cold box/freezers.
- Wrestling Practice Facility at OHS
- Conversion of old Library/Wrestling Room to Drama/Choir Room at OHS
- Junior High Security Fence & Exterior Perimeter “Hardening” - expanded fencing and locked gates at all comprehensive sites.
- Electronic Staff Parking Lot Gates at OHS
- Construction of secure front entrances (all sites), camera & electronic unlock mechanisms
- Conversion of small rooms to Confidential Student Service Offices at all sites

Major Maintenance Projects Completed:

Routine and ongoing “Maintenance” projects include minor everyday work orders to major replacement and large scale repair projects managed by the District’s Routine Maintenance and Deferred Maintenance fund accounts. The major maintenance projects within the last 3 years include the following:

- School Painting Projects at OHS & Magnolia
- Roofing Projects- extensive reroofing occurring in two phases throughout district facilities (roof warranties continue for immediate repair pending future replacement beyond Phase II.
- HVAC- Extensive replacement of Heating and Air Conditioning units occurring in two phases throughout the district
- Replacement of aging play structures at Cloverland, Fair Oaks, and Magnolia
- Staff Parking Lot repairs at Cloverland
- Converted old Staff Lounge to Kindergarten Classroom at Fair Oaks
- Repair of buildings and portable classrooms including exterior siding, fascia, gutters, ceiling tiles, etc.
- Irrigation and Landscaping
- Replacement of OHS Fire Panel
- Replacement of OHS Stadium Field Turf & Track Resurfacing
- Prop. 39 Clean Energy Funds Lighting Retrofit across district
- Converted to single stalled restrooms at OHS
- Replaced and increased number of student benches (“Buddy Benches) at various sites
- OHS Room Q2 replacement- Fire insurance replacement
- OHS Ag Department Greenhouse construction- Kit donated by Oakdale Soroptimists
- OHS Pool Heater replacement
- OHS Stadium Press Box resided and reroofed
- East Stanislaus Seryery

Current and Planned Projects for 2023-2025:

- Two new Kindergarten Classrooms at Cloverland
- Lower grade Play structures (pending Kinder impact)
- Roofing and HVAC “Phase II” at various sites
- Panic hardware for emergency egress at all sites
- Repainting of Cloverland and Fair Oaks
- Security gate and electronic access device at Fair Oaks office entrance
- Safety locks for Magnolia Auditorium Doors
- Install sit-up benches and replace front entrance sitting benches at Magnolia
- Replace cafeteria flooring and lunch tables at Magnolia until new cafeteria can be funded and constructed
- Planting Trees to increase shade areas at all sites
- Convert single stall bathrooms at Oakdale Junior High
- Replacement of security cameras and additional camera installation
- Replacing Shop lights with LED
- Electronic Student Parking Lot Gate at OHS
- Demolition and Reconstruction of Charter School Facility- Depending on Charter School Facility Grant being awarded
- Other repairs prioritized and address at all sites

Factors and Trends:

- OJUSD enrollments have been pretty stable with only a recent decline that districts across the state have been experiencing since COVID.
- Developer Fees have come in very slowly compared to past years.
- Economic uncertainty is at an unprecedented level- old rules and indicators no longer seem to apply and has led to extraordinary unpredictability.
- OJUSD will eventually have some significant needs that cannot be addressed with current funding sources. The consideration is not “If” more students will come, but “When?”
- OJUSD is fortunately prepared to respond to future growth needs with 10 acre Bridle Ridge property.
- Considering how the costs of construction have steeply risen, OJUSD must be prepared to capitalize on potential funding sources including “Eligibility” for funds from the State’s School Facility Program (SFP).

Future Direction for Housing Students:

- ⦿ Being prepared requires the District have the information, data, needs identified in order to prudently and strategically plan ahead & immediately respond to capitalize on opportunities.
- ⦿ Requires in-depth analysis of many community and commercial impacts locally and throughout the State.
- ⦿ Requires expertise to uncover long-range impacting factors that can effect student enrollments and future construction trends
- ⦿ OJUSD will benefit from a Facility Needs Assessment and a Facility Master Plan (last done over 20 years ago)
- ⦿ Proposing the District advertise a “Request for Proposals” (RFP) to select a consulting firm to preform the study and to deliver a Facility Master Plan which will guide OJUSD to meet its facility needs in the next 10+ years.

RFP will include the following:

GOALS

- Closely interact with District staff and school community stakeholders in planning practical solutions that will accurately reflect the capital facility needs of the District.
- Must have extensive background experience in California K-12 public school architectural design, planning, construction, estimating, construction management, and technology infrastructure planning to perform the Scope of Services required by the District, and in the District's best interest.
- Deliver Facilities Needs Assessment (FNA) which is intended to be the foundation of the District long range Facilities Master Plan (FMP).

SCOPE OF SERVICES

Planning Process:

The planning process must be comprehensive and lead to adoption of a District-wide plan that will provide the model for facilities planning for a minimum of ten (10) years.

The successful consultant will be required to perform, at a minimum, the following services:

Facilities Needs Assessment:

- Compile and analyze all available data, as well as independently confirm functional issues with the existing facilities and infrastructure.

Demographic, Capacity and Utilization Analysis:

- Prepare and incorporate a demographic analysis as well as enrollment projections to identify and project student populations by attendance area, school, and grade level in order to define future facility needs.

Community Stakeholder Engagement:

- Require extensive community involvement to engage District staff, parents, teachers, local businesses and the community in the identification of issues, needs, and evaluation of options, proposals and priorities. Consultant shall recommend, attend, record and facilitate community meetings as necessary to gather information and coordinate integration of all materials in the Facilities Master Plan.

SCOPE OF SERVICES Cont.

Documentation:

- The Consultant shall provide written documentation to support all planning assumptions used; including cost data, design standards, growth projections, and other pertinent information. All document work product created or used by the Consultant shall be provided to the District upon request and shall be deemed property of the District.

Jurisdictional Review Meetings:

- The Consultant shall attend and co-chair meetings as directed by the District in which the Consultant shall be prepared to discuss in detail its services. These meetings may include, but are not limited to, the following:
 - 1) Public sessions open to the community to explain the purpose, strategy and methods for information gathering and to solicit input on District standards, District priorities and specific needs.
 - 2) Planning sessions for each site to review and confirm the critical facility needs, and to solicit input and present potential solutions.
 - 3) Presentations to the Board of Trustees.
 - 4) Progress meetings with District staff, held on a regular basis throughout the entire planning process.

SCOPE OF SERVICES Cont.

Facilities Master Plan:

- Consultant shall develop a FMP by defining the District's facility needs through site inspections, analysis of existing studies, best practices in other school districts and interviews/meetings with community leaders, parents and District staff. Modify facility needs, previously identified by the District, as needed.
- Describe potential school facility construction projects utilizing current district property to facilitate student enrollment growth or special populations.
- Ensure concentrated focus in:
 - (1) conducting in-depth assessment of our facility infrastructure including but not limited to electrical, plumbing, heating, ventilation and air conditioning, roofing, energy management, technology infrastructure,
 - (2) energy efficiency,
 - (3) transformative facility and technological enhancements in support of academic learning,
 - (4) district athletic fields and facilities,
 - (5) external and internal landscape of the school sites and
 - (6) providing detailed, realistic project level cost estimations. Identify and recommend various funding resources including but not limited to Developer Fees, Grants, Bonds (local and State), and guidance on updating State eligibility for funding programs.

Deliverables:

The following items must be delivered to the District for its review and approval:

- 1) Comprehensive Facilities Needs Assessment (FNA)
- 2) Comprehensive long range Facilities Master Plan (FMP) report which identifies needs and solutions for each site and estimated cost.
- 3) Formal, high-tech multi-media presentation of results.

WE MUST PREPARE FOR THE FUTURE TODAY

