

OXNARD SCHOOL DISTRICT

1051 South "A" Street • Oxnard, California 93030 • (805) 385-1501



BOARD OF TRUSTEES

Veronica Robles-Solis, President
Monica Madrigal Lopez, Clerk
Rose Gonzales, Member
MaryAnn Rodriguez, Member
Brian Melanephy, Member

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Anabolena DeGenna, Ed.D.
Superintendent
Valerie Mitchell, MPPA
Assistant Superintendent,
Business & Fiscal Services
Natalia Torres, Ed.D.
Assistant Superintendent,
Human Resources
Aracely Fox, Ed.D.
Assistant Superintendent,
Educational Services

AGENDA SPECIAL BOARD MEETING Monday, April 22, 2024

6:00 PM - Open Meeting

***NOTE:** In accordance with requirements of the Americans with Disabilities Act and related federal regulations, individuals who require special accommodation, including but not limited to an American Sign Language interpreter, accessible seating or documentation in accessible formats, should contact the Superintendent's office at least two days before the meeting date.

Persons wishing to address the Board of Trustees on any agenda item may do so by completing a Speaker Request Form and submitting the form to the Assistant Superintendent of Human Resources. The speaker should indicate on the card whether they wish to speak during Public Comment or when a specific agenda item is considered.

Note: No new items will be considered after 10:00 p.m. in accordance with Board Bylaws, BB 9323 – Meeting Conduct

April 22, 2024

Section A: PRELIMINARY

A.1. Call to Order and Roll Call (6:00 PM)

The President of the Board will call the meeting to order. A roll call of the Board will be conducted.

ROLL CALL VOTE:

Rodriguez___ , Gonzales ___ , Melanephy ___ , Madrigal Lopez___ , Robles-Solis ___

A.2. Pledge of Allegiance to the Flag

Dr. Ana DeGenna, Superintendent, will lead the audience in the Pledge of Allegiance.

A.3. Adoption of Agenda (Superintendent)

Moved:

Seconded:

Vote:

ROLL CALL VOTE:

Rodriguez___ , Gonzales ___ , Melanephy ___ , Madrigal Lopez___ , Robles-Solis ___

A.4. Public Comment (3 minutes per speaker) / Comentarios del Público (3 minutos por cada ponente)

Members of the public may address the Board on any matter within the Board’s jurisdiction at this time or at the time that a specific agenda item is being considered. Comments should be limited to three (3) minutes. Please know this meeting is not being video-recorded nor televised. The Board particularly invites comments from parents of students in the District. If you would like to donate your (3) minutes of public speaking time, you must be present during public comments.

Los miembros del público podrán dirigirse a la Mesa Directiva sobre cualquier asunto que corresponda a la jurisdicción de la Mesa Directiva en este periodo o cuando este punto figure en el orden del día y sea analizado. Los comentarios deben limitarse a tres (3) minutos. Tenga presente que esta reunión no está siendo grabada ni televisada. La Mesa Directiva invita en particular a los padres y alumnos del distrito a que presenten sus comentarios. Si gusta donar sus tres (3) minutos de comentario, debe estar presente durante la presentación de comentarios.

A.5. Enhanced Master Construct Special Board Meeting Presentation (Mitchell/Miller/CFW)

It is the recommendation of the Assistant Superintendent, Business and Fiscal Services, and Director of Facilities, in consultation with Caldwell Flores Winters, that the Board of Trustees receive a presentation on the Enhanced Master Construct Program.

Section G: CONCLUSION

G.1. ADJOURNMENT

Moved:

Seconded:

Vote:

Note: No new items will be considered after 10:00 p.m. in accordance with Board Bylaws, BB 9323 – Meeting Conduct

ROLL CALL VOTE:

Rodriguez __ , Gonzales __ , Melanephy __ , Madrigal Lopez __ , Robles-Solis __

Anabolena DeGenna, Ed. D.

District Superintendent and Secretary to the Board of Trustees

This notice is posted in conformance with the provisions of Chapter 9 of the Government Code, in the front of the Educational Services Center; 1051 South A Street , Oxnard, California by 6:00 p.m. on Friday, April 19, 2024.

Note: No new items will be considered after 10:00 p.m. in accordance with Board Bylaws, BB 9323 – Meeting Conduct

April 22, 2024

OSD BOARD AGENDA ITEM

Name of Contributor: Dr. Anabolena DeGenna

Date of Meeting: April 22, 2024

Agenda Section: Section A: Preliminary

Public Comment (3 minutes per speaker)/Comentarios del Público (3 minutos por cada ponente)

Members of the public may address the Board on any matter within the Board's jurisdiction at this time or at the time that a specific agenda item is being considered. Comments should be limited to three (3) minutes. Please know this meeting is not being video-recorded nor televised. The Board particularly invites comments from parents of students in the District. If you would like to donate your (3) minutes of public speaking time, you must be present during public comments.

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FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A

OSD BOARD AGENDA ITEM

Name of Contributor: Valerie Mitchell, MPPA

Date of Meeting: April 22, 2024

Agenda Section: Section A: Presentation

Enhanced Master Construct Special Board Meeting Presentation (Mitchell/Miller/CFW)

Since adoption of the Implementation Plan and Master Construct Program, the District has reconstructed 7 schools, established three Early Childhood Development Centers, and constructed additional TK/K flex-classrooms and science labs at existing school sites. The Board conducted special workshops in 2019, 2020 and 2022 to identify the next phase of program improvements to promote equity in the remaining schools to be reconstructed and/or substantially improved to meet projected enrollment and program needs.

In priority, these include the required reconstruction of the nearly 70-year-old Fremont and Lopez middle schools and the modernization of Frank, the District's largest middle school. The K-8 schools, including Chavez, Kamala and Curren, need upgrade/reconstruction of TK/K and support facilities and 21st Century classroom improvements as does Driffill, Soria, & Marshall. The remaining K-5 schools Ritchen, Ramona, McAuliffe, and Brekke that are less than 30 years old need 21st Century classroom improvements and reconstruction of select support facilities to maintain equity with the newer schools. The onslaught of the "COVID Pandemic" delayed efforts to proceed at that time, but the passage of Measure "I" in November 2022 allowed the Board to once again proceed with the full implementation of the Plan.

A presentation is provided to recap the adopted Enhanced Master Construct Program along with considerations regarding enrollment and capacity, proposed projects, projected funding sources, and proposed uses.

FISCAL IMPACT:

Major funding sources include remaining capital funds, General Obligation (GO) authorizations, projected State Aid grants (including reimbursements, State Aid modernization and TK/K program grants), and developer fees totaling \$321.3 million in remaining estimated project improvements to be funded over the proposed remaining phases.

RECOMMENDATION:

It is the recommendation of the Assistant Superintendent, Business and Fiscal Services, and Director of Facilities, in consultation with Caldwell Flores Winters, that the Board receive this Enhanced Master Construct Special Board Meeting presentation.

ADDITIONAL MATERIALS:

Attached: [Enhanced Master Construct Special Board Meeting Presentation \(31 pages\)](#)



OXNARD SCHOOL DISTRICT

Overview of the Enhanced Master Construct Program

*Board of Trustees Presentation
April 22, 2024*

2163 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 596-8170

521 N. 1st AVENUE
ARCADIA, CA 91006
(626) 829-8300

1901 S. VICTORIA AVENUE, SUITE 106
OXNARD, CA 93035
(805) 201-1989

CFW
— INC.

Overview

- Since adoption of the Implementation Plan and Master Construct Program, the District has reconstructed seven schools, established three Early Childhood Development Centers, and constructed additional TK/K flex-classrooms and science labs at existing school sites
- All have 21st Century Learning Environments that meet state requirements and adopted Board specifications and program requirements
- Two separate citizens' oversight committees and nine annual independent financial audits as required by law have provided unqualified positive reviews as to the program's success; voters have thrice approved additional bond authorizations during this period
- Based on the above, the Board conducted special workshops in 2019, 2020 and 2022 to identify the next phase of program improvements to promote equity in the remaining schools to be reconstructed and/or substantially improved to meet projected enrollment and program needs
- In priority, these include the required reconstruction of the nearly 70-year-old Fremont and Lopez middle schools and the modernization of Frank, the District's largest middle school
- The K-8 schools, including Chavez, Kamala and Curren, need upgrade/reconstruction of TK/K and support facilities and 21st Century classroom improvements as does Driffill, Soria, & Marshall
- The remaining K-5 schools Ritchen, Ramona, McAuliffe, and Brekke that are less than 30 years old need 21st Century classroom improvements and reconstruction of select support facilities to maintain equity with the newer schools
- Unfortunately, the onslaught of the "COVID Pandemic" delayed efforts to proceed at that time, but the passage of Measure "I" in November 2022 allowed the Board to once again proceed with the full implementation of the Plan

Enrollment and Capacity

- Enrollment continues to decrease throughout California, the County and the District; yet the substantially decreased enrollment since the pandemic has allowed the District sufficient capacity to house its current and projected enrollment in permanent classrooms without the need for any portable classrooms
- According to the Plan, of the total 660 existing permanent classrooms district wide, approximately half (337) still require some level of specific improvement and to a lesser degree replacement/repurposing to establish equity with the newer facilities
- The District has invested heavily in building state required Title 5 classrooms by constructing 77 “kinder-flex” classrooms at various sites sufficient to house more than its current enrollment
- Moving forward, the “Ag-Belt” and built-out nature of Oxnard requires optimizing the maximum capacity of reconstructed school sites as designed and the improvement of remaining sites to meet existing and projected enrollment without over impacting student density or reducing the eligibility for matching state grants
- Given the amount of capacity available, a sequencing plan of construction that optimizes available interim “swing” space and minimizes disruptions in classroom instruction during construction is required
- The above considerations are incorporated into the adopted Enhanced Master Construct Plan as a method to house the District’s entire enrollment, regardless of size, in facilities that meet current state standards and adopted educational specifications and offer equity to all student learners regardless of location, grade configuration or age of facility

Title 5 TK/Kindergarten (TK/K) Classrooms

- State standards require TK/K classrooms to be built to Title 5 standards which require a 1,350 square foot classroom, including student restrooms, storage, teacher prep, wet and dry areas, and play spaces
- The District has built a total of 77 Title 5 compliant permanent classrooms
- As classrooms have been built over differing time periods, some classrooms fall short of the latest 1,350 square foot requirement, however, they have been previously approved by the state to be essentially compliant with Title 5 requirements
- Of the total 77 Title 5 compliant classrooms, the District has a current need for approximately 68 of these classrooms to house its 2023-24 TK/K enrollment of 1,704, leaving 9 available Title 5 classrooms for any immediate growth at this grade level
- These classrooms, however, are not evenly distributed throughout the District
- An additional 26 classrooms (650 students) are under design/construction for ECDCs at Driffill, Rose and Marina West
- This allows the ability to accommodate 100% of K enrollment and an equivalent amount of TK students

School	2023-24 TK/K Enroll	Existing Perm. Title 5 CRs	2023-24 TK/K Enroll CR Need	State Loading	Estimated Capacity	Remaining Capacity	Remaining Title 5 Classrooms
TK/K - 5th							
Brekke	143	6	6	25	150	7	0
Elm	118	4	5	25	100	(18)	(1)
Harrington/ECDC	102	8	4	25	200	98	4
Marina West	78	2	3	25	50	(28)	(1)
McAuliffe	98	5	4	25	125	27	1
McKinna	134	5	5	25	125	(9)	0
Ramona	138	5	6	25	125	(13)	(1)
Ritchen	124	6	5	25	150	26	1
Rose Avenue	79	6	3	25	150	71	3
Sierra Linda	99	2	4	25	50	(49)	(2)
Subtotal	1,113	49	45		1,225	112	5
TK/K - 8th							
Chavez	87	4	3	25	100	13	1
Curren	80	2	3	25	50	(30)	(1)
Driffill	98	2	4	25	50	(48)	(2)
Kamala	68	4	3	25	100	32	1
Lemonwood/ECDC	119	10	5	25	250	131	5
Marshall	71	3	3	25	75	4	0
Soria	68	3	3	25	75	7	0
Subtotal	591	28	24		700	109	4
Total	1,704	77	68		1,925	221	9

Notes:

1. Classroom counts assume count at completion for projects currently under construction

New School Construction: Enrollment and Built Capacity

School	Enrollment	Designed Capacity	Under Capacity
Harrington	510	700	190
Elm	470	600	130
Rose	437	725	288
McKinna	571	725	154
Marshall	692	900	208
Lemonwood	857	900	43
Total	3,537	4,550	1,013

- The District’s reconstructed schools may support a capacity of 4,550 students based on the designed permanent capacity of classrooms per State standards and adopted specifications
- The table does not include Driffill as it still lacks 21st Century classrooms and an adequate MPR facility
- This also does not include ECDC space at Lemonwood, Harrington or Rose
- When compared to existing enrollment at these schools, there is additional student capacity for 1,013 students by state standards or for additional or expanded programs at each school
- There needs to be an integrated strategy that “best” utilizes this space to meet the overall educational goals of the District

Changes to the Educational Program

Existing Classrooms			Required Classrooms											
School	2023-24 Enroll	Perms	General Purpose	SDC (NonSevere)	Music	Science	Intervention	Wellness	Title 5			Total CR's needed	Delta	
									Preschool/SDC SH	Transitional Kinde	Kindergarten			
Harrington	506	31	17	3	1	0	1	1	2	3	3	8	31	0
Elm	470	25	15	3	1	0	1	1	0	2	2	4	25	0
Rose	436	31	15	2	1	0	1	1	0	3	3	6	26	5
McKinna	570	31	18	2	1	0	1	1	0	2	3	5	28	3
Marshall	693	38	24	4	1	2	1	1	0	1	2	3	36	2
Lemonwood	854	43	29	0	1	2	1	1	2	4	4	10	44	(1)
Total	3,529	199	118	14	6	4	6	6	4	15	17	36	190	9

- Since the adoption of the Educational Specifications, the District has:
 - Added and expanded Music Programs
 - Added Wellness Rooms and expanded Counseling Offices
 - Added Special Education classes
 - Expanded Intervention programs in reading and math
- With the reduction in enrollment, the reconstructed schools now have the capacity to house these additional programs
- Given the above, there is also an additional capacity to house 225 more students at select schools, if needed

Enrollment

- The District reached its peak enrollment of 16,918 in 2015-16; its current enrollment is 13,432 students, and the district budget anticipates an annual decrease of 450 over the next 3 years
- The District has accommodated the decrease in enrollment to date by reducing the size for the planned reconstruction of Fremont and Lopez middle schools to 750 students
- In addition, enrollment at Chavez is proposed to be reduced from 900 to 750 students because of its impacted size and built environment
- The long-term goal at Driffill is to operate at a permanent designed capacity of 900; it currently has an enrollment of 915
- When presented the option for the last school available for reconstruction in June 2019, the Board chose to reconstruct Rose Avenue over Marina West
- As presented to the Board in June 2018, the existing design of Sierra Linda does not allow for on-site reconstruction, the equivalent of a full school is required for “swing” space which is not available
- Subsequent to 2019, all semi-annual reports adopted by the Board and Master Construct Plan did not identify additional improvements to these schools unless enrollment substantially increased
- Because of the decrease in enrollment, there is no more State aid eligibility available for new construction to reduce the cost of reconstructing existing schools beside those identified by the Board in the adopted Enhanced Master Construct Plan

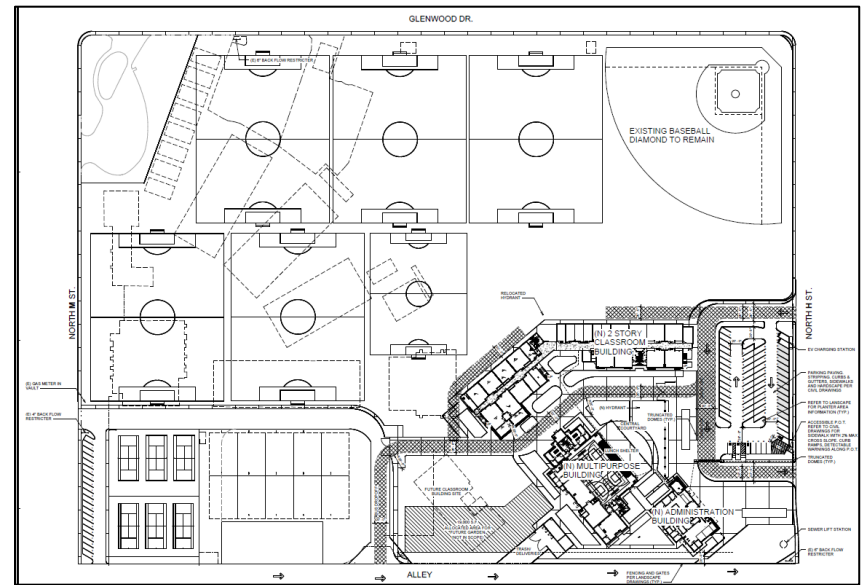
Past Efforts for Consideration for the Future

- Coming out of the “Great Recession”, the Board elected to undertake the most expensive projects first – the reconstruction of the older schools – as prices were expected to rise as the economy rebounded
- This worked well as most of the reconstructed schools were built for less than \$25 or \$35 million recognizing that those same schools today are in the \$40 to \$50 million range with costs expected to continue to escalate
- Under the Basic Strategy, the Board selected to upfront the full cost of eligible schools that “best” qualified for new construction grant reimbursements from the state; the strategy has yielded \$31 million in reimbursements, but declining enrollment has reduced eligibility
- However, the District has garnered \$4 million in additional modernization grant reimbursements, has approximately \$6.8 million in additional pending modernization applications submitted to the State, and has been awarded \$14.6 million in kindergarten grant program funds.
- To date, the District is scheduled to received \$56.4 million in State aid funding with additional projected state aid modernization funds expected to be received in the future
- Waiting to build especially the most expensive projects is rarely cost effective; therefore, it is recommended that in general the District consider building the larger middle school projects first, followed by the K-8 projects that house the most students next, and complete the effort with the remaining smaller elementary school modernization projects wherever possible

Middle School Improvements: Fremont Reconstruction



Existing Fremont



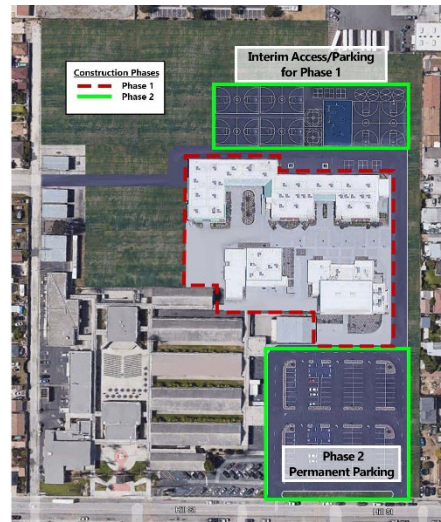
Reconstructed Fremont

- In 2023 the Board approved the design of a new two-story, full service 6-8 middle school at the southeast corner along “H” Street to accommodate an enrollment of 750 students, with option to add classrooms to accommodate up to 1200 future students, if needed
- Multi-storied classrooms buildings will include general purpose classrooms, an academy room, special education rooms, science labs, an art lab, a band/orchestra room, teaching support and administrative spaces, and library facilities
- Multipurpose facilities, a lunch shelter, as well as student and staff restrooms are also to be provided as well as designated parking and student pick up/drop of areas
- The project is in design and is scheduled for DSA submittal in August

Middle School Improvements: Lopez Reconstruction



Existing Dr. Lopez



Dr. Lopez Construction

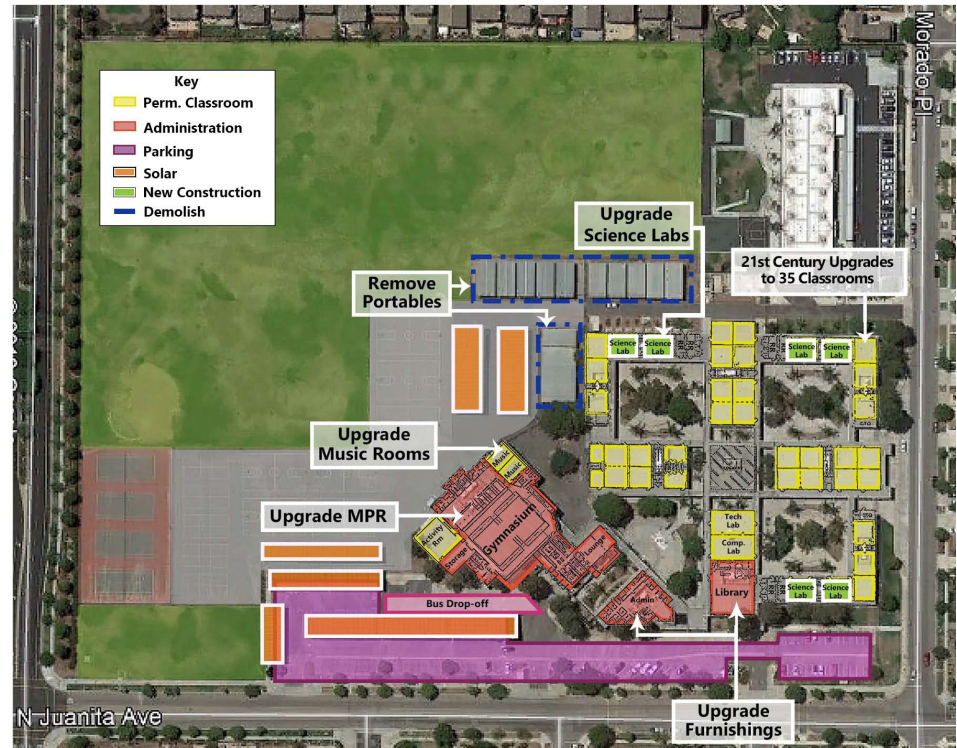


Reconstructed Dr. Lopez

- Reconstruct a new Lopez two-story middle school to accommodate up to 750 students over 2 phases to allow for use of the existing facility during Phase 1 construction with job site access from Wooley across the existing bus facility.
- During Phase 2, interim parking on designated rear hardscape area is provided while existing site is demolished, new permanent parking area and tennis courts constructed, and hardscape area restored for student use upon completion
- Proposed facilities include 24 general purpose classrooms, a piano lab, 3 dedicated special education classrooms, 4 science labs, an art lab, plus a band/orchestra room, lunch shelter, and necessary support, administrative, library, and MPR facilities
- Reconfigured play fields, and an allowance for offsite improvements is provided; permanent parking and student pick up/drop off areas remain accessible off Hill Street

Middle School Improvements: Modernize Frank School

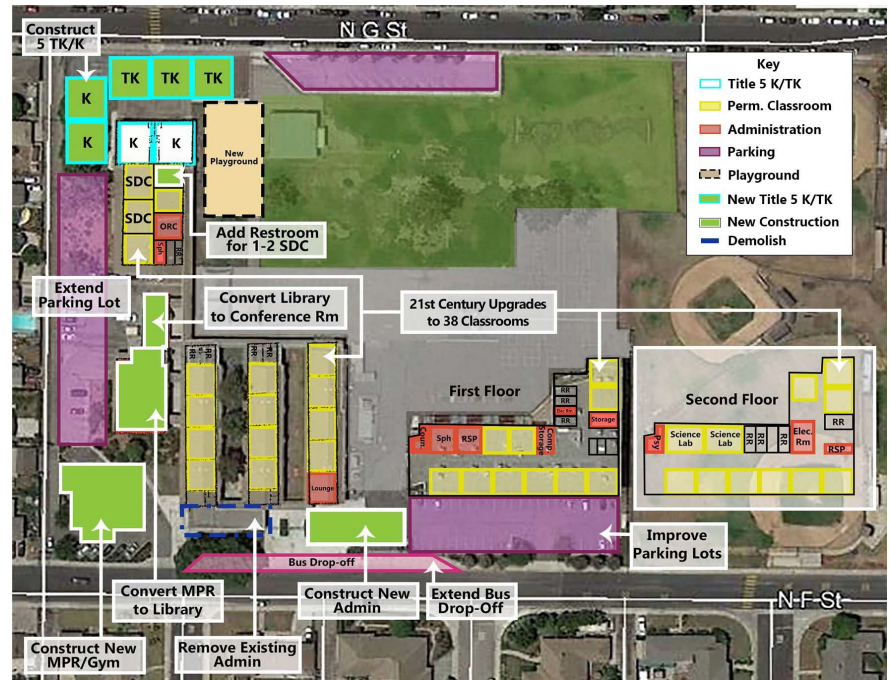
- Thirty-five permanent classrooms, including 26 general purpose, 2 robotic/engineering labs, 6 SDC, an intervention room, plus both music rooms are proposed to receive 21st Century upgrades
- Six science labs and an art classroom are to be upgraded and receive modernization, where needed
- The library/media center is proposed to receive 21st Century improvements
- Improvements to the existing MPR/Gym facility are proposed to support District 21st Century specifications



- The administrative offices are proposed to receive 21st Century furnishings and a monitor to promote school activities
- Additional site improvements include roofing and HVAC upgrades, installation of improved security access and cameras, and removal of existing portable classrooms upon completion

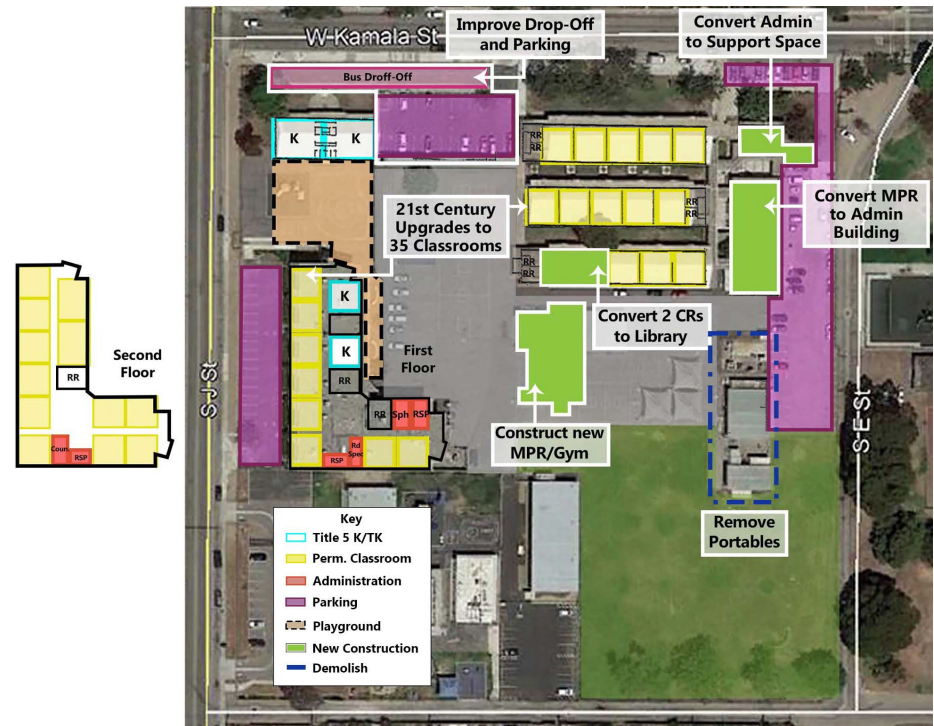
K-8 School Improvements: Curren School

- Thirty-eight permanent classrooms (including 1 Intervention room) are proposed to receive 21st Century upgrades; the 2 science labs were previously improved in 2014
- Construct new MPR/Gym
- Upon completion of the new MPR/Gym, reconfigure existing MPR building into a library
- The existing library facility is proposed to be converted into a staff lounge
- Add restroom to classroom 603 to accommodate SDC use and construct 5 additional Title 5 classrooms (2 K and 3 TK)
- Demolish and reconstruct new administration building for improved access and security
- Additional site improvements include roofing and as needed HVAC upgrades, installation of security access and cameras, extended parking/drop off area, improved parking areas, removal of portables at completion and allowance for offsite improvements
- An ECDC consisting of five Title 5 classrooms was previously proposed but moved to Marina West per staff and Board approval



K-8 School Improvements: Kamala

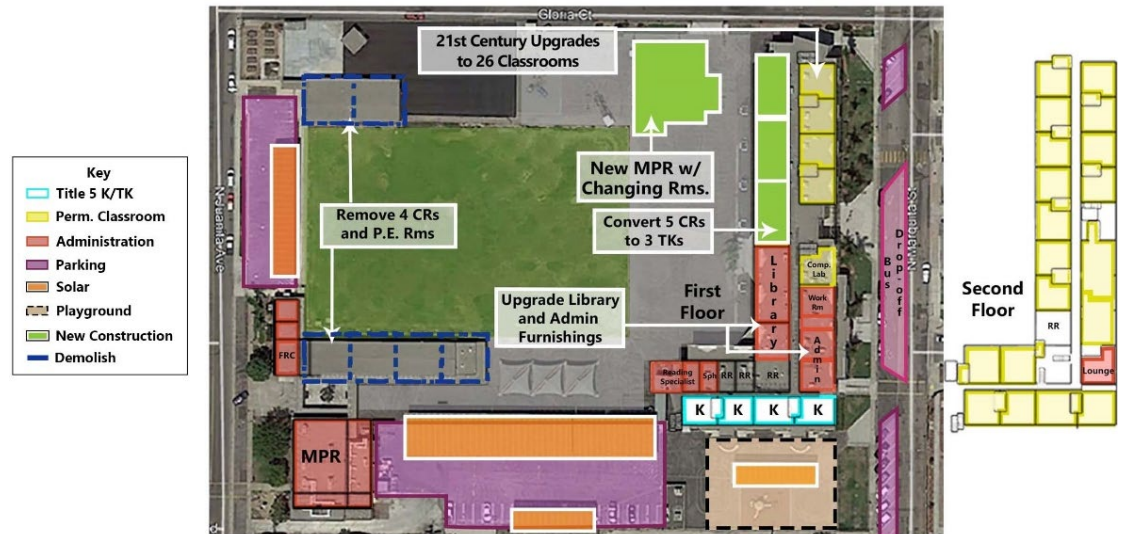
- Thirty-five permanent classrooms (including 1 intervention room) are proposed to receive 21st Century upgrades
- Two existing science labs were previously upgraded as part of the original conversion of the site to a K-8 facility in 2014
- Two existing permanent classrooms are proposed to be reconfigured into a new library
- A new MPR/Gym is to be constructed, including changing rooms and lockers



- Upon completion of the new MPR/Gym, existing MPR building is to be reconfigured into the administrative space and the existing administration building converted into support spaces
- Parking/drop off areas are to be improved and portables are to be removed upon completion
- Roofing and HVAC system are to be improved, as needed, and installation of security access and cameras provided, plus required allowance for off-site improvements

K-8 School Improvements: Chavez

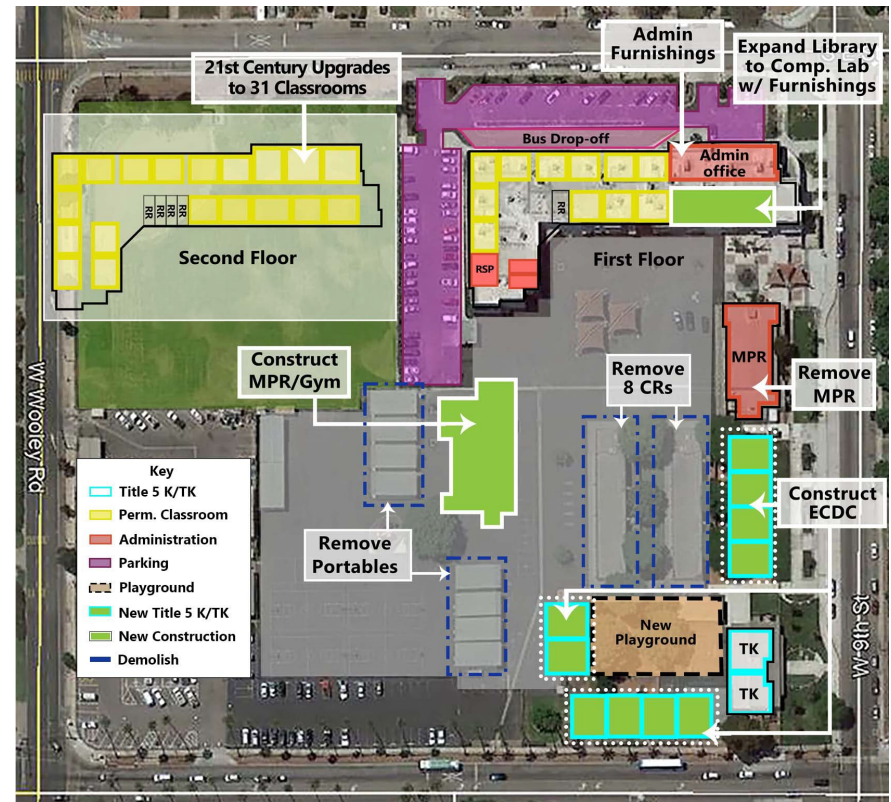
- Given site constraints, Chavez is proposed to be reconfigured to accommodate enrollment of 750 students in 31 permanent classrooms (8 less than the current number)
- Four older permanent classrooms and 2 P.E. changing rooms are to be removed
- Five existing classrooms are to be repurposed and combined to provide three Title 5 TK classrooms



- The 26 remaining classrooms and library are proposed to receive 21st Century upgrades; the two existing science labs were previously upgraded in 2014
- A new MPR is proposed to be constructed including changing rooms/lockers; the existing MPR is to remain and be dedicated for community events and student performances
- The administrative office is to receive 21st Century furnishings and a monitor to promote school meetings, student programs and activities
- Additional improvements include installation of improved security access and cameras and an allowance for offsite improvements

K-8 School Improvements: Driffill

- Thirty-one permanent classrooms (including 1 Intervention room) are proposed to receive 21st Century upgrades; the 2 science labs were previously improved in 2014
- Demolish MPR and construct new MPR/Gym
- Construct new 10 Title 5/Title 22 ECDC classrooms (4 PS, 4 TK, 2K) and ECDC playgrounds; Construction underway with completion expected in the Fall
- Remove older 8 classroom building and portables upon completion of MPR



- Expand library to absorb adjacent computer room to meet District Library/Media specifications
- Provide 21st Century furnishings and monitor to administrative office to promote school meetings, student programs and activities
- Additional site improvements include installation of improved security access and cameras and removal of portables

K-8 School Improvements: Marshall

- Twenty-five permanent classrooms (including 3 SDC, 1 Intervention, & 2 support/RSP) are proposed to receive 21st Century classroom upgrades
- The library/media center is proposed to get 21st Century furniture, fixtures and equipment upgrades
- The administrative space is to receive 21st Century furnishings and a monitor to promote school activities



- Classroom 602 and the attached three preparation areas are to be repurposed into a Title 5 TK classroom with its own student restroom and teacher work area
- Installation of improved security access and cameras, plus roofing improvements is proposed
- The new 12 classroom middle school wing was completed in 2019 as a 21st Century Learning Environment; new changing rooms are in the planning/design phase
- At completion, the total permanent classroom count at Marshall would remain at 38 classrooms, consistent with the District's educational specifications for K-8 facilities

K-8 School Improvements: Soria

- As one of the newer schools in the District, Soria Elementary needs limited upgrades to accommodate District K-8 specifications for 21st Century environments
- Thirty-seven permanent classrooms (including 2 SDC and 1 Intervention room) are proposed to receive 21st Century upgrades
- TK facilities will continue to be provided at other school site locations
- No improvements are proposed to the library, administration, and MPR facilities



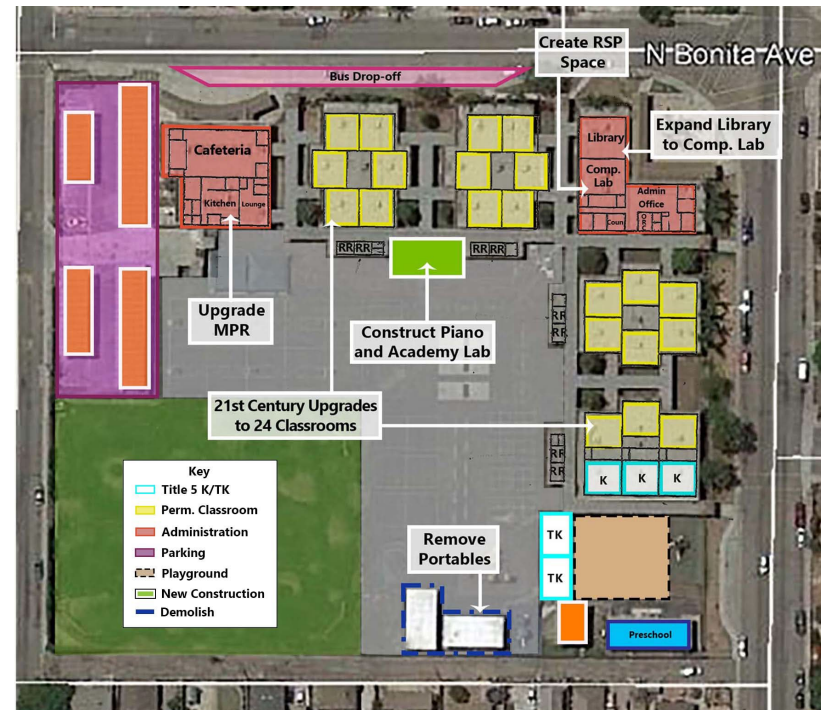
K-5 School Improvements: Brekke

- Twenty-six permanent classrooms (including 3 SDC and 1 intervention room) and the MPR are proposed to receive 21st Century upgrades; 2 new “kinder-flex” classrooms were constructed in 2018
- An existing TK classroom will receive limited upgrades, due to previous modernization improvements undertaken in 2014
- Two existing classrooms are to be reconfigured into a STEAM academy and a piano lab
- 21st Century improvements are proposed to the library with additional interior improvements to accommodate a breakout room and a 480 square foot Maker’s room
- Existing administrative spaces are to receive 21st Century upgrades to furnishings, lobby and reception area; installation of improved security access and cameras
- Brekke will have 29 classrooms upon completion of which 3 are proposed for kindergarten and 3 for TK
- School built in 1996; eligible for state modernization grants in 2024



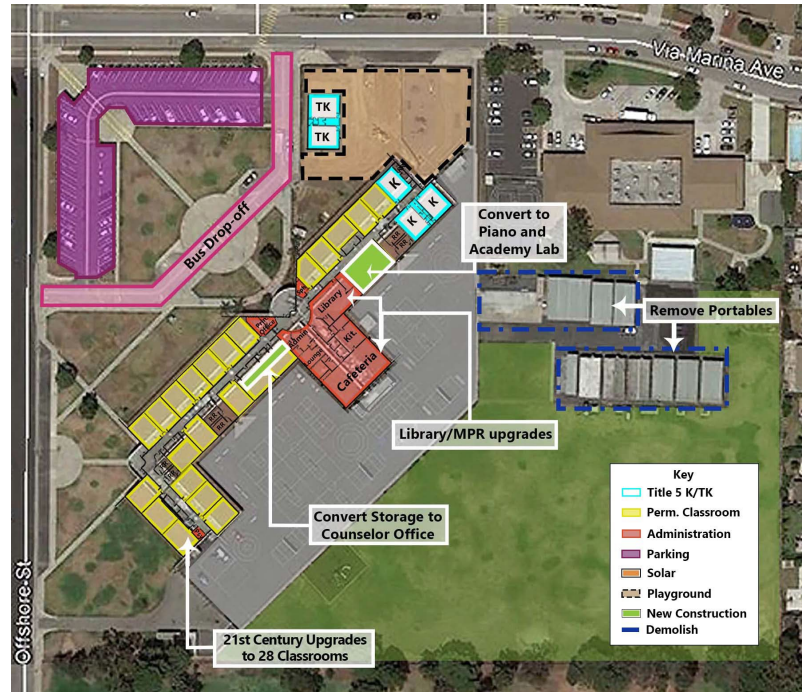
K-5 School Improvements: Ramona

- Twenty-four permanent classrooms (including 2 SDC and 1 Intervention room), MPR, and Library are proposed to receive 21st Century upgrades; 2 new Title 5 classrooms were approved in 2019
- Two new classrooms are to be constructed for a STEAM academy and a piano lab
- Library/Media Center is to be expanded to adjacent computer lab to add a Maker's space and a 480 sq ft RSP room
- Upgrades to the administration areas include 21st century furnishings and a monitor to promote school meetings, student programs, and activities
- Additional improvements include roofing upgrades, as needed, replacement of HVAC unit #7, installation of improved security access and cameras, and removal of all portables
- Upon completion, the school will consist of 28 classrooms, including 5 Title 5 classrooms
- School built in 1999; becomes eligible for state modernization grants in 2024/25



K-5 School Improvements: McAuliffe

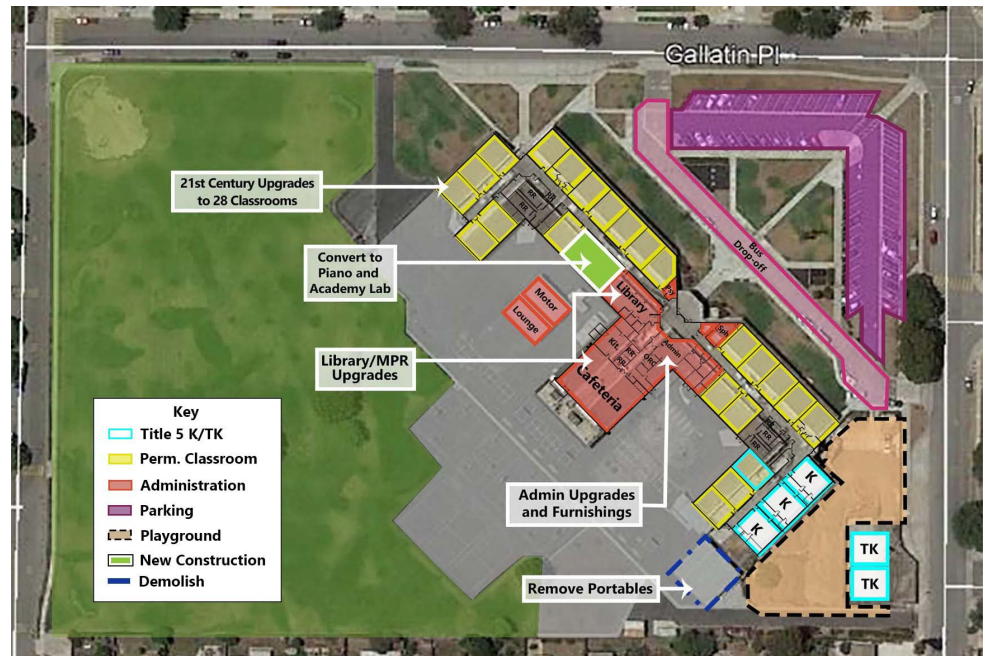
- Modernization plans approved by DSA and CDE in 2021; 2 new Title 5 classrooms were constructed in 2019
- Plans provide 21st Century improvements to 28 existing classrooms (including 3 SDC and one intervention classroom), MPR and library spaces
- Improvements include repurposing of 2 existing rooms for a STEAM academy and a piano lab and two adjacent supply rooms into administrative and counselor space



- Additional improvements include repairs to roofing and HVAC systems, as needed, installation of improved security access and cameras, and removal of portable classrooms
- Existing administrative spaces are also proposed for 21st Century upgrades to furnishings and improvements to the lobby and reception area
- Upon modernization, a total of 30 21st Century classrooms will be available including 5 Title 5 classrooms
- Construction is anticipated to begin in spring 2025

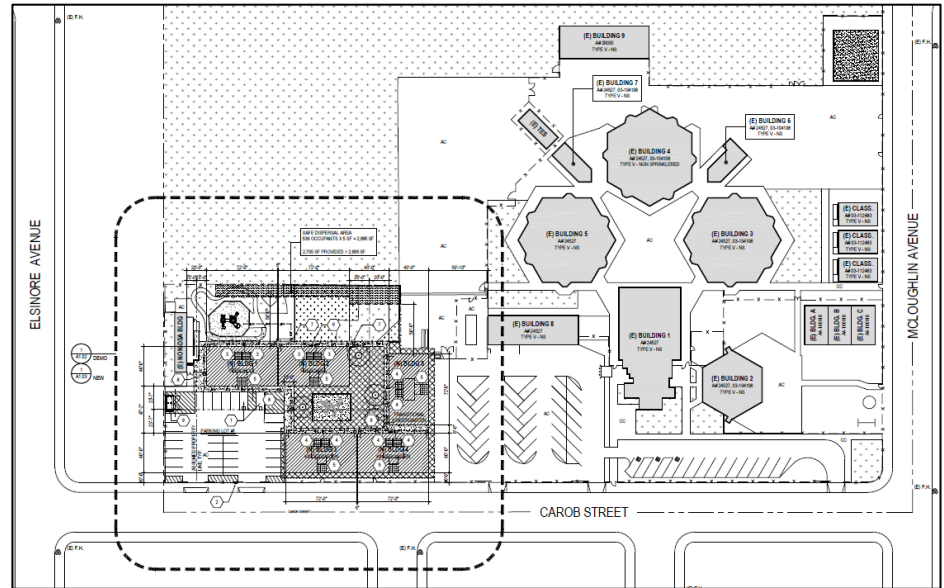
K-5 School Improvements: Ritchen

- Design plans for modernization received DSA and CDE approval in 2021, two new Title 5 classrooms were constructed in 2019
- The modernization improves 28 existing classrooms (including five SDC classrooms and one intervention room), MPR and library spaces
- The modernization includes the repurposing of two existing classrooms into a STEAM Academy and a piano lab
- Additional improvements include repairs to existing roofing and HVAC systems as needed, installation of improved security access and cameras, and removal of portables
- Existing administrative spaces are also proposed for 21st Century upgrades to furnishings and improvements to the lobby and reception area
- Upon completion, the school will consist of 30 permanent classrooms, including 6 Title 5 classrooms
- Construction is anticipated to begin in winter of 2025



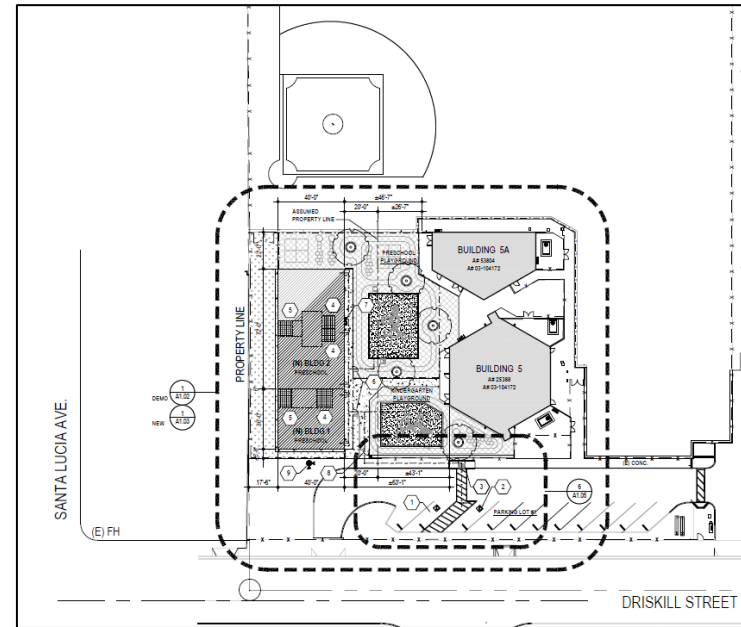
ECDC: Marina West School Site

- A new ECDC has been approved to be constructed at the Marina West site, similar to those at Lemonwood, Rose, Harrington and Drifill
- The ECDC is to be located at the southwestern side of the school site along Carob Street
- The ECDC would include the construction of 10 Title 5/22 compliant classrooms capable for use as TK, K, or preschool facilities
- A one-time grant application was submitted to the State and approved in 2023 pursuant to Board approval for design and construction
- The classrooms are to be constructed in cooperation with the existing preschool program at that location; project is to be submitted to DSA and CDE in summer for start of construction in late fall 2024
- The existing preschool and portable facilities are to be demolished and replaced with new Title 5/22 compliant classrooms; the existing parking and new play area will be maintained and a new play area for TK/K facilities constructed
- Students attending the ECDC would matriculate to grade levels at their school of residence, where possible



ECDC: Rose Avenue School Site

- A new ECDC is proposed to be reconfigured and constructed at the existing Rose Avenue site
- The ECDC is located at the northwest corner of the site where the previous kindergarten classrooms (Rooms 501, 502, and 503) are located
- These facilities will be modernized and incorporated with three new modular Title 5 classrooms to be placed along side the existing facilities



- The new Title 5/22 compliant classrooms would be capable for use as TK/K facilities
- The existing and new play area would be upgraded similar to the option utilized for the creation of the Harrington ECDC
- Students attending the ECDC would matriculate up to grade levels at their school of residence, where possible
- The project is to be submitted to DSA and CDE approval this summer with construction anticipated to start in late fall 2024

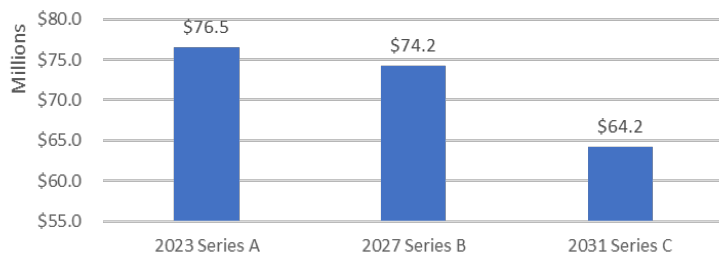
Proposed Sequencing

- Upon completion of the new Fremont, students from the old school would be moved into the new facilities. The old facility would be retained as long as possible to provide interim “swing space” to house enrollment, as needed, to better expedite the completion of other projects
- Upon completion in its role as “swing space”, the old Fremont campus will be removed and replaced with appropriate field space in support of the new campus for school and community use
- The new Lopez campus would be done in similar fashion. In the interim, the old facility could operate as additional “swing space” to expedite the completion of the next sequence of schools to be improved
- Both Driffill and Frank are proposed to be improved with students in place. The new proposed facilities at Driffill would be built first as they do not displace existing uses. Portables on site would be used in combination with newly constructed classrooms, including those in the proposed ECDC, to provide “swing space” as the remaining classrooms are upgraded
- A similar approach is anticipated at Frank through a phased classroom improvement program by utilizing the existing portables as “swing space” in combination with completed classrooms once they receive upgrades
- An additional option, if necessary, is to maximize capacity to full enrollment at all 21st Century replacement or improved existing schools allowing the provision for the use of other select schools to be used as “swing space” in addition to those identified above
- Once improvements at those schools needing “swing space” is complete, students would return to their school of residence

District Bond Programs

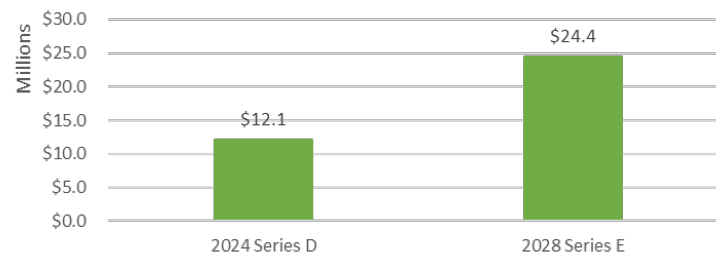
- On November 8, 2022, voters in the District approved Measure “I” authorizing the issuance of \$215 million in general obligation (G.O.) bonds at a new tax rate of \$30 per \$100,000 of assessed value (AV) to repay the Measure “I” bonds over time
- Measure “I” is structured to fund the reconstruction of Fremont and Lopez as well as improvements to the remaining K-8 and K-5 schools
- The District sold the first series of Measure “I” bonds on March 30, 2023, in the amount of \$76,515,000 leaving approximately \$138.4 million in remaining authorization to be issued over two additional series estimated to be \$74.2 million and \$64.2 million respectively
- In addition to Measure “I”, voters approved Measure “D” in 2016 authorizing the issuance of \$142.5 million in G.O. bonds over time
- To date, the District has issued \$106 million from Measure “D” with approximately \$36.5 million in remaining authorization available to support the Enhanced Master Construct Program

MEASURE “I” BOND ISSUANCES



Tax Rate	2023 Series A	2027 Series B	2031 Series C	Total
\$30	\$76,515,000	\$74,200,000	\$64,200,000	\$215.0 million

REMAINING MEASURE “D” BOND ISSUANCES



Tax Rate	Prev. Series	2024 Series D	2028 Series E	Total
\$30	\$106,000,000	\$12,100,000	\$24,400,000	\$142.5 million

Awarded and Pending State Aid Applications

Modernization Grants

Projects	Base Grant	Sup. Grant	Total Grant
1 Fremont	\$1,003,960	\$93,926	\$1,097,886
2 Harrington	\$581,160	\$108,508	\$689,668
3 Lemonwood	\$841,400	\$239,311	\$1,080,711
4 Elm	\$485,608	\$126,260	\$611,868
5 McKinna	\$375,024	\$68,422	\$443,446
Total	\$3,287,152	\$636,427	\$3,923,579

New Construction Grants

Projects	Base Grant	Sup. Grant	Total Grant
1 Driffill	\$3,712,107	\$558,304	\$4,270,411
2 Driffill	\$4,032,792	\$697,880	\$4,730,672
3 Harrington	\$8,219,097	\$1,461,426	\$9,680,523
4 Lemonwood	\$5,570,487	\$1,697,465	\$7,267,952
5 Ritchen Kinder	\$638,712	\$134,140	\$772,852
6 Brekke Kinder	\$638,712	\$138,485	\$777,197
7 McAuliffe Kinder	\$638,712	\$139,292	\$778,004
8 McKinna	\$770,245	\$1,120,264	\$1,890,509
9 Ramona Kinder	\$638,712	\$128,109	\$766,821
Total	\$24,859,576	\$6,075,365	\$30,934,941

Preschool/TK/Kindergarten Grants

Projects	Total Grant	District Match	Total Project
1 Driffill	\$6,915,318	\$2,963,707	\$9,879,025
2 Marina West	\$7,652,418	\$3,279,608	\$10,932,026
Total	\$14,567,736	\$6,243,315	\$20,811,051

- To date, the District has garnered approximately \$35 million in new construction and modernization grant funds for completed projects
- Approximately \$6.8 million in additional modernization applications have been submitted to the State for improvements to McAuliffe and Ritchen elementary schools assuming a 60/40 matching share requirement
- The District was awarded \$7 million in State grants requiring a \$3 million local match for the ECDC facilities at Driffill elementary school
- In addition, the District was awarded \$7.6 million in State grants requiring a \$3.3 million local match for ECDC facilities at Marina West elementary school
- In total, the District is scheduled to received \$56.4 million in State aid, recognizing that the District has fully utilized its eligibility for new construction funding until such time as enrollment once again begins to grow

Remaining Projected State Aid

		2024	2025	2026	2028	2029	2030	2031	2032	Combined
School	FY2023-24 Enroll	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)	Total State Grant (60%)
1 Harrington	506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Elm	470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 McKinna	570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Rose Avenue	436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Brekke	589	\$3,713,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,713,792
6 McAuliffe	501	\$3,158,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,158,930
7 Ritche	493	\$3,108,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,108,488
8 Ramona	570	\$0	\$3,940,781	\$0	\$0	\$0	\$0	\$0	\$0	\$3,940,781
9 Marina West	428	\$0	\$0	\$0	\$0	\$315,263	\$0	\$0	\$0	\$315,263
10 Sierra Linda	472	\$0	\$0	\$3,310,256	\$0	\$0	\$0	\$0	\$0	\$3,310,256
11 Lemonwood	854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12 Marshall	693	\$0	\$5,989,988	\$0	\$0	\$0	\$0	\$0	\$0	\$5,989,988
13 Driffill	916	\$945,788	\$0	\$2,206,838	\$0	\$0	\$788,156	\$0	\$0	\$3,940,781
14 Chavez	778	\$277,431	\$0	\$0	\$4,905,485	\$0	\$0	\$0	\$0	\$5,182,916
15 Curren	884	\$857,514	\$0	\$0	\$0	\$3,152,625	\$0	\$0	\$0	\$4,010,139
16 Kamala	882	\$889,040	\$0	\$0	\$0	\$3,783,150	\$0	\$0	\$0	\$4,672,190
17 Soria	886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,586,452	\$5,586,452
Total Grade TK-6	10,928	\$12,950,984	\$9,930,769	\$5,517,094	\$4,905,485	\$7,251,038	\$788,156	\$0	\$5,586,452	\$46,929,976
18 Frank	1042	\$6,947,535	\$0	\$0	\$360,045	\$0	\$540,068	\$720,090	\$0	\$8,567,738
19 Fremont	699	\$0	\$0	\$0	\$0	\$0	\$0	\$180,023	\$0	\$180,023
20 Dr. Lopez Academy	743	\$4,953,953	\$0	\$0	\$0	\$0	\$360,045	\$180,023	\$0	\$5,494,020
Total Grade 7-8	2,484	\$11,901,488	\$0	\$0	\$360,045	\$0	\$900,113	\$1,080,135	\$0	\$14,241,780
Total	13,412	\$24,852,471	\$9,930,769	\$5,517,094	\$5,265,530	\$7,251,038	\$1,688,269	\$1,080,135	\$5,586,452	\$61,171,756
Culmulative Total		\$24,852,471	\$34,783,240	\$40,300,334	\$45,565,863	\$52,816,901	\$54,505,169	\$55,585,304	\$61,171,756	

Notes:

1. If 2023/24 enrollment is less than eligible pupils, assumes the lesser enrollment number as eligible pupils
2. Prior pupils used for OPSC funded applications less than 20/25 years

- Approximately \$61.2 million in modernization eligibility is estimated to be available through 2032
- State aid eligibility and submitted applications is based on existing rules which are periodically adjusted by the Office of Public School Construction, State Allocation Board, or the legislature when a new bond is considered
- The assumptions are based on rules that are currently in effect and any change in rules or eligibility factors (e.g., enrollment) may impact the receipt of funds

Master Budget Sources and Uses*

- The Enhanced Master Construct Program includes the use of general obligation bond authorizations, available local developer fees, and State modernization and new construction grants as previously approved by the Board
- Previous phases include a total estimated sources and uses of approximately \$265.3 million with an estimated ending program reserve of \$922,621
- Approximately \$282.7 million is estimated in costs across all selected school sites for remaining facilities improvements and for remaining land acquisition Certificate of Participation (COP) payments
- An additional Program Reserve of \$38.6 million is provided to accommodate unforeseen events including soil and site conditions, variations in costs, additional agency requirements, and changes in codes and building requirements
- The total integrated budget includes \$321.3 million in remaining estimated project improvements to be funded over the proposed remaining phases
- The increase in the over sources of funds can be attributed to additional State grants for the Marina West ECDC as well as an increase in the available Developer Fee balance as of October 31, 2023
- The following slides provide a summary of the integrated master budget sources and uses

*Per the Board adopted Semi-annual Report dated December 2023

Master Budget - Sources

Estimated Sources	Previous Phases (2013-2022)	Phase 3 (2023-2026)	Phase 4 (2027-2030)	Phase 5 (2031-2034)	Phase 3 - 5 Subtotal	Total
Previous Phases						
Capital Funds	\$265,321,079	\$922,621	\$0	\$0	\$922,621	\$266,243,700
Subtotal	\$265,321,079	\$922,621	\$0	\$0	\$922,621	\$266,243,700
Measure "D" - 2016 GO Bond						
Series D (2024)	\$0	\$12,100,000	\$0	\$0	\$12,100,000	\$12,100,000
Series E (2028)	\$0	\$0	\$24,400,000	\$0	\$24,400,000	\$24,400,000
Subtotal	\$0	\$12,100,000	\$24,400,000	\$0	\$36,500,000	\$36,500,000
Measure "I" - 2022 GO Bond						
Series A (2023)	\$0	\$75,806,148	\$0	\$0	\$75,806,148	\$75,806,148
Series B (2027)	\$0	\$0	\$74,200,000	\$0	\$74,200,000	\$74,200,000
Series C (2031)	\$0	\$0	\$0	\$64,200,000	\$64,200,000	\$64,200,000
Subtotal	\$0	\$75,806,148	\$74,200,000	\$64,200,000	\$214,206,148	\$214,206,148
Additional State Aid						
Est. Modernization (Fin. Hardship)	\$0	\$0	\$0	\$0	\$0	\$0
Est. Modernization (60%/40%)	\$0	\$6,861,965	\$5,182,788	\$23,395,174	\$35,439,927	\$35,439,927
Driffill PS/TK/K Grant	\$0	\$6,915,318	\$0	\$0	\$6,915,318	\$6,915,318
Marina West PS/TK/K Grant	\$0	\$7,652,418	\$0	\$0	\$7,652,418	\$7,652,418
Subtotal	\$0	\$21,429,701	\$5,182,788	\$23,395,174	\$50,007,663	\$50,007,663
Additional Developer Fees						
10/31/23 Balance	\$0	\$8,555,055	\$0	\$0	\$8,555,055	\$8,555,055
Est. Developer Fee Collections	\$0	\$11,100,000	\$0	\$0	\$11,100,000	\$11,100,000
Subtotal	\$0	\$19,655,055	\$0	\$0	\$19,655,055	\$19,655,055
Total Sources	\$265,321,079	\$129,913,525	\$103,782,788	\$87,595,174	\$321,291,487	\$586,612,566

Master Budget – Uses

Estimated Uses	Previous Phases (2013-2022)	Phase 3 (2023-2026)	Phase 4 (2027-2030)	Phase 5 (2031-2034)	Phase 3 - 5 Subtotal	Total
Acquire New K-5 Elementary Site	\$7,767,119				\$0	\$7,767,119
Acquire New K-5/Middle School Site	\$9,756,633				\$0	\$9,756,633
Doris/Patterson K-5	\$492,786				\$0	\$492,786
Doris/Patterson 6-8	\$278,057				\$0	\$278,057
Seabridge K-5	\$3,019,331				\$0	\$3,019,331
Harrington K-5	\$23,776,013				\$0	\$23,776,013
Elm K-5	\$32,878,847				\$0	\$32,878,847
Lemonwood K-8	\$41,990,714	\$2,000,000			\$2,000,000	\$43,990,714
McKinna K-5	\$36,191,904				\$0	\$36,191,904
Rose Avenue K-5	\$51,071,913				\$0	\$51,071,913
Planning for K-8 MPRs	\$166,253				\$0	\$166,253
Harrington Kindergarten Annex	\$3,215,039				\$0	\$3,215,039
Lemonwood Kindergarten Annex	\$3,571,599				\$0	\$3,571,599
Technology	\$12,234,498				\$0	\$12,234,498
McAuliffe K-5	\$3,244,674	\$5,958,194		\$1,684,396	\$7,642,590	\$10,887,264
Ritchen K-5	\$3,595,981	\$5,478,414		\$887,727	\$6,366,142	\$9,962,123
Brekke K-5	\$2,184,562			\$8,000,033	\$8,000,033	\$10,184,594
Ramona K-5	\$2,192,490			\$7,354,070	\$7,354,070	\$9,546,560
Driffill K-8	\$429,872		\$13,005,183		\$13,005,183	\$13,435,055
Chavez K-8	\$649,121			\$14,696,311	\$14,696,311	\$15,345,432
Kamala K-8	\$619,816			\$19,708,843	\$19,708,843	\$20,328,658
Curren K-8	\$598,603		\$26,442,963		\$26,442,963	\$27,041,566
Marshall K-8	\$13,019,406	\$2,000,000		\$5,376,218	\$7,376,218	\$20,395,624
Soria K-8				\$3,904,945	\$3,904,945	\$3,904,945
Fremont 6-8	\$1,901,281	\$65,758,461			\$65,758,461	\$67,659,742
Frank 6-8				\$15,290,123	\$15,290,123	\$15,290,123
Dr. Lopez 6-8	\$1,079,278	\$8,258,770	\$46,799,697		\$55,058,467	\$56,137,745
ECDC at Driffill		\$9,879,025			\$9,879,025	\$9,879,025
ECDC at Rose Avenue		\$4,929,979			\$4,929,979	\$4,929,979
ECDC at Marina West		\$10,932,026				
Brekke ES COP Lease Payments	\$3,831,453				\$0	\$3,831,453
Land Acquisition COP Lease Payments	\$480,000	\$2,062,500	\$2,321,000		\$4,383,500	\$4,863,500
Additional Program Expenditures	\$4,519,836				\$0	\$4,519,836
Portables Lease Payments	\$564,000				\$0	\$564,000
Total	\$265,321,079	\$117,257,369	\$88,568,843	\$76,902,667	\$282,728,879	\$548,049,958
Program Reserve	\$0	\$12,656,156	\$15,213,945	\$10,692,507	\$38,562,608	\$38,562,608
Total Uses	\$265,321,079	\$129,913,525	\$103,782,788	\$87,595,174	\$321,291,487	\$586,612,566

Questions

OSD BOARD AGENDA ITEM

Name of Contributor: Dr. Anabolena DeGenna

Date of Meeting: April 22, 2024

Agenda Section: Section G: Conclusion

ADJOURNMENT

Moved:

Seconded:

Vote:

ROLL CALL VOTE:

Rodriguez ____, Gonzales ____, Melanephy ____, Madrigal Lopez ____, Robles-Solis ____

Anabolena DeGenna, Ed. D.

District Superintendent and Secretary to the Board of Trustees

This notice is posted in conformance with the provisions of Chapter 9 of the Government Code, in the front of the Educational Services Center; 1051 South A Street , Oxnard, California by 6:00 p.m. on Friday, April 19, 2024.

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A