



December 2014

OXNARD  
SCHOOL  
DISTRICT

# SEMI-ANNUAL IMPLEMENTATION PROGRAM UPDATE

**Fourth Semi-Annual Report to the Board of Trustees**

**CFW**  
*Planning and Financing Better  
Schools for California Students*



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## SECTION 1:

# PROGRAM OVERVIEW

Caldwell Flores Winters, Inc. (“CFW”) is pleased to present the fourth Measure “R” Facilities Implementation Program (“Program”) Semi-Annual Update to the Oxnard School District (“District”) Board of Trustees. This document continues the practice of providing the Board regular and timely reporting of implementation program progress and status, with a particular focus on the program master budget and schedule, achievement of program objectives, and advancement of facilities and educational reconfiguration efforts. The report contained herein reflects conditions of the District’s program between the conclusion of the July 2014 update and the time of this document’s publishing in December 2014, inclusive of any adjustments and recommendations to program elements expected to be developed over the subsequent six month period.

As foreseen by the District’s original January 2013 Implementation Program and acted upon through ongoing District and CFW (“Program Team”) collaboration, the prior six month period successfully achieved specific milestones established per the original program schedule and consistent with the commitments made to Measure “R” voters. School grade reconfiguration has been put into practice, technology has been deployed to every teacher and student Districtwide, innovative Academy programs have been kicked off at the middle school level, and major construction efforts have been completed in the renovation of 22 classrooms at eight school sites. The Board should take great pride in the progress made over a 24-month period with the successful transformation of the educational program and delivery to the community of innovative 21<sup>st</sup> Century learning environments.

At this time, all Program efforts are currently operating on schedule and adhering to adjustments adopted by prior semi-annual reports. The following is a summary of the accomplishments that are more fully set forth in this update to the Program:

- The District has successfully deployed an estimated 18,000 iPads to District students, staff and school site personnel. The deployment provides one iPad to each student (“1:1”) and has been achieved within budget, setting aside remaining funds of approximately \$800,000 to be available for completion of networking hardware and infrastructure upgrades. The Program Team continues to dedicate its full attention to integrating the devices into the academic program as well as further integrating the District’s systems into a portal solution to better support effective utilization of the devices. The deployment was ahead of schedule by almost 18 months.
- With the beginning of the 2014-2015 school year, the District successfully reconfigured the grade levels at five elementary schools, three middle schools and eleven elementary schools. Children in the fifth through seventh grades were provided with an option as to the school they wanted to attend and the process accommodated over 90% of the requests. Teachers were

reassigned utilizing a process agreed to between the District and the Oxnard Educators Association. Included as a part of this effort, the District and CFW prepared a policy update to incorporate the transition from K-5 elementary schools to the 6<sup>th</sup> through 8<sup>th</sup> grade Middle Schools, approved by the Board at its regularly scheduled meeting on March 5, 2014.

- The District opened extended-day Kindergarten at all K-5 Elementary School sites and met its commitment to extend Kindergarten hours at all existing Kindergarten sites, resulting in an increase to Kindergarten capacity of nearly 100%. In addition, improvements to Kindergarten facilities at many of these sites were completed to accommodate the program and integrate modern learning environments.
- Project 1, consisting of improvements to twenty-two classrooms at eight different school sites, was completed over the summer period. The improvements were designed to support the grade reconfiguration with improved science labs and the new extended-day Kindergarten program. The project incorporated 21<sup>st</sup> Century learning environments that take advantage of the concepts developed with the Haydock demonstration science lab.
- New applications have been completed by CFW and submitted on behalf of the District for State School Facilities Program grants in the amount of \$12.9 million dollars. This adds to an already pending application of \$4.8 million dollars and places the District in line for a total of \$17.7 million dollars of State grant funding. Applications for the new Lemonwood, Elm, and Driffill Kindergarten projects have also been prepared and are to be filed upon receiving DSA and CDE approval, which will further increase the total pending applications to \$48.3 million dollars. Additionally, two previously completed District projects were identified as still eligible for State Grants and the appropriate process is being executed to submit applications so that the District may capture an extra \$4.8 million. In all, submissions for State Grant funding could reach an estimated \$53.1 million dollars.
- With an official community groundbreaking ceremony on August 21, 2014, the District began the construction of the New Harrington Elementary School nine months ahead of the originally scheduled construction start date. The foundation for all the buildings has been poured and framing will begin shortly. The District successfully relocated the pre-school activities to the Northwest corner of the site, minimizing the disruption to these programs. Among the accomplishments related to this project, the District received CDE approval for the project and has worked closely with the City on circulation and utility issues. The project remains on budget.
- The Program Team has worked closely with SVA Architects (the firm has changed its name from MVE Institutional) to complete final design work for the New Lemonwood School Project and, upon Board approval, will be submitting construction documents to the Division of the State Architect (DSA) in the first quarter of 2015. The project, consisting of a complete reconstruction of the Lemonwood School is estimated to be completed within the original budget established by the Program. Additionally, a conceptual design has been developed by the Program Team to reconfigure an existing Lemonwood facility that will be preserved and improved following completion of the new campus for early childhood development programs.
- SVA is in the process of completing the designs of the new Elm Elementary School. It is anticipated that construction documents will be submitted to the Division of the State Architect,

(DSA), in late January or early February of 2015, pending the Board's approval. The overall project is still on schedule to begin construction in the summer of 2015.

- CFW has identified potential sites for the construction of new elementary schools in addition to the Southwest School Site. The identified sites have received preliminary California Department of Education approval. CFW has continued to brief staff from the City of Oxnard and the Ventura Local Agency Formation Commission ("LAFCo"). The LAFCO Commission received a CFW presentation advocating for the District's needs and identifying the potential sites that are appropriate for new school construction.
- The District successfully sold \$15.75 million in Series "C" bonds. The Bonds were programmed to be sold in 2016; however, the sale was accelerated in order to take advantage of a historically low interest rate environment allowing the District to garner the proceeds sooner than expected. Due to the District's good financial management practices and historically strong fund balance position, the bonds were rated A+ by Standard & Poor's Rating Services. This strong rating allowed the District and its financing team to negotiate favorable interest rates for the bonds. The proceeds of the series "C" bonds will help fund projects identified by the District to be completed in Phase 1 of the implementation program.
- The "Oxnard@Work" program has recorded 403 interested subcontracting firms and continues to track local participation achievements. In total, contracts awarded to local firms has surpassed \$6 million dollars in spending that will be returned to the local economy as a direct result of local hiring. The program has also generated a high level of Union shop participation at more than double or triple the national and regional average on such projects.
- CFW has worked closely with the District in the final steps of the overall grade reconfiguration. All of the schools were reconfigured by the first day of class in August 2014. The K-5 Academic Strand Focuses have been identified for each of the District's K-5 schools, the K-8 schools opened Dual Language Immersion programs, and each middle school opened as a theme-based academy with specific elective courses and integrated units tied to the selected theme. A number of supporting recommendations have been made to establish teacher collaboration sessions and ongoing training for technology to be provided by teacher experts.
- CFW representatives conducted commissioning sessions for the middle school and K-8 principals on the technology capabilities and flexible furnishing features in the science labs and Kindergarten classrooms. The sessions provided examples for how teachers can use these features to support their classroom instruction. CFW representatives also conducted one-on-one training sessions with teachers who were available and would be teaching in these rooms.

Semi-annually, CFW has committed to updating the Oxnard Facilities Implementation Program to inform the Board of accomplishments, the status of pending projects and any necessary modifications to the Program suggested by CFW for consideration by the Board. The updates are also designed to report on the actual expenditures to date as compared to budget and any modifications needed to the budget. This is our fourth Semi-Annual Update.

It is an honor to work with the Oxnard School District and to be a part of the educational program changes, supported by facilities improvements, which are being developed for the benefit of the Oxnard community. Oxnard School District has received county-wide and state-wide recognition for these ambitious efforts. Because the program is focused on the children and offering improved educational opportunities as well as improved learning environments, the changes will result in academic improvement.

## 1.1 IMPLEMENTATION PROGRAM REVIEW

The Facilities Implementation Program relies on multiple funding sources, including \$90 million of voter approved Measure “R” proceeds to build new classrooms, relieve student overcrowding at every school, and modernize school facilities to meet current building standards. The initial Program was adopted by the Board of Trustees at the January 16, 2013 meeting, with subsequent six month updates adopted at the June 26, 2013, December 11, 2013, and July 14, 2014 meetings. These six month updates are provided to assist the Board and staff in evaluating program progress and determining upcoming implementation tasks.

In response to Board direction, the Program Team has now engaged in two years of planning, design, and construction to achieve improvements to:

- Reduce overcrowding at elementary schools by adopting a K-5 educational strand and facilities program
- Convert existing junior high schools to 6-8 middle schools that support an academy based instructional program
- Expand the K-8 instructional program and additional K-8 school facilities to increase parent choice
- Implement an extended day Kindergarten program with improved facilities
- Increase enrollment capacity over time to accommodate projected growth in grades K- 8

In total, approximately \$202.4 million (current dollars) is anticipated to be available to support program implementation over three phases. For purposes of this report, all sources and uses of funds are stated in current dollars.

- Phase 1 is well underway with the completion of Project 1 improvements to support the District’s grade reconfiguration. The District has deployed 1:1 devices to all students in the District along with successful infrastructure improvements to improve bandwidth. Construction of the new Harrington school has commenced nine months ahead of schedule. The design efforts related to the new Lemonwood K-8 School and the new Elm K-5 School are coming to completion and will be submitted to the Division of the State Architect for approval in the very near future. The new Southwest site has been acquired to serve as a future K-5 elementary site. State Facilities Program grant applications have been submitted to the Office of Public School Construction (“OPSC”) in order to provide the necessary



funding to complete the construction of the new Lemonwood K-8 School, as funds become available. Vision documents have been generated and facilities improvements have been budgeted for Pre-Kindergarten school programs at the new Harrington and new Lemonwood campuses. Additional capacity for 6-8<sup>th</sup> graders has also been addressed by adding a new classroom building at a middle school to the Phase 1 budget.

- Phase 2 provides for the funding of additional and periodic technology improvements and begins the improvement of school gym/multipurpose rooms at existing school sites, including Fremont, Haydock, Driffill, Chavez, Curren, and Kamala. At the completion of Phase 2, all K-8 and middle schools are projected to benefit from improved multi-purpose room facilities.
- Phase 3 includes the projected replacement funding for new technology and support facility upgrades to Marina West, Rose, Sierra Linda, Brekke, McAuliffe, Ramona, and Ritchen schools and improved Kindergarten facilities at McKinna, Marina West, Rose, and Sierra Linda schools.

Should State funds become available to allow for further Program enhancements or to extend the replacement of the District's older schools, budget alternatives have been designed for Phases 2 and 3 which consider the reinvestment of State Aid reimbursements to support additional facility upgrades. The Program is currently operating under the "Basic Program" and "Enhanced Program" funding models, which accounts for local funds and projected bond proceeds for Measure "R" plus state Facilities Program Grant reimbursements upon approval of a proposed State School Bond Measure in 2016. The District is actively submitting for State matching funds to take immediate advantage of funding if and when it becomes available again through the State.

The "Enhanced Program" funding model provides for facility improvements funded by anticipated State Aid reimbursements forecasted for the District for projects completed under the Facilities Implementation Program. The "Extended Program" funding model incorporates additional funding projections from the State's Financial Hardship program, which provides 100% funding for qualified districts to construct basic school facility improvements. The designs have been presented to the Board for review and are presented as alternatives in the Technical Background Report of the Facilities Implementation Program. The implementation of the "Enhanced" or "Extended" program objectives is contingent on approval of a new statewide facilities bond measure originally contemplated for November 2014, now anticipated for November 2016, and the maintenance of existing eligibility requirements.

## 1.2 ESTIMATED SOURCES OF FUNDING: PHASE 1

The Program is a combination of the Basic Program which relies on local funding, including developer fees, Mello Roos funds, Capital Program balances, voter approved Measure "R" proceeds, and the Enhanced Program that seeks to maximize State aid reimbursements for modernization and construction of school facilities. The availability of additional State funds to support the Enhanced Program remains contingent upon the successful passage of a State Facilities Bond. The next likely

opportunity for legislators and the Governor to place a State Facilities Bond on the ballot for voter approval is estimated to be November 2016. It is anticipated that the District will receive State aid reimbursements for work completed on eligible projects once proceeds from a future State Facilities Bond are made available. It should be noted that in addition to a limited amount of remaining State bond authorization, the Governor intends to transfer approximately \$381 million dollars from underutilized State programs to the Modernization and New Construction programs. The District's applications have been submitted with the anticipation that some of the District's projects may be funded prior to the passage of an anticipated 2016 State Facilities Bond measure.

**Table 1** below indicates each estimated source of funds utilized to support implementation of the Program for Phase 1 (FY 2013-2017). Actual and projected funds and adjustments as of this report are presented for review and are displayed alongside the reported sources in the most recent semi-annual report (July 2014). Variances are noted below for further consideration.

This December 2014 semi-annual report reflects adjustments to the sources of funds for Phase 1 to account for the gross amount of bonds sold by the District in October 2014 and those applications submitted by the District for new construction and modernization grants related to Phase 1 projects. Based on these adjustments the total program sources available to support Phase 1 of the Program has increased to \$125,116,194, a gain of \$3,031,595 as compared to the previous Report. Reported figures below are based on cash flow tracking by CFW as well as fund balances reported by the District's Business Department thru October 31, 2014.

**TABLE 1: ESTIMATED SOURCES OF FUNDS – PHASE I**

Sources	Estimated Budget June 2014 (A)	Estimated Budget Dec 2014 (B)	Variance (B-A)
Series A	\$ 18,390,000	\$ 18,390,000	\$ -
Series B	\$ 25,500,000	\$ 25,500,000	\$ -
Series C	\$ 15,517,732	\$ 15,750,000	\$ 232,268
Measure L	\$ 3,316,728	\$ 3,316,728	\$ -
Measure M	\$ -	\$ -	\$ -
State Bonds	\$ 285,166	\$ 285,166	\$ -
Est. State Aid Receipts	\$ 29,711,238	\$ 32,510,565	\$ 2,799,327
Est. Developer Fees	\$ 10,100,619	\$ 10,100,619	\$ -
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -
Est. Interest Earnings	\$ 1,173,945	\$ 1,173,945	\$ -
Est. Total Sources	\$ 122,084,599	\$ 125,116,194	\$ 3,031,595

Bond proceeds from Measure "R" Series "A" and "B" reflect the actual gross amount of bonds sold by the District and remain consistent with the figures reported in the July 2014 report. Measure "R" bond sales continue to provide the largest single source of program funds. In October 2014, the District successfully sold an additional \$15.75 million in Series "C" bonds to provide added flexibility in project sequencing pending State aid reimbursements as noted earlier in this section. The Series "C" bond issuance was accelerated from FY 2016 to the current fiscal year and the District was able to leverage its strong A+ rating from Standard & Poor's Rating Services (S&P) to negotiate favorable interest rates for

the bonds in a historically low interest rate environment. This resulted in an overall borrowing cost of less than 4.00% over the 30 year term of the bonds. S&P noted the District's good financial management practices and historically strong fund balance position in its report to investors. To date, approximately \$59.6 million in Measure "R" bonds have been sold leaving approximately \$30.4 million available for future issuances.

The allocation of Measure "L" funds to the program sources remains unchanged. This funding has been allocated to support the site acquisition costs related to the Southwest school site located near the intersection of Wooley Road and Seabridge Lane. The allocation of Developer Fee funds to the program also remains unchanged from the previous semi-annual report.

Assembly Bill (AB) 2235 calling for an Education Facilities Bond was proposed to be placed on the November 2014 ballot, however AB 2235 did not receive the necessary support from the Governor and was omitted from the November 2014 ballot. Due to the lack of proceeds for a new State Facilities Bond the Governor has indicated plans to transfer approximately \$381 million in current State funds from underutilized programs to provide funding for new construction and modernization grants as a possible bridge to a future State Facilities Bond. In an attempt to garner a portion of the proposed \$381 million in proposed State funds, the District has continued to submit applications for State aid funding and reimbursements. New applications submitted since the previous Report include approximately \$17.7 million in State new construction and modernization grant applications for the new Harrington school, Project 1 improvements to Fremont and McAuliffe, and reimbursements for site acquisition costs related to the Southwest site acquisition.

The Program Team anticipates submitting applications for a total of \$32.5 million in grants and reimbursements for Phase 1 projects. As detailed in Section 2.5, there are completed projects from previous facilities programs that may be eligible for State aid reimbursements. For the purpose of this report, these potential reimbursements are not included in the Program Master Budget or the Estimated Sources of Funds for Phase 1. The next opportunity for voters to approve funding the School Facilities Program would be in 2016, therefore projected receipt of State aid reimbursement has been shifted from 2015-16 to 2016-17.

### 1.3 ESTIMATED USES OF FUNDING: PHASE 1

The figures indicated in [Table 2](#) represent the projected uses of program funding for each project approved by the District as of the July 2014 Report (column A) in comparison to the recommended funding amounts based on the current semi-annual report (column B) and additional projects requested by the District.

**TABLE 2: ESTIMATED USES OF FUNDS – PHASE I**

Uses	Est. Budget June 2014 (A)	Est. Budget Dec 2014 (B)	Variance (B-A)
Acquire Site New Elem K-5	\$7,625,000	\$7,625,000	\$0
Acquire Site New MS Site	\$60,000	\$60,000	\$0
Acquire Site New SE Elem	\$60,000	\$60,000	\$0
Design & Reconstruct Harrington Elem. K-5	\$23,127,171	\$23,127,171	\$0
Design & Reconstruct Lemonwood K-8	\$31,402,250	\$31,402,250	\$0
Design & Reconstruct Elm Elem K-5	\$20,170,543	\$20,170,543	\$0
Design & Improve K-5 Kindergarten Facilities:			
Ritchen	\$356,574	\$583,523 *	\$226,949
Brekke	\$260,361	\$262,050	\$1,689
McAuliffe	\$268,399	\$299,954	\$31,555
Driffill	\$2,477,832	\$2,477,832	\$0
Ramona	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$3,363,166	\$3,623,359	\$260,193
Design & Construct Science Labs/Academies:			
Chavez	\$586,194	\$586,632	\$438
Curren	\$547,456	\$546,412	(\$1,044)
Kamala	\$547,547	\$544,028	(\$3,519)
Haydock	\$972,446	\$1,012,069	\$39,623
Fremont	<u>\$1,643,486</u>	<u>\$1,659,474</u>	<u>\$15,988</u>
Subtotal	\$4,297,129	\$4,348,616	\$51,487
Pre-Kindergarten Improvements			
Harrington	\$0	\$893,776	\$893,776
Lemonwood	<u>\$0</u>	<u>\$860,386</u>	<u>\$860,386</u>
Subtotal	\$0	\$1,754,162	\$1,754,162
New MS Classroom Addition	\$0	\$5,090,519	\$5,090,519
FF&E Allowance	\$445,000	\$133,320	(\$311,680)
Additional Academy Improvements	\$0	\$0	\$0
Technology	\$11,201,175	\$11,201,175	\$0
Subtotal	\$101,751,434	\$108,596,115	\$6,844,681
Program Reserve	\$10,175,143	\$10,859,611	\$684,468
Estimated Fund Balance	<u>\$10,158,022</u>	<u>\$5,660,468</u>	<u>(\$4,497,554)</u>
Est. Total Uses	\$ 122,084,599	\$ 125,116,194	\$ 3,031,595

\*Includes New Special Day Classroom

Construction improvements for Project 1 Kindergarten and Science Reconfiguration are complete. Budget adjustments have been made to Project 1 to match changes that were outside of the final Guaranteed Maximum Price (“GMP”) reflecting the actual costs of construction and the addition of a Special Day Classroom at Ritchen. These adjustments account for program changes, unforeseen conditions, and other variables that affected the cost of construction and funds from the FF&E allowance have been reallocated from the FF&E Allowance identified in the budget. This amounts to an increase in total budgeted dollars for Project 1 of \$311,680.

The primary increase in planned expenditures for Phase 1 is attributable to capacity improvements at a middle school and the addition of Pre-Kindergarten facilities at Lemonwood and Harrington. At the District’s request, additional classroom facilities at a middle school have been added to the Phase 1 budget to improve capacity for grades 6 through 8. New Pre-Kindergarten facilities have also been requested by the District at the new Lemonwood and Harrington school sites in order to provide

improved, centralized access to Pre-Kindergarten programs for the benefit of the Oxnard community. Funding for these additional projects will come from the estimated Phase 1 ending balance and it is not anticipated to affect the funding of Phases 2 and 3. These items will reduce the estimated ending fund balance for Phase 1 from \$10.1 million dollars to \$5.6 million dollars and include an additional \$684,419 increase in the Program Reserve to accommodate these projects.

Project budgets for Harrington, Lemonwood, and Elm remain consistent with the July 2014 Report.

The Technology Program budget remains unchanged from the July 2014 report. At this time, the 1:1 mobile computing deployment efforts for Phase 1 are nearing completion at all District school sites. An estimated 18,000 iPad devices are now in circulation for use by students and teachers.

The total estimated budget prior to an allowance for the Program Reserve and estimated fund balance has been increased to \$108,732,795 to accommodate additional projects. The Program Reserve has been adjusted to \$10,890,730, or ten percent (10%) of the Phase 1 uses, which is consistent with previous reports and will be set aside to accommodate unforeseen Program adjustments. Overall, it is anticipated that implementation of Phase 1 will total \$125,116,194 in Program expenditures, including all Program Reserve and fund balances.

#### 1.4 MASTER SCHEDULE AND BUDGET BY PHASE

All previously approved projects are scheduled to be completed pursuant to the adopted Facilities Implementation Plan. A summary of adjustments to the start of scheduled projects is provided below.

##### PHASE 1

Phase 1 improvements are displayed in [Table 3](#). All projects continue to be implemented, including the design and reconstruction of Harrington, Lemonwood and Elm. As discussed at the September 17, 2014 Board Meeting, the construction of Lemonwood has been shifted to FY 2016-17 from FY 2015-16 to adjust for the estimated timing of State aid receipts conservatively assuming funds becoming available following a successful November 2016 State Facilities Bond election. Should the District garner State Aid reimbursements funds prior to this timeframe, the timeline will be revisited. An additional Special Day Classroom at Ritchen, a new classroom building at a middle school, and Pre-Kindergarten facilities at Harrington and Lemonwood have been added to Phase 1 at the District's direction.

**TABLE 3: MASTER SCHEDULE AND BUDGET: PHASE 1**

Phase 1 (2013-2017)

Project	Year	Budget	Variance
Acquire Site New Elem. K-5	2013	\$7,625,000	\$0
Acquire Site New MS Site	2014	\$60,000	\$0
Acquire Site New SE Elem	2014/2015	\$60,000	\$0
Design & Reconstruct Harrington Elem. K-5	2013/14	\$23,127,171	\$0
Design & Reconstruct Lemonwood K-8	2013/17	\$31,402,250	\$0
Design & Reconstruct Elm Elem. K-5	2015/2016	\$20,170,543	\$0
Design & Improve K-5 Kindergarten Facilities	2013-2014		
Ritchen	2013	\$583,523 **	\$226,949
Brekke	2013	\$262,050	\$1,689
McAuliffe	2013	\$299,954	\$31,555
Driffill	2014	<u>\$2,477,832</u>	<u>\$0</u>
Est. Subtotal Kindergarten Facilities		\$3,623,359	\$260,193
Design & Construct Science Labs			
Chavez Science Labs K-8	2013	\$586,632	\$438
Curren Science Labs K-8	2013	\$546,412	(\$1,044)
Kamala Science Labs K-8	2013	\$544,028	(\$3,519)
Haydock Science Labs 6-8 & Utility Upgrades	2013	\$1,012,069	\$39,623
Fremont Science Labs 6-8 & Utility Upgrades	2013	<u>\$1,659,474</u>	<u>\$15,988</u>
Est. Subtotal Science Labs		\$4,348,616	\$51,487
Pre-Kindergarten Improvements			
Harrington	2015/16	\$893,776	\$893,776
Lemonwood	2017/18	<u>\$860,386</u>	<u>\$860,386</u>
Est. Subtotal Pre-Kindergarten Improvements		\$1,754,162	\$1,754,162
New Middle School Classroom Addition	2015/16	\$5,090,519	\$5,090,519
FF&E Allowance	2015	\$133,320	(\$311,680)
Additonal Academy Improvements	2014	\$0	\$0
Technology	2013-2015	\$11,201,175	\$0
Program Reserve	2013-2017	\$10,859,611	\$684,468
Est. Ending Fund Balance		<u>\$5,660,468</u>	<u>(\$4,497,554)</u>
Est. Total		\$125,116,194	\$3,031,595

\*Current dollars

\*\*Includes New Special Day Classroom

PHASE 2

Table 4 on the following page indicates the total budgets and anticipated scheduled start dates for Phase 2 projects. As reported in July 2014, In Phase 2, the design and construction of the gym/multipurpose rooms at all six sites remain on schedule.

**TABLE 4: MASTER SCHEDULE AND BUDGET: PHASE 2**

Phase 2 (2018-2020)		
Project	Year	Budget
Design & Construct K-8 Multipurpose Room		
Chavez	2020	\$2,007,579
Curren	2020	\$4,581,500
Kamala	2020	\$2,084,539
Driffill	2020	<u>\$3,893,970</u>
Est. Subtotal K-8 Multipurpose Room		\$12,567,588
Design & Construct 6-8 Gym/Multipurpose Room		
Fremont	2019	\$5,557,436
Haydock	2019	<u>\$5,557,436</u>
Est. Subtotal 6-8 Gym/Multipurpose Room		\$11,114,871
Technology	2020	\$4,714,613
Program Reserve	2018-2020	\$2,839,707
Est. Ending Fund Balance		<u>\$4,657,711</u>
	Est. Total	\$35,894,491

\*Current dollars

Phase 2 also includes additional funds for the planned redeployment of technology in 2020, in the amount of \$4.7 million. These funds will provide the District with the opportunity to replace and upgrade devices as appropriate to keep pace with the rapidly changing market for instructional technologies. In the case of unplanned Program changes, or unforeseen costs that may arise throughout the implementation of the Program objectives, an additional and appropriate program reserve is projected. The Program Reserve remains unchanged from the July 2014 report; however the Estimated Ending Fund Balance has increased due to the change in the available proceeds from future anticipated bond issuances.

### PHASE 3

Phase 3 is dedicated to the design and construction of multi-purpose room support facilities and improved Kindergarten spaces at K-5 school sites, as indicated in [Table 5](#) below. Phase 3 design and construction improvements remain on schedule as reported in July 2014.

**TABLE 5: MASTER SCHEDULE AND BUDGET: PHASE 3**

Phase 3 (2021-2025)			
Project	Year		Budget
<b>Design &amp; Construct K-5 Multipurpose Room</b>			
Marina West	2026	\$3,511,836	
Rose	2024	\$4,812,469	
Sierra Linda	2023	\$3,197,339	
Brekke	2026	\$697,557	
McAuliffe	2022	\$1,440,725	
Ramona	2022	\$1,755,474	
Ritchen	2021	<u>\$3,269,888</u>	
Est. Subtotal K-5 Multipurpose Room			\$18,685,288
<b>Design &amp; Improve K-5 Kindergarten Facilities</b>			
McKinna	2021	\$1,307,554	
Marina West	2021	\$2,515,166	
Rose	2022	\$3,180,218	
Sierra Linda	2021	<u>\$1,827,226</u>	
Est. Subtotal Kindergarten Facilities			\$8,830,164
Technology	2025		\$8,258,514
Program Reserve	2021-2025		\$3,577,396
Est. Ending Fund Balance			<u>\$2,080,516</u>
Est. Total			\$41,431,877

\*Current dollars

Phase 3 also accommodates additional technology deployments to replace aging technology, infrastructure upgrades, and other related upgrades, in the amount of \$8.2 million. No adjustments are recommended at this time for the technology deployment allowance, or any other project budgets included in Phase 3 of the Program.

## 1.5 MASTER BUDGET

The Board of Trustees, upon adoption of the Facilities Implementation Plan at the January 16, 2013 meeting, approved a Program Master Budget, including a list of approved projects to achieve the stated goals of the plan. The previous three semi-annual reports made appropriate adjustments to both the sources and uses of program funds to ensure the most effective allocation of resources.

**Table 6** indicates the District’s planned investments at each school site, with the total Program budget for each site listed in the first column, followed by the budget break-out for each phase in the subsequent three columns. The information provided in the tables included in Section 1.4 provide more detail for what project types are included in the Master Budget table below for each school site.

The Master Budget includes actual expenditures for Project 1 as well as the addition of Pre-Kindergarten facilities at the new Harrington and Lemonwood sites and the capacity improvements at a middle school. The Master Budget has been adjusted to approximately \$202.4 million. This decrease in the



overall program cost is attributed to a more efficient use of anticipated ending balances within Phases 1 and 3 resulting in decreases in ending fund balances in the respective Phases.

**TABLE 6: MASTER BUDGET BY SCHOOL SITE**

School Site	Est. Amount	Phase 1	Phase 2	Phase 3
New Elm ES	\$ 20,170,543	\$ 20,170,543	\$ -	\$ -
New Harrington ES	\$ 24,020,947	\$ 24,020,947	\$ -	\$ -
Marina West ES	\$ 6,027,002	\$ -	\$ -	\$ 6,027,002
McKinna ES	\$ 1,307,554	\$ -	\$ -	\$ 1,307,554
Rose ES	\$ 7,992,686	\$ -	\$ -	\$ 7,992,686
Sierra Linda ES	\$ 5,024,564	\$ -	\$ -	\$ 5,024,564
McAuliffe ES	\$ 1,740,679	\$ 299,954	\$ -	\$ 1,440,725
Brekke ES	\$ 959,607	\$ 262,050	\$ -	\$ 697,557
Marshall ES	\$ -	\$ -	\$ -	\$ -
Ramona ES	\$ 1,755,474	\$ -	\$ -	\$ 1,755,474
Ritchen ES	\$ 3,853,411	\$ 583,523*	\$ -	\$ 3,269,888
New Lemonwood K-8	\$ 32,262,636	\$ 32,262,636	\$ -	\$ -
Driffill K-8	\$ 6,371,802	\$ 2,477,832	\$ 3,893,970	\$ -
Chavez K-8	\$ 2,594,211	\$ 586,632	\$ 2,007,579	\$ -
Curren K-8	\$ 5,127,912	\$ 546,412	\$ 4,581,500	\$ -
Kamala K-8	\$ 2,628,568	\$ 544,028	\$ 2,084,539	\$ -
Soria K-8	\$ -	\$ -	\$ -	\$ -
Frank MS	\$ -	\$ -	\$ -	\$ -
Fremont MS	\$ 7,216,909	\$ 1,659,474	\$ 5,557,436	\$ -
Haydock MS	\$ 6,569,505	\$ 1,012,069	\$ 5,557,436	\$ -
Acquire Site New Elem K-5	\$ 7,625,000	\$ 7,625,000	\$ -	\$ -
Acquire Site New SE Elem	\$ 60,000	\$ 60,000	\$ -	\$ -
Acquire Site New Middle School	\$ 60,000	\$ 60,000	\$ -	\$ -
New MS Classroom Addition	\$ 5,090,519	\$ 5,090,519	\$ -	\$ -
FF&E Allowance	\$ 133,320	\$ 133,320	\$ -	\$ -
Additonal Academy Improvements	\$ -	\$ -	\$ -	\$ -
Technology	\$ 24,174,302	\$ 11,201,175	\$ 4,714,613	\$ 8,258,514
Subtotal	\$ 172,767,152	\$ 108,596,115	\$ 28,397,072	\$ 35,773,965
Program Reserve	\$ 17,276,715	\$ 10,859,611	\$ 2,839,707	\$ 3,577,396
Est. Ending Fund Balance	\$ 12,398,695	\$ 5,660,468	\$ 4,657,711	\$ 2,080,516
<b>Est. Total Uses</b>	<b>\$ 202,442,562</b>	<b>\$ 125,116,194</b>	<b>\$ 35,894,491</b>	<b>\$ 41,431,877</b>

\*Includes New Special Day Classroom

## 1.6 EXPENDITURES UPDATE

As a part of the services provided to the District, CFW has established a budget and expenditures tracking protocol for Phase 1 projects under current implementation. Any changes to sources, uses, and schedules included in this report have taken into account actual District expenditures for the respective

projects and are tracked against established project budgets. As of the July 2014 Semi-Annual Update, the total Phase 1 budget was approximately \$122.1 million, inclusive of the program reserve. Project budgets have been reviewed and adjusted to accommodate actual expenditures and any changes to anticipated commitments. As needed, the program reserve and estimated ending fund balance will be utilized to accommodate unforeseen but required budget adjustments.

**TABLE 7: FACILITIES IMPLEMENTATION PROGRAM EXPENDITURES REPORT**

Project	Budget	Fiscal Year Actuals (Expenditures)				
		Object Code	2012 - 2013	2013 - 2014	2014 - 2015	Total
Acquire Site New Elem K-5						
<b>Total</b>	\$7,625,000		\$7,601,124	\$34,158	\$0	\$7,635,282
Acquire Site New MS Site						
<b>Total</b>	\$60,000		\$0	\$14,625	\$521	\$15,146
Acquire Site New SE Elem						
<b>Total</b>	\$60,000		\$0	\$0	\$1,043	\$1,043
Design & Reconstruct Harrington Elem K-5						
<b>Total</b>	\$23,127,171		\$180,707	\$1,417,721	\$192,348	\$1,790,776
Design & Reconstruct Lemonwood Elem K-8						
<b>Total</b>	\$31,402,250		\$175,006	\$817,688	\$122,927	\$1,115,620
Design & Reconstruct Elm Elem K-5						
<b>Total</b>	\$20,170,543		\$0	\$403,304	\$126,955	\$530,259
Design & Improve K-5 Kindergarten Facilities						
Ritchen						
<b>Total</b>	\$356,574		\$10,550	\$63,364	\$267,480	\$341,393
Brekke						
<b>Total</b>	\$260,361		\$11,473	\$55,041	\$169,988	\$236,502
McAuliffe						
<b>Total</b>	\$268,399		\$10,521	\$104,617	\$149,857	\$264,995
Driffill						
<b>Total</b>	\$2,477,832		\$51,334	\$56,711	\$112,305	\$220,350
<b>Total K-5 Kindergarten Facilities</b>	<b>\$3,363,166</b>		<b>\$83,877</b>	<b>\$279,733</b>	<b>\$699,630</b>	<b>\$1,063,239</b>
Design & Construct Science Labs/Academies						
Chavez						
<b>Total</b>	\$586,194		\$11,733	\$163,069	\$381,869	\$556,671
Curren						
<b>Total</b>	\$547,456		\$11,733	\$113,723	\$408,221	\$533,677
Kamala						
<b>Total</b>	\$547,547		\$11,733	\$148,583	\$385,825	\$546,140
Haydock						
<b>Total</b>	\$972,446		\$62,116	\$303,323	\$538,976	\$904,415
Fremont						
<b>Total</b>	\$1,643,486		\$83,074	\$505,454	\$950,073	\$1,538,601
<b>Total Science Labs/Academies</b>	<b>\$4,297,129</b>		<b>\$180,388</b>	<b>\$1,234,151</b>	<b>\$2,664,964</b>	<b>\$4,079,503</b>
FF&E Allowance						
<b>Total</b>	\$445,000		\$0	\$14,455	\$1,105	\$15,560
Technology						
<b>Total</b>	\$11,201,175		\$1,320,563	\$7,455,662	\$1,550,258	\$10,326,484
Program Planning						
<b>Total</b>	\$150,000		\$150,000	\$474	\$0	\$150,474
Program Reserve	\$10,025,143					
Estimated Fund Balance	\$10,158,022					
<b>GRAND TOTAL</b>	<b>\$122,084,599</b>		<b>\$9,691,666</b>	<b>\$11,671,972</b>	<b>\$5,359,750</b>	<b>\$26,723,388</b>

On the preceding page, **Table 7** provides a summary report of expenditures made for the Program during the period July 1, 2012 – October 31, 2014. Expenditures made after this period will be accounted for in the next Semi-Annual update.

The District's financial system accounts for expenditures by Fiscal Year (July 1 – June 30). The report is organized by Fiscal Year and includes expenditures across various construction funds. It should be noted that expenditures reporting is based on the budget approved as part of the July 2014 Semi-Annual Update. Once the recommended budget adjustments are approved as part of this December 2014 report, subsequent expenditure reports will reflect the revised budget value.

As of October 31, 2014, approximately \$26.7 million has been expended for the Program. The District has also expended approximately \$27.2 million in expenditures outside of the program for other facilities related needs, for a total of \$53.9 million in total construction fund expenditures for the duration of the Program to date.

Detailed expenditure reports, broken down into subcategories of spending have been prepared and submitted to District staff, and are available for review by the Board and Citizens Oversight Committee.

SECTION 2:

# SEMI-ANNUAL IMPLEMENTATION UPDATE

## 2.1 INTRODUCTION

Following delivery of the July 2014 Semi-Annual Report, the Program Team established targets for milestones to be achieved over the subsequent six month period ending December 2014. The following table lists milestones achieved during the subject time period.

SCHOOL SITE	MILESTONE/ACCOMPLISHMENT
District-wide	Deployment of nearly 18,000 iPads, one for each student and each Staff Member has been completed nine (9) months ahead of the date forecast in the Master Schedule
District-wide	CFW assisted the District in taking necessary actions to authorize an additional bond sale in support of the Program. The Board adopted Resolution #14-13 Authorizing the issuance of the General Obligation, Election of 2012 Series C Bonds in an aggregate amount not to exceed \$16,000,000
District-wide	CFW assisted the District with the request to develop plans and budgets for improved Pre-Kindergarten programs at Lemonwood and Harrington schools and an additional 8 classroom building at a middle school campus to address capacity issues.
District-wide	CFW worked with Cathy Kawaguchi in implementing the educational software, Gooru, which is a database that aligns with Common Core State Standards for the lesson plans and activities of teachers.
District-wide	Approval of Amendment #1 to Agreement #12-80 with Caldwell Flores Winters, Inc. for State Aid Services
Multiple 8	Project 1 was completed in August 2014 meeting the schedule for the start of the school year, delivering 21 <sup>st</sup> Century technology at all eight (8) sites. The contractor's completion of the eight (8) sites was accomplished by exhaustive efforts to overcome unforeseen, time consuming conditions encountered at a number of Project locations.
Ritchen E.S.	The Board approved Amendment #001 to Agreement #12-205 for Dougherty + Dougherty to provide additional Architectural Services for Project 1 Kindergarten and Science Reconfiguration, to reconfigure classroom Four (4) at Ritchen E.S. to moderate-severe Special Day Classroom (SDC)

Ritchen E.S.	DSA approval has been received for the modernization plans for the SDC room on campus.
McAuliffe/Fremont	CFW secured OPSC Approvals on November 14, 2014, in the amounts of: <u>\$97,580</u> for McAuliffe E.S., and <u>\$951,936</u> for Fremont Academy
Harrington	CFW secured OPSC Approval on November 14, 2014 in the amount of: \$11.8 million dollars.
Harrington	The District confirmed the direction to proceed with the Lease-Leaseback delivery method for Project 4 Harrington E.S. Reconstruction and Interim Pre-K. The Board adopted Resolution #14-22 and 14-23 Authorizing Project 4 Harrington E.S. Reconstruction and Interim Pre-K to proceed with a Construction Services Agreement with Bernards Builders under the Lease-Leaseback delivery method.
Harrington	CFW worked with the Assistant Superintendent, Business & Fiscal Services, and the Executive Director of Facilities Planning, Engineering & Operations to recommend to the Board the Use of Grants application for the Harrington E.S. Project. The Board adopted Resolution #14-12 to authorize the Superintendent to submit a Use of Grant Project Funding Request Application for Harrington E.S.
Harrington	CFW procured professional services consultants in support of Project 4 including Project inspector, soils testing lab, materials testing lab, and environmental consultant. Construction began Monday September 1, 2014.
Harrington	Substantial Completion for the Interim Pre-K facilities was determined by the Project Architect Monday November 24, 2014.
Harrington	The Interim Pre-K facilities were occupied by the NfL and CAPSLO Pre-Kindergarten Programs Monday November 24, 2014.
Harrington	CFW assisted the District with coordination efforts for the lease of a re-locatable Building for use as the Interim NfL Pre-K Classroom. The existing NfL Building was confirmed to be un-certifiable by DSA
Lemonwood	CFW procured professional services consultants for Environmental Consulting in support of the design of the project.
Lemonwood	Design is on track for DSA first review submittal in January, 2015.
Elm	Design is on track for DSA first review submittal in January, 2015.
Project 1 School Sites	CFW & Vanir closed out seven of the eight school site improvements for Project 1; Ritchen will remain open to complete SDC room improvements outlined in this report.
New Site Acquisition	The District and CFW have made presentations to City staff, LAFCO staff and the LAFCO Commission related to its efforts to acquire new sites to add to the District's K-8 capacity. The District has also officially notified the City of its intentions with respect to the site at Patterson and Teal Club Road as well as engaged in

	communications with the developer’s representative related to testing and acquisition/securing of the site.
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## 2.2 PROGRAM TEAM

The District’s Program Team continues to utilize a teaming concept in order to supplement District leadership with the support and resources for managing the multidisciplinary nature of the Program. Unique professional expertise has been integrated in each of the District’s levels of program implementation. The teaming approach provides applicable resource integration as well as staff to assist with, track, and report on implementation progress as follows:

Category	District Staff	CFW Assigned Personnel
<b>Overall Program</b>	Dr. Cesar Morales	Scott Burkett/Yuri Calderon/Ernesto Flores
<b>Educational Program</b>	Cathy Kawaguchi	Janet Kliegl
<b>Technology</b>	Dan Kubilos	Jeremy Cogan
<b>Finance</b>	Lisa Cline	Emilio Flores / John Greenlee
<b>Purchasing and Program Accounting</b>	Lisa Franz	Patricia Raphael/Greg Grant
<b>Facilities, State Aid &amp; Construction</b>	Jorge Gutierrez	Scott Burkett/Greg Grant/Greg Norman

Mr. Greg Grant joined CFW in July 2014. He comes from TEC, a construction management firm performing work at Los Angeles International Airport (LAX). Mr. Grant has a wealth of construction experience having overseen the construction of over forty (40) public works projects, including numerous school projects. Mr. Grant joins the Program Team to work with the District’s facilities executive director and assist with the new school construction projects.

Program team meetings occur weekly or biweekly as do corresponding meetings of team members assigned to particular components of the Programs’ overall implementation. The attached exhibit to this report also identifies a chronology of all Board of Trustee meetings wherein reports were presented to the Board, policy issues were considered, and to set the overall direction of the program for the previous 12 month period. This approach sets forth the foundation from which to allocate resources to optimize the benefits that can be derived to the educational and facilities program of the District.

## 2.3 EDUCATIONAL RECONFIGURATION UPDATE

Educational program improvements are designed to enhance academic achievement and provide parents with a range of educational options for their children. The District set out to have children feel more connected to their neighborhood schools, provide stronger relationships with the families, increase parent involvement, allow for more flexible educational groupings of students, decrease discipline problems and increase the self-esteem of students. The reconfigured program will support K-5, K-8 and 6-8 school models. The K-5 schools will offer educational strand focuses that will be further enhanced by academy programs and reconfigured 6-8 middle schools. The K-8 schools will provide

additional choice to parents and provide greater opportunities to extend select educational programs, such as Dual Language Immersion (DLI) instruction.

### 2.3.1 ACCOMPLISHMENTS

Following approval of this educational program, the Program Team began working to create necessary components through the execution of a 20 month work program. Over the most recent six month period between delivery of the July 2014 report and publishing of this December 2014 report, the following meetings and deliverables have been achieved:

**Grade Reconfiguration Process:** A major milestone has been successfully executed by the Program Team with the completion of the reconfiguration process at all of the school sites prior to the beginning of school in August 2014. The completion of Project 1 over the short summer break provided the reconfigured classrooms and science rooms necessary to achieve this goal from a facilities perspective. The K-5 Academic Strand Focuses were identified for each of the K-5 schools. Each of the K-8 schools opened with a Dual Language Immersion Program to begin at Kindergarten. Meetings were held with the District to determine what worked well and what challenges were faced with the reconfiguration. Furthermore, the Program Team identified items requiring follow-up with respect to the educational programming.

**Middle School Academy Program:** Each of the middle schools opened the school year as an academy with specific classes to support the chosen academy for the school site:

- Frank Marine Science and Engineering and Robotics Academy (hereafter “Frank Academy”)
  - Elective Academy classes: Oceanography, Robotics/ Maker’s Lab, Environmental Science 7-8<sup>th</sup> grades
- Fremont Environmental Science and 3-D Design Academy (hereafter “Fremont Academy”)
  - Academy Elective classes: Environmental Sciences 7-8<sup>th</sup> grades, Advanced Computer Technology, Intermediate Computer Technology, Introduction to Computer Technology
- Haydock Visual and Performing Arts and Environmental Science Academy (hereafter “Haydock Academy”)
  - Academy Elective classes: Dance, Film Arts, Chorus, Theater Arts/Drama, Environmental Science, Band: Advanced Winds and Strings, Beginning Winds and Strings, Guitar and Piano.

**Project Lead the Way:** Teachers received training and curriculum in the summer through Project Lead the Way. The Program Team coordinated with the site principal to schedule the piano keyboard training for the teachers at Haydock, held on Monday, October 27th. The District identified curriculum materials needed for each of these programs and ordered them with a combination of LCAP and grant funds.

**Technology Commissioning:** The Program Team conducted commissioning sessions for the principals at each of the K-8 and middle schools on the use of the technology features and flexible furnishings in the science labs and how teachers could use these features to support their classroom instruction. Additional commissioning sessions were held with individual Kindergarten teachers in their classrooms.

**Fundraising:** Program Team members aided with a media event for the donation of piano keyboards to the Haydock Visual and Performing Arts Academy. The donated keyboards are to be used to create a keyboard lending library so that students who are participating in the piano keyboard class may check out a keyboard to practice at home. The Keyboards were donated by Yamaha and Keyboard Concepts in Oxnard.

**Pre-Kindergarten Envisioning Documentation:** Program Team members worked to finalize the envisioning for the early childhood development facilities desired at Lemonwood and Harrington Elementary Schools. Conceptualization of required facilities for both campuses are in progress.

**Furniture Development:** The Program Team developed furniture plans and configuration strategies for new classroom spaces, as well as additional existing classroom spaces that were necessitated by increased enrollment numbers. The District has received the recommendations and has begun execution of the furniture procurement process.

**Equipment Orders:** As part of the science lab upgrades that were completed as part of Project 1, new fume hoods were reviewed and ordered. They are scheduled to be delivered in December. These new fume hoods will provide additional flexibility for teachers as they can be moved from classroom to classroom and experiments can be viewed from all four sides of the glass-enclosed structure. The units can be stored in adjacent rooms thereby saving classroom space to be used for more functional and flexible teaching spaces for the teachers.

**Curriculum Support:** CFW coordinated contact between the District and Gooru, a web site that hosts lesson plans developed by teachers to support the common core state standards.

## 2.4 TECHNOLOGY PROGRAM UPDATE

The District's adoption of the Program in January 2013 established a framework for expanding student and teacher access to technology with a program that would provide one mobile computing device per student ("1:1") by the fiscal year ending 2016. Pursuant to this direction, deployment began with over 7,400 iPads distributed to teachers and students at eight school sites in the spring and fall of 2013. This was followed by several thousand more deployed at sites in the spring of 2014. Eight thousand (8,000) iPads were procured in the summer of 2014, for the final deployment of iPads to all Oxnard children in the fall of 2014. An estimated 18,000 iPad devices are now in circulation for use by students and teachers. This achievement completes a significant milestone of the Program and reflects a twelve to eighteen month acceleration of the original schedule.



The District’s first deployment in the fall of 2013 provided important insight into the process that the District would ultimately use to handle widespread iPad deployment at all school sites. This deployment also helped the District identify needed amendments to the District’s policies, procedures and site practices. Ultimately, it provided the foundation for an effective distribution to parents and students. Given the need for District-wide annual iPad deployment, the District established two simultaneous deployment teams to accommodate distribution of devices to parents and students across all District schools. The entire district-wide distribution in 2014 was completed at all sites in nearly the same time period that was utilized in the fall 2013 deployment schedule at only eight school sites. The fall 2014 deployment schedule proceeded as shown below in [Table 8](#).

**TABLE 8: 1:1 TECHNOLOGY DEPLOYMENT SCHEDULE BY SITE**

Date	Deployment Team 1	Date	Deployment Team 2
9/11/2014	Frank	9/11/2014	McKinna
9/12/2014		9/12/2014	Haydock
9/15/2014			
9/16/2014	Fremont	9/16/2014	Driffill
9/17/2014		9/17/2014	Soria
9/18/2014	Curren	9/18/2014	Kamala
9/19/2014	Chavez	9/19/2014	Marshall
9/22/2014			
9/23/2014	Sierra Linda	9/23/2014	Ramona
9/24/2014		9/24/2014	
9/25/2014		9/25/2014	
9/26/2014	Rose Ave	9/26/2014	
9/29/2014			
9/30/2014	Rose Ave	9/30/2014	Harrington
10/1/2014		10/1/2014	
10/2/2014	Marina West	10/2/2014	Lemonwood
10/3/2014		10/3/2014	
10/6/2014			
10/7/2014	Marina West	10/7/2014	Lemonwood
10/8/2014	Ritchen	10/8/2014	
10/9/2014		10/9/2014	Elm
10/10/2014		10/10/2014	
10/13/2014			
10/14/2014	McAuliffe	10/14/2014	Elm
10/15/2014		10/15/2014	
10/16/2014			

Legend

All Day Deployment	
Evening Deployment	

As with prior deployments, the process included scheduled sessions with parents to deliver the device and provide training on setup, proper use, and safekeeping. Once a parent attended the required training session on behalf of their student(s) and completed the check-out process, the device was provided for use at home and school. Parents learned about District insurance options and the process for downloading and installing free educational content via the schools’ wireless networks. The District has continued to take advantage of features and tools provided by Apple that allow staff to establish

accounts on the iPads in bulk, eliminating some of the tedious process that previously was required of parents and expanding the amount of time in training sessions dedicated to operating the device and utilizing educational resources.

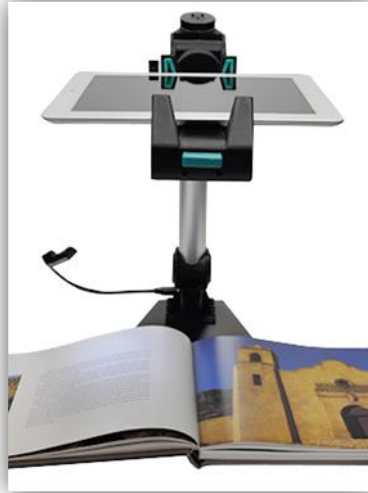
Concurrently with these deployment efforts, the Program Team worked to improve and expand on the interoperability between iPad devices and 21<sup>st</sup> century classroom environments. Collaborative work on Project 1 school sites led to the adoption of very simple and straightforward methods for controlling interactive media on high definition television displays in the classroom. One component of this was the integration of a simple audio/video control station in each modernized classroom that enables teachers to quickly alternate between various sources (e.g. laptop, iPad via AppleTV, DVD player, etc). Teachers and site staff were provided with an overview seminar by CFW in September 2014 and were able to observe methods by which the integration of mobile devices and other new classroom equipment could transform their instructional capabilities.

Another component of iPad and classroom equipment integration allowed the District to apply an innovative solution to a long-standing instructional practice of most teachers: visually sharing an object, piece of paper, or writing surface with the rest of the classroom as part of instructional activities (e.g. a Kindergarten teacher demonstrating to the class how to write their name on the dotted line of a piece of paper; a science teacher placing a photocopied page of warm-up exercises on the screen; a social studies lesson showing a page from a book). Enabling this practice has long required either a costly addition to classroom equipment or ongoing maintenance costs, and is characterized by the devices that have been in widespread classroom use during various time periods. For example:

- 1980's and early 1990's: Overhead projectors and photocopied transparencies required expensive light bulb replacement and ongoing photocopying expenditures. A major draw-back was poor lighting of the projectors that required almost all natural light from the classroom to be eliminated.
- Mid 1990's and early 2000's: Document cameras largely replaced overhead projectors, but required compatible projectors and often were paired with SmartBoard or Promethean Board technologies; overall equipment costs continued to rise, as did the cost of replacement projector bulbs. Like overhead projectors, the typical document camera/projector setup prompts most teachers to reduce natural lighting within the classroom setting.
- Today: The District's existing iPad devices can be run in camera mode connected wirelessly to an AppleTV and high definition TV monitor. This provides identical capability to document cameras, but without the added equipment cost, as iPads are already in circulation via the District's 1:1 device program. Moreover, this solution alleviates costly projector bulb replacement, suffers no lighting limitations, and allows free movement of the instructor throughout the room in such a way that they are no longer "tethered" to the equipment at the front of the room.

CFW and the District have further collaborated on solutions that enhance the use of iPads in this fashion, notably by identifying accessories that enable instructors to effortlessly position their iPads over

or around learning content. Below is an example of such an accessory, the likes of which are now undergoing testing by District staff for compatibility with existing iPad protective cases, durability, and cost effectiveness.



In addition to the wireless “screen mirroring” made possible between District iPad and AppleTV devices, a similar wireless capability has been made available to existing District desktop and laptop computer hardware. Software identified by the Program Team (e.g. AirParrot) has now been made available on compatible machines where needed that enable comparable wireless screen mirroring without any additional or costly hardware. The result has been the extension of capability for the District’s installed base of existing computer equipment at minimal additional cost.

The Program established a budget of \$11,201,175 for the technology program to fund the first phase of deployment and equipment needs through the fiscal year ending 2016. As documented within this report, expenditure analysis thru October 31, 2014 accounted for technology expenditures in the amount of \$10,326,484, in line with the estimated uses of funds required to fully deploy mobile devices at all school sites. A total of \$874,691 remains available as of that date and may be anticipated as the funding source for remaining equipment needs pertaining to the Phase 1 technology deployment. These needs include the upgrading of network switching technology to better manage the increasing day-to-day bandwidth required for District-wide iPad use (e.g. implementation of “Layer 3” technology) and the improvement of uninterruptable power supply (UPS) components to minimize disruption to wireless network connectivity and prevent power fluctuations from damaging expensive network equipment.

The Program Team continue to meet regularly to assess technology deployment issues and consider short and long term planning needs. At these meetings, progress reports on technology integration are discussed, and recommended next steps are reviewed. The technology transformation timeline (see Master Schedule document) is consulted where needed to ensure that program elements are on

schedule, and updated as needed to reflect completed work. A semi-annual Master Schedule update has been provided for the technology transformation program along with this report document.

A key element of future 1:1 efforts will be crafting and further integrating curriculum that utilizes iPads and other classroom technologies in the fulfillment of National Education Technology Standards (NETS) as well as incorporation of Common Core curriculum. In collaboration with the District's Educational Services staff, ongoing discussions are recommended for educators to share and borrow lesson plans, curriculum, recommended apps, and other learning tools. The District has put in place a variety of online collaboration and sharing tools, and in the coming academic year these tools should be further emphasized, improved, and supported so that teachers can take advantage of innovative ideas and uses of technology wherever they are reported and discovered in the District.

Similar online tools exist for students and parents to access coursework, grading, and attendance information. CFW intends to work closely with District staff in the coming months to enhance the capability and integration of these tools so as to provide students and parents a "Dashboard" portal of information that improves a family's ability to access relevant information, educational tools and track academic achievement and progress.

## 2.5 STATE AID UPDATE

The Program was designed to optimize available and anticipated State aid grants for improved school facilities. The State provides periodic funding to school districts from its School Facility Program in the form of pupil grants. The Program provides new construction and modernization grants to construct new school facilities or modernize existing schools. To receive State grants, a district is required to match the grant portion of the cost of an eligible project from available district funds. The District "match" may include proceeds from local general obligation bonds, developer fees, or the general fund.

During the previous six months, the Program Team has guided seven State Aid funding applications through the multi-level approval process and has successfully completed the application process for three of these projects. These three projects will be reviewed by the State Allocation Board for completeness and placed into the "Unfunded List" along with a fourth project completed in the prior six month period. These projects are all now in the queue for funding from the State. In the last six months, the Program Team has applied for and received regulatory approvals for a number of project plans from the Division of the State Architect (DSA) and the School Facilities Planning Division (SFPD) of the California Department of Education (CDE). In addition, the Team has identified supplemental funding for site development and provided that information to the Office of Public School Construction (OPSC) for consideration of additional funding. The Program Team, while it waits for State funding to become available, will proceed with the facility program, relying on local resources, which will be enhanced or extended once that State funding becomes available.

Although the State has exhausted all of its existing bonding authority for new construction and modernization funding apportionments, CFW continues to analyze and track District eligibility for these funds in order to prepare the District for action if and when the State makes new funding available.

Currently, the State is operating under emergency regulations that were approved by the Office of Administrative Law on November 1, 2012. The emergency regulations established a State Allocation Board (SAB) acknowledged list for projects that are received by the Office of Public School Construction (OPSC) after the November 1<sup>st</sup>, 2012 date. This list is called the “Applications Received Beyond Bond Authority List.” Approved applications are placed on this list in the order of date received. These applications will be processed by OPSC and placed on the “Unfunded List” once all projects that were received prior to November 1<sup>st</sup>, 2012 have been processed. The projects received prior to November 1<sup>st</sup>, 2012 are commonly referred to as “AB55” projects. Projects received after November 1<sup>st</sup> are commonly referred to as being on the “True Unfunded List.”

### 2.5.1 MODERNIZATION ELIGIBILITY UPDATE

The State’s Modernization Program provides state funds on a 60-40 state and local sharing basis for improvements that educationally enhance existing school facilities. Eligible projects include modifications such as air conditioning, plumbing, lighting, and electrical systems. Applications are submitted to the Office of Public School Construction in two stages:

1. **Eligibility:** Modernization eligibility is established separately for each school site and requires that permanent facilities be at least 25 years old and portable facilities be at least 20 years old. Students must be enrolled in those facilities based on State classroom loading standards of 25 per classroom for grades K-6 and 27 per classroom for grades 7-8. Once established, site eligibility is not subject to annual review.
2. **Funding:** A district with modernization eligibility may request funding. Funding is provided on a 60-40 State grant/local match basis. The pupil grant is currently \$3,778 for grades K-6 and \$3,996 for grades 7-8. Eligible costs include design, construction, educational technology, testing, inspection, furniture and equipment. Limited supplemental funding is available for excessive cost such as fire safety and accessibility improvements. Grant levels are periodically reviewed by the State. Program funding is subject to project performance and “close out.”

**TABLE 9** summarizes the two modernization applications successfully completed by the Program Team for Project 1. These applications have been submitted to the State for acceptance by the State Allocation Board in the first quarter of 2015. Once accepted, these applications will be placed on the “Unfunded List” until State funding sources become available.

**TABLE 9: PROJECT 1 MODERNIZATION ELIGIBILITY SUBMISSIONS**  
**Estimated Modernization Apportionment – Classrooms 60-40 Program**

School Site	CDE Approved Classrooms	Pupil Grant	Site Development Grant	Total Estimated Apportionment
McAuliffe	1		\$3,130	\$97,580

		\$94,450		
Fremont	8	\$863,136	\$88,800	\$951,936

\*As the Facilities Implementation Program moves forward and as facilities age, the modernization eligibility of the District’s facilities will continue to be calculated and updated for the District’s consideration. The corollary Facilities Implementation Program documents to this report provide a detailed schedule for the calculation and procurement of such funds for proposed improvements.

District-wide modernization eligibility was reviewed by the Program Team and calculations were adjusted, accounting for the passage of time and changes in eligibility rules. Total eligibility dollars for classroom modernizations, including both permanent and portable facilities, were calculated to be \$29,737,242 in January of 2013. In the table below, a site by site update illustrates that the District is now estimated to be eligible for \$28,236,728 in eligible pupil grants. Several factors contribute to the changes in estimated eligibility including classrooms already submitted and awaiting State funding that have been removed from the total, or removal of portable facilities before the eligibility date eliminating those funding opportunities. The Program Team will continue to analyze all of the possible grant eligibility opportunities for the District’s facilities and develop applications for these funds as they become eligible.

**TABLE 10: CURRENT MODERNIZATION ELIGIBILITY**

**Estimated District-wide Modernization Eligibility – Classrooms 60-40 Program\***

School Site	Est. CRMs	Grant Eligibility CRMs FY 2015	Grant Eligibility CRMs FY 2017	Grant Eligibility CRMs FY 2021	Total Base Pupil Grant	
Brekke	28	0	0	28	\$2,644,600	
Chavez	0	0	0	0	0	
Currren	1	0	0	1	\$94,450	
Driffill	0	0	0	0	0	
Elm	19	0	0	19	\$1,794,550	
Frank	48	0	0	48	\$5,178,816	
Fremont	36	36	\$3,884,112	0	\$3,884,112	
Harrington	0	0	0	0	0	
Haydock	0	0	0	0	0	
Kamala	5	0	0	5	\$472,250	
Lemonwood	15	5	\$472,250	3	\$283,350	
Marina West	14	4	\$377,800	4	\$377,800	
Marshall	0	0	0	0	0	
McAuliffe	35	0	33	\$3,116,850	2	\$188,900
McKinna	14	0	7	\$661,150	7	\$661,150
Ramona	24	0	0	24	\$2,266,800	
Ritchen	29	0	27	\$2,550,150	2	\$188,900
Rose	3	0	0	3	\$283,350	
Sierra Linda	16	0	8	\$755,600	8	\$755,600
Soria	0	0	0	0	0	
	287	45	\$4,734,162	82	\$7,744,900	
				160	\$15,757,216	
					\$28,236,278	

\* Current dollars

## 2.5.2 NEW CONSTRUCTION ELIGIBILITY UPDATE

The State’s New Construction Program provides state funds on a 50/50 state and local sharing basis for eligible projects that add capacity to a school district. The goal is to add capacity to school districts to house students, including the construction of a new school or the addition of classrooms to an existing school. Applications are submitted to the Office of Public School Construction in two stages:

1. **Eligibility:** Eligibility for new construction funding is not site specific and is determined by the gap between a district’s projected enrollment and its existing classroom capacity. Classroom capacity is based on State loading standards of 25 students per classroom for grades K-6 and 27 students per classroom for grades 7-8. Historical and projected student enrollment, plus approved, but not yet built residential units, are utilized to estimate the gap between the amount of future students and the current ability to house students in permanent facilities. Portable classrooms are not counted by the State as being permanently available to house pupils. Until approved for construction, eligibility is subject to annual review.
2. **Funding:** Once eligibility is approved a district may apply for funding. Funding is provided on a 50/50 State grant/local match basis. The pupil grant is currently \$9,921 for grades K-6 and \$10,491 for grades 7-8, and is counted based on each student found to exceed a district’s permanent capacity to house students. Eligible costs include design, construction, testing, inspection, furniture and equipment, and other costs closely related to the actual construction of school buildings. Supplemental grants are available for site acquisition, utilities, on/off-site and general site development, and other excessive costs. Grant levels are periodically reviewed by the State.

Based on actual CBEDS/CALPADS data as of November 2014 and further verification of existing facilities, a preliminary estimate suggests the District may be eligible for up to \$66 million of State grants for new construction. This does not include the estimated cost of land acquisition, if necessary. Of this total, approximately \$56 million is available for grades K-6 facilities and the balance for 7-8 grade levels. These amounts are subject to a local match requirement by the District. If enrollment continues to grow, the amount of State eligibility for new construction is expected to increase. The estimated eligibility is available district wide, but subject to the availability of funding from the State as previously referenced.

**TABLE 11: NEW CONSTRUCTION STATE FUNDING ELIGIBILITY**

**Estimated New Construction Eligibility – 50/50 Program\***

Grade Level	Est. Eligible Pupils	Est. Grant/Pupil Effective 01-14	Est. State Grant (50%)	Est. Local Match (50%)	Project Total (100%)
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K-6	5,691	\$9,921	\$ 56,460,411	\$ 56,460,411	\$ 112,920,822	
7-8	932	\$10,491	\$ 9,777,612	\$ 9,777,612	\$ 19,555,224	
			Total	\$ 66,238,023	\$ 66,238,023	\$ 132,476,046

\* Current dollars

### 2.5.3 NEW CONSTRUCTION PROJECTS SUBMITTED TO THE STATE FOR APPORTIONMENT

The table below summarizes the completion of two New Construction applications, by the Program Team submitted for acceptance by the State, and placement on the “Unfunded List.”

**TABLE 12: NEW CONSTRUCTION APPLICATION SUBMISSIONS**

School Site	Pupil Grants	Est. State Apportionment
Southwest *	630	\$ 4,838,306
Harrington	833	\$11,846,936

\*Land Acquisition Only

The designs for the new Lemonwood and Elm Projects are nearly complete and will be submitted to DSA for approval in the next quarter. Once DSA has approved the projects, the Program Team will submit applications for eligible funding totaling approximately \$29 million. The Driffill Kindergarten project has received DSA approval and has been submitted to CDE for approval. Upon CDE approval, the Program Team will submit an application for matching State funds for an estimated \$1.5 million. This includes additional grants for the conversion of Driffill to a K-8 school. These three projects offer a projected increase in possible State funding eligibility of \$30.5 million dollars.

### 2.5.4 APPLICATIONS FOR PREVIOUS PROJECTS

In addition to analyzing State Aid eligibility for current projects, the Program Team has reviewed several previously completed District projects to determine if those construction projects qualify for State Aid grants. The projects reviewed include those completed in 2005 and thereafter. The OPSC states that all current regulations and requirements must be satisfied in order to submit a request for reimbursement. Projects at two school site may satisfy these requirements and are listed in **TABLE 13** on the following page.

**TABLE 13: PREVIOUSLY COMPLETED PROJECTS ELIGIBLE FOR STATE FUNDING**

School	Est. Eligible Pupils	Est. Grant/Pupil Effective 01-14	Est. State Apportionment
Haydock	825	\$3,996	\$ 3,296,700
Lemonwood	400	\$3,778	\$ 1,511,200
		Total	\$ 4,807,900

\* Current dollars

### 2.5.5 2014 STATE FACILITIES BOND



Assembly Bill (AB) 2235 calling for an Education Facilities Bond was proposed to be placed on the November 2014 ballot, however AB 2235 did not receive the necessary support from the Governor and was omitted from the November 2014 ballot. Due to the lack of proceeds from a new State Facilities Bond the Governor has indicated plans to transfer approximately \$381 million in current State funds to provide funding for new construction and modernization grants as a possible bridge to a future State Facilities Bond. In an attempt to garner a portion of the proposed \$381 million in proposed State funds, the District has continued to submit applications for State aid funding and reimbursements. The school community is currently developing alternatives to address this and is exploring ways to fund facilities in the interim.

## 2.6 WORFORCE OUTREACH UPDATE



The Oxnard@Work outreach program was established in conjunction with the District's Facilities Implementation Program to communicate employment and contracting opportunities for individuals and businesses in the construction trades. The ancillary community benefit of this program is to fuel economic growth in the community and allow local workers and/or trade contractors the opportunity to effectively bid on public works projects.

The goals of this outreach program are to provide an ongoing resource for the local Oxnard community, a centralized location for Program information, and provide for widespread communication for the upcoming District's projects.

To support each and every one of these goals, Oxnard@Work has insured that opportunities to participate in the Program work are communicated efficiently and accurately in order to provide all interested local, labor, and contractor groups the opportunity to be a part of the construction process. The Program Team established a dedicated phone line, a dedicated webpage, and a public online planroom site (ARC Planwell) designed to provide a single database to manage the necessary contact information for interested contractors and workers. Additionally, the above logo has been utilized on all related materials to clearly identify and promote the program.

To demonstrate interest in upcoming projects, contractors and local workers are asked to download and fill out interest forms and prequalification applications. The availability of the forms and prequalification applications' is communicated through the webpage, community flyers, general contractors assigned to preconstruction services contracts, a public planroom site, public service announcements (PSAs), direct solicitation, and direct mail marketing. The outreach program benefits are implemented upon the demonstration of the contractor's interest.

A system was developed to monitor the effectiveness of the program and to report this information to the District. The charts below illustrate the outcome of this program and clearly demonstrates the major accomplishment of this program in maximizing “local participation” through a “good faith” effort, thereby providing jobs and contracting opportunities in the Oxnard community and Ventura County. The program has promoted local and minority owned/veteran owned business that may not have participated if they had not been made aware of the Program and the various projects that make up the Program.

### 2.6.1 ACCOMPLISHMENTS

The table below shows that 61% of the subcontractors utilized for Project 1 efforts were represented by various unions, exceeding the regional average by over 450% and the LAUSD/LACCD average by over 200%. For comparison, the national Union Shop workforce utilization average is 12%, the State average is 14% and the regional average is 13%, per the 2013 US Bureau of Labor Statistics.

**TABLE 14: PROJECT 1 OXNARD@WORK PERFORMANCE CHART**

**Project 1: Science and Kindergarten Improvements – Subcontractor List for Vanir**

	<b>Trade</b>	<b>Company Name</b>	<b>Union</b>	<b>Local Contractor</b>	<b>ARC Oxnard @ Work</b>
1	Demolition	Craftsman Concrete Cutting	Yes	No	Yes
2	Concrete & Masonry	Trademarks	Yes	Yes	No
3	Framing	Pacific Interiors	Yes	Yes	Yes
4	Framing	West Coast Structures	No	Yes	No
5	Doors	Doortek International	Yes	No	Yes
6	Glazing	Santa Barbara Glass Company	Yes	Yes	No
7	Ceramic Tile				
8	Floors	Reliable Floorcovering	Yes	Yes	Yes
9	Casework	DHK Solutions, Inc.	No	No	No
10	Painting	OHE Painting & Wallcovering	No	No	Yes
11	Acoustical Ceiling	CG Acoustics	Yes	No	Yes
12	Plumbing	RC Scheu Plumbing	No	No	No
13	HVAC	Churchill's Heating & Air	Yes	Yes	Yes
14	Electrical	Zeller Electric Corp.	Yes	Yes	Yes
15	Fire Sprinkler	Trade	Yes	No	Yes
16	Fire Sprinkler	RC Scheu Plumbing	No	No	No
17	Specialties	Claridge Products	Yes	No	Yes
18	Specialties	"Z" Product	No	No	No
19	Specialties	Stumbaugh & Associates, Inc.	No	No	Yes

Of the nineteen (19) subcontractors, one third of them, or more specifically 37% were from the local area surrounding Oxnard. Again, for comparison, the LAUSD and LACCD Voluntary Local Hire Standards are set at 25%.

**TABLE 15: PROJECT 4 OXNARD@WORK PERFORMANCE CHART**

**Project 4: Harrington Elementary School – Subcontractor List for Bernards Brothers**

	<b>Trade</b>	<b>Company Name</b>	<b>Union</b>	<b>Local Contractor</b>	<b>ARC Oxnard @ Work</b>
1	Demolition	Standard Industries	No	Yes	Yes
2	Survey	Hardy Engineering Inc.	No	Yes	Yes
3	Concrete	Frazier Masonry Corp	No	No	Yes
4	Light Weight Concrete	Insul Flow Inc.	No	No	No
5	Rebar	Vista Steel Corp.	Yes	Yes	Yes
6	Masonry	Lindero Masonry	Yes	Yes	Yes
7	SS & Metal Deck	BAS Engineering	No	No	No
8	Rough Carpentry & Cern	JMW Truss	No	No	Yes
9	Millwork	DHK Solutions Inc.	Yes	No	Yes
10	Waterproofing	Systems Waterproofing Inc.	No	Yes	No
11	Insulation	DJ Insulation	No	Yes	Yes
12	Roofing	Ferguson & Melvin Co.	No	No	Yes
13	Sheet Metal	Merit Metal Products	Yes	Yes	Yes
14	Doors, Frames, & Hardv	Star Hardware	No	No	No
15	Glazing	Center Glass Company	No	Yes	Yes
16	Plastering	Freeman L & P Corp.	No	No	Yes
17	Drywall	Progression Drywall Corp.	Yes	No	Yes
18	Ceramic Tile	Visalia Ceramic Tile Inc.	No	No	Yes
19	T-Bar Ceiling	Hamilton Ceiling Systems	Yes	No	Yes
20	Flooring	Donald M. Hoover Company	Yes	No	Yes
21	Painting	Vanguard Painting Inc.	Yes	No	Yes
22	Flag Pole	Navajo Building Specialties	No	No	No
23	Display & Tackable Wall	ABC School Equipment	Yes	No	No
24	Signage	Signs of Success	No	No	Yes
25	Toilet Partitions & Accs.	YTI Enterprises	No	No	Yes
26	Fire Extinguishers	Nystrom	No	No	No
27	Food Service Equipmen	Kamran & Co.	No	Yes	Yes
28	Playground Equipment	Great Western Park & Playground	No	No	No
29	Window Blinds	A-1 Quality Blinds	No	No	No
30	Elevator	Republic Elevator	Yes	Yes	Yes
31	Fire Sprinklers	Superior Fire Inc.	No	Yes	Yes
32	Plumbing	ASA Plumbing	No	No	No
33	HVAC	Climate Control Company	No	Yes	Yes
34	Electrical	Berg Electric	No	No	Yes
35	Earthwork	Damar Construction	Yes	Yes	Yes
36	AC Paving	Pave West	No	No	No
37	Striping & Markings	Interstate Striping & Signs	Yes	Yes	Yes
38	Site Concrete	B & M Contractors	No	Yes	Yes
39	Landscape	Advanced Landscape	No	No	No
40	Site Utilities	Tierra Contracting	Yes	Yes	Yes

Since its' inception, the Oxnard@Work site has had 403 visitors. On Project 4, shown in the above table, 29 of those visitors became listed subcontractors, and 16 of those visitors were local firms. The result is that the District's facility Program will return more than \$4.5 million to the local economy as a direct

result of the local hires on this project. Additionally, this project exceeded regional Union workforce utilization averages by more than 200%, with a utilization rate of 33%. It also achieved a rate of 40% utilization of local firms.

## SECTION 3:

# PROJECT UPDATES

Phase 1 projects have made significant progress since the July 2014 Semi-Annual Report. This section provides summaries and updates on the current status of each project as well as detailed descriptions of any adjustments to project budgets and schedules, if required at this time.

## 3.1 PROJECT 1: KINDERGARTEN & SCIENCE RECONFIGURATION

### 3.1.1 OVERVIEW

Project 1 of the Facilities Implementation Program completed various modernization upgrades to eight (8) school sites across the District in support of the August 2014 grade reconfiguration for Kindergartens and science instructional facilities. The eight (8) sites included in Project 1 were as follows:

*Kindergarten Improvements:* Brekke, McAuliffe and Ritche Elementary Schools.

*K-8 Science Lab Modernizations:* Chavez, Curren, and Kamala Elementary Schools.

*Academy Science Upgrades:* Fremont and Haydock Academies.

### 3.1.2 CONSULTANT ASSIGNMENTS:

*Architect of Record:* Dougherty + Dougherty Architects, LLP

*Lease-Leaseback Construction Manager:* Vanir Construction Management, Inc.

*Program Manager:* Caldwell Flores Winters, Inc.

### 3.1.3 PROJECT STATUS UPDATE:

With the exception of Ritche, Curren and Chavez, this project has been close-out certified through the DSA Process. Ritche will remain open in order to complete improvements to the Special Day Classroom programmed for the summer of 2015. Curren and Chavez are precluded from being officially closed out until the District closes-out the previous modernization projects. Warranty claims are being completed by Vanir Construction Management, Inc.

### 3.1.4 PROJECT BUDGET UPDATE:

Construction improvements for Project 1 Kindergarten and Science Reconfiguration are complete. The Project 1 overall budget was increased to include adjustments to the project and unforeseen circumstances. The budget reflects those changes to scope and existing changed conditions not included in the final Guaranteed Maximum Price (“GMP”). The increase to total budgeted dollars for Project 1 is \$150,090.

### 3.1.5 PROJECT SCHEDULE UPDATE:

#### **McAuliff Elementary School – Kindergarten Reconfiguration**

- The project has been “Final” Inspected and is awaiting certification by DSA.

#### **Brekke Elementary School – Kindergarten Reconfiguration**

- The project has been completed and closed by DSA.

#### **Ritchen Elementary School – Kindergarten Reconfiguration**

- The project will remain open until the Ritchen SDC classroom is completed.

#### **Chavez Elementary School – K-8 Science Lab Reconfiguration**

- The project has been “Final” Inspected and is awaiting certification by DSA.

#### **Curren Elementary School – K-8 Science Lab Reconfiguration**

- The project has been “Final” Inspected and is awaiting certification by DSA.

#### **Kamala Elementary School – K-8 Science Lab Reconfiguration**

- The project has been “Final” Inspected and is awaiting certification by DSA.

#### **Fremont Academy – Middle School Science Lab Reconfiguration**

- The project has been completed and closed by DSA.

#### **Haydock Academy – Middle School Science Lab Reconfiguration**

- The project has been completed and closed by DSA.

## 3.2 PROJECT 2: DRIFFILL KINDERGARTEN RECONFIGURATION

### 3.2.1 OVERVIEW

Project 2 of the Program provides for the construction of a new Kindergarten building at the Driffill school site to replace aging facilities and ensure that the campus is prepared for extended day Kindergarten programs to be launched in August 2014.

### 3.2.2 CONSULTANT ASSIGNMENTS:

*Architect of Record:* Flewelling & Moody Architects.

*Construction Manager:* EUR Consulting.

*Project Surveyor:* MNS Engineering

*Geotechnical Engineer:* Rybak Engineering

Project 2 is being managed by the Executive Director of Facilities Planning, Engineering, & Operations, and is not within CFW's program management scope of work.

### 3.2.3 PROJECT STATUS UPDATE:

DSA approval was received on the project in October 2014. The project was put out for public bid and the bid opening date was November 21, 2014. The assumed low bid is approximately \$2.1 million. The District has requested the design team identify additional cost savings opportunities and to develop a new set of documents to re-bid with the goal of reducing the overall cost of the project.

A portion of off-site work required to re-route an existing City sewer main line was approved by the City of Oxnard and has been completed.

### 3.2.4 PROJECT BUDGET UPDATE:

Pursuant to the Board's approval of the Facilities Implementation Program Semi-Annual report's recommended budget adjustments, the Project 2 total budget has an approved amount of:

**Project 2 Total Budget - \$2,477,832.00**

This total budget figure includes line items for construction hard costs, soft costs, and District reserve for the project. The project team is providing cost savings opportunities to keep within the project budget, however a minor budget adjustment may be required.

### 3.2.5 PROJECT SCHEDULE UPDATE:

The Project 2 schedule has been delayed due to a longer than anticipated DSA review process duration. The project was originally scheduled to require four months of DSA review time, including a scheduled submittal date of September 10, 2013, and a scheduled DSA approval date of January 20, 2014. The District has received final DSA approval. Per the Executive Director of Facilities, the project construction

schedule has been adjusted for an anticipated construction start in the first quarter of 2015, and completion in September 2015.

*Current Schedule:*                      *Start* (2/15/2013)    *Finish* (8/8/2014)  
**Recommended Schedule:**                      **Start** (2/15/2013)    **Finish** (9/15/2015)

*Current Construction Schedule Breakdown*  
*Start* (1/22/2014)    *Finish* (8/8/2014)

***Recommended Construction Schedule Breakdown***  
***Start*** (3/15/2015)    ***Finish*** (9/15/2015)

*\*Note: Construction finish dates reflected above indicate substantial completion dates. Close out is typically an additional six (6) months.*

### 3.2.6 PROJECT SCOPE OF WORK UPDATE:

Construct four (4) new Kindergarten classrooms, demolish existing classroom building #8, remove three (3) portables, and enhance exterior finishes and site work to improve the aesthetics of existing buildings.

## 3.3 PROJECT 3: LEMONWOOD RECONSTRUCTION

### 3.3.1 OVERVIEW

Project 3 provides for the replacement of the aging facilities at the Lemonwood Elementary School site with a new school facility. The new school is being designed to serve as a K-8 school for up to 900 students at state loading standards.

### 3.3.2 CONSULTANT ASSIGNMENTS:

*Architect of Record:* SVA, Inc.

*Construction Manager (preconstruction):* Swinerton Builders

*Geotechnical Engineering Consultant:* Construction Testing & Engineering (CTE), Inc.

*Hazardous Materials Survey Consultant:* Cardno ATC

*Project Surveyor:* Jensen Design & Survey

*Program Manager:* Caldwell Flores Winters, Inc.

### 3.3.3 PROJECT STATUS UPDATE:

The Lemonwood project is proceeding on schedule with development of construction documents in anticipation of submitting the designs to DSA in January 2015, upon Board approval. The scheduled start date for the construction of the new school is anticipated to be in FY2017 based on the State's decision not to go forward with a new State Funding Bond measure. As eligible State Aid becomes available again, updates will be made and schedules will be adjusted appropriately.

### 3.3.4 PROJECT BUDGET UPDATE:

Pursuant to the Board’s approval of the Facilities Implementation Program Semi-Annual report’s recommended budget, the Project 3 total budget has an approved amount of:

**Project 3 Total Budget - \$31,402,250.00**

This total budget figure includes line items for construction hard costs, soft costs, and District reserve for the project. No adjustments are recommended to the Project 3 budget at this time.

### 3.3.5 PROJECT SCHEDULE UPDATE:

It should be noted that under the approved phasing plan, Phase 1, which includes the main 2-story classroom building and a majority of the new playfields and hard court areas, has been projected to begin construction in 2017 due to the recent decision made by the Governor to not place a new School Bond Measure on the November 2014 ballot. The new date is adjusted to accommodate a new ballot measure in 2016. Phase 2, which includes the new administration and multi-purpose room buildings and Phase 3, which is the final phase and includes the new Kindergarten quad and final site work, follow Phase 1 under the adjusted schedule.

<b>Current Schedule:</b>	<b>Start</b>	<b>(9/5/2017)</b>	<b>Finish</b>	<b>(3/19/2020)</b>
<i>Construction Phasing Breakdown</i>				
<i>Phase 1</i>	<i>Start</i>	<i>(9/5/2017)</i>	<i>Finish</i>	<i>(8/31/2018)</i>
<i>Phase 2</i>	<i>Start</i>	<i>(9/1/2018)</i>	<i>Finish</i>	<i>(8/31/2019)</i>
<i>Phase 3</i>	<i>Start</i>	<i>(9/1/2019)</i>	<i>Finish</i>	<i>(3/19/2020)</i>

*\*Note: Construction finish dates reflected above indicate substantial completion dates. Close out is typically an additional six (6) months.*

### 3.3.6 PROJECT SCOPE OF WORK UPDATE:

Since the prior July 2014 Semi-Annual Report, the project design remains on track and the scope has remained consistent with that reported in the July 2014 Semi-Annual Report. The design process will be completed soon and submitted to the Board for submission to DSA in the first quarter of 2015.



## 3.4 PROJECT 4: HARRINGTON RECONSTRUCTION

### 3.4.1 OVERVIEW

Project 4 provides for replacement of the existing Harrington Elementary School buildings with a new school facility. The new school will serve as a K-5 school with a capacity for up to 700 students at state loading standards.

### 3.4.2 CONSULTANT ASSIGNMENTS:

*Architect of Record:* Dougherty + Dougherty Architects, LLP

*Lease-Leaseback Contractor:* Bernards Brothers, Inc.

*Geotechnical Engineering Consultant:* Koury Engineering & Testing, Inc.

*Hazardous Materials Survey Consultant:* Encorp Environmental

*Materials Testing & Special Inspections Laboratory:* Earth Systems

*Project Inspection Consultant:* Knowland Construction Services, Inc.

*Project Surveyor:* WM Surveys, Inc.

### 3.4.3 PROJECT STATUS UPDATE:

The Lease-Leaseback Construction Services Agreements #14-21, #14-22 and #14-23 between the Oxnard School District and Bernards Brothers, Inc. was Board approved Wednesday August 20, 2014. Construction activities began Monday September 1, 2014, nearly five months ahead of schedule. The Project was planned to be executed in three (3) phases: (1) Interim Pre-K facilities, (2) New main school, and (3) Demolition of existing campus buildings. Bernards began the Work of Phase I and Phase II concurrently. The construction progress and scheduling will provide for the completion of the new building foundations and underground utility ahead of schedule and will provide buffer for other delays and days lost to rain.

### 3.4.4 PROJECT BUDGET UPDATE:

There is no change to the Board's approved Project 4 total budget of:

**Project 4 Total Budget - \$23,127,171.00**

**Project Commitments**

<i>Architect of Record:</i> Dougherty + Dougherty Architects, LLP	\$ 1,207,287.00
<i>Lease-Leaseback Contractor:</i> Bernards Brothers, Inc.	\$19,010,749.00
<i>Geotechnical Engineering Consultant:</i> Koury Engineering & Testing, Inc.	\$ 60,014.00
<i>Hazardous Materials Survey Consultant:</i> Encorp Environmental	

<i>Materials Testing &amp; Special Inspections Laboratory: Earth Systems</i>	\$ 94,700.00
<i>Project Inspection Consultant: Knowland Construction Services, Inc.</i>	\$ 235,584.00
<i>Project Surveyor: WM Surveys, Inc.</i>	

### 3.4.5 PROJECT SCHEDULE UPDATE:

Phase I Interim Pre-K Facilities construction activities began Monday September 1, 2014. Phase 1 was deemed “Substantially Completed” as of Monday, November 24, 2014. Phase 2 New School Construction is on-schedule for Substantial Completion December 15, 2015.

### 3.4.6 PROJECT SCOPE OF WORK UPDATE:

The project includes the replacement of the Harrington campus on the existing school site, with minimal disruption to the existing school site which will remain in operation throughout the design and construction of the new school facilities. The project’s new facilities will include a 2-story classroom building, multi-purpose room, administration building, Kindergarten classrooms, student information center/library, playfields, and hard courts areas. The new school will include twenty-eight (23) general purpose classrooms, four (4) Kindergarten classrooms, and one (1) special day classroom, in addition to an RSP room, speech and psychology rooms, and general academic support facilities. As the new school is completed, existing buildings will be demolished and new play fields, hard court areas, and site work will be constructed. Building 3 of the existing campus along with the existing administration building will be preserved and repurposed to provide early childhood education services (preschool) for the District. During construction, interim Pre-Kindergarten facilities will be provided for the Buenaventura Migrant Head Start and the District’s NFL pre-school on the Harrington site. Both programs will be permanently relocated in Building 3 and the existing administration building once the new school and all modernization of those facilities is complete.

## 3.5 PROJECT 5: ELM RECONSTRUCTION

### 3.5.1 OVERVIEW

Project 5 provides for the replacement of the aging facilities at the Elm Elementary School site with a new school facility. The new school is being designed to serve as a K-5 school for up to 600 students at state loading standards.

### 3.5.2 CONSULTANT ASSIGNMENTS:

*Architect of Record: SVA, Inc.*

*Construction Manager for Preconstruction Services: “Proposed”- Swinerton Builders*

*Geotechnical Engineering Consultant: Earth Systems Southern California*

*Hazardous Materials Survey Consultant: EORM*

*Project Surveyor: Wagner Engineering & Survey, Inc.*

Program Manager: Caldwell Flores Winters, Inc.

### 3.5.3 PROJECT STATUS UPDATE:

The project is on track to be presented to the Board for approval to go to DSA at a regularly scheduled January 2015 Board Meeting. The Construction Management firm originally hired for preconstruction services on the project was Seward L. Schreder Construction, Inc. (SLS). Due to circumstances beyond their control, SLS requested to be released from their contract with the District to provide preconstruction services. CFW collaborated with the District to determine options for replacing SLS. Swinerton Builders, who ranked 2nd at the time of CM proposal review, was the next qualified CM to provide preconstruction services. Pending approval by the Board at a regularly scheduled board meeting in January 2015, Swinerton Builders will be offered a preconstruction services contract to complete the design process at Elm. The design should be complete and ready for the Board's consideration in late January or early February 2015.

### 3.5.4 PROJECT BUDGET UPDATE:

The Board's approved budget for Project 5 has not changed. The Project 5 budget is:

**Project 5 Total Budget - \$20,170,543.00**

This total program budget figure includes line items for construction hard costs, soft costs, and District reserve for the project. No adjustments are recommended to the Project 5 budget at this time.

### 3.5.5 PROJECT SCHEDULE UPDATE:

Project 5 remains on schedule for start of construction in June 2015, and project completion by August 2016. There are no recommended adjustments to the program schedule for this project at this time.

**Current Schedule:      Start    (7/1/2013)      Finish    (8/24/2016)**

*Construction Schedule Breakdown*

*Start    (6/19/2015)      Finish    (8/24/2016)*

*\*Note: Construction finish dates reflected above indicate substantial completion dates. Close out is typically an additional six (6) months.*

### 3.5.6 PROJECT SCOPE OF WORK UPDATE:

The project includes the replacement of the Elm campus on the existing school site with minimal disruption to the existing school site that is to remain in operation throughout the design and construction of the new school facilities. The project's new facilities will include a 2-story classroom building, multi-purpose room, administration building, Kindergarten classrooms, student information center/library, playfields, and hard courts areas. The new school will include twenty (20) general

purpose classrooms, four (4) Kindergarten classrooms, and one (1) special day classroom, in addition to an RSP room, speech and psychology rooms, and general academic support facilities. As the new school is completed, existing buildings will be demolished and new play fields, hard court areas, and site work will be constructed.

### **3.6 SOUTHWEST ELEMENTARY SCHOOL SITE ACQUISITION & DEVELOPMENT**

#### **3.6.1 PROJECT OVERVIEW:**

Phase 1 activities for the Southwest School Site acquisition are complete. The site was purchased in June 2013, Mello Roos funding was secured July 9, 2013, and was approved by the Coastal Commission in May 2014. The Program Team has submitted State Facilities Program grant applications for reimbursement of site acquisition costs under the new construction program. CFW will continue to update the District on the status of the funding application, statewide bond approval status, and timeline for the receipt of reimbursement funds, when in fact they become available.

#### **3.6.2 PROJECT STATUS UPDATE:**

Information regarding this project remains as reported in the July 2014 Semi-Annual Report.

#### **3.6.3 PROJECT BUDGET UPDATE:**

Information regarding this project remains as reported in the July 2014 Semi-Annual Report.

### **3.7 NEW MIDDLE SCHOOL SITE ACQUISITION**

#### **3.7.1 PROJECT OVERVIEW:**

The new middle school site acquisition project includes coordination and negotiations with the Teal Club developer, the City of Oxnard Planning Department, Local Agency Formation Commission (LAFCO), and other agencies and organizations to ensure that the District's intention of acquiring a twenty (20) acre parcel for a new middle school site is recognized in the City's development plans and approvals. The twenty (20) acre parcel would be acquired in parts, with eight (8) acres to be deeded to the District by the developer as a condition of its development permits. The remaining twelve (12) acres would be a negotiated purchase by the District.

#### **3.7.2 PROJECT STATUS UPDATE:**

The Program Team continues to actively pursue the securing and acquisition of this site. On July 16, 2014, the Program Team made a presentation to the LAFCO Commission that included an update on the District's plans with respect to the acquisition and construction of a middle school on the proposed site at Doris Ave and Patterson Road. The site has been reviewed and the District has received preliminary

approval from the School Facilities Planning Division of the California Department of Education. The site visits of were coordinated by CFW.

A number of meetings have been held with the District's counsel to develop a mitigation and option agreement to be presented to the Developer for negotiation. An initial draft of the proposed agreement is being actively reviewed.

A recent conversation with the developer's representative revealed the status of the environmental studies and the imminent release of a DRAFT CEQA Report for comment. As of the publishing date of this document, the Report had not been circulated.

The Program Team has recently officially communicated in writing the District's intent to construct a middle school academy at this site. Notwithstanding the numerous communications with the City regarding the proposed project, the clear statement of intent reflected in previous board adopted reports, the presentation to LAFCO (at which representatives of the City were present) and the circulation to City staff of proposed site layouts, the City maintained that the District's intent had not been communicated to City staff.

The Program Team has delivered copies of all site testing to the developer's representative and communicated the need for additional testing on the site. The Program Team continues to coordinate the site testing and discuss mitigation with the developer's representative.

The Program Team has recently reviewed this site with the CDE representative and received a preliminary green light to proceed with the testing and review process for possible acquisition.

### **3.8 SOUTHEAST SITE ELEMENTARY SCHOOL ACQUISITION**

#### **3.8.1 PROJECT OVERVIEW:**

CFW has been tasked with identifying additional sites to relieve overcrowding in the southeast quadrant of the District. The area is heavily impacted by small school sites, aging facilities, a large number of portable buildings and a growing student population. The task CFW undertook was the identification of a viable site for the construction of a new K-5 elementary school to alleviate overcrowding in the Southeast quadrant. The new elementary school would have a master plan enrollment of between 630-700 students, based on state loading standards.

#### **3.8.2 PROJECT STATUS UPDATE:**

CFW conducted an exhaustive review of potential sites by reviewing prior studies conducted by the District and on behalf of the District, met with city officials (April 9<sup>th</sup>) to identify potential sites, and conducting physical reviews of potential new sites. Through this process, CFW identified three potential sites that had either been previously reviewed and remain available or are potential new sites. These were reported in the July 2014 Semi-Annual Report as follows:

1. Site A, located east of Rose Ave. south of the extension of Emerson Ave.
2. Site B, located near the intersection of Channel Islands Blvd. and Ventura Ave.
3. Site C, located near the intersection of Wooley Rd. and Oxnard Blvd./Hwy 1.

CFW has conducted site visits with Rob Corley of the California Department of Education and received preliminary approval for all three sites listed above.

These sites were presented to the Board of Trustees on May 7, 2014. CFW recommended initiating negotiations with the owners of the site on Channel Island Blvd. CFW held a meeting with the two primary land owners of the site on July 2, 2014. Present at this meeting were representatives of CFW, Dr. Cesar Morales, Lisa Cline, Jorge Gutierrez and the District's counsel, Al Erkel. The owners have taken an adversarial position with the District and have indicated that they would fight the District on any attempt to acquire the site through eminent domain. The landowners have stated the value of the property to be in excess of \$20 million dollars despite the fact that it had been listed for sale under \$10 million dollars in the spring of 2014.

Given the landowners position, the District has been working closely with the District's counsel to appropriately advise the District with respect to its option.

CFW made a presentation to the LAFCO Commission on July 16, 2014 outlining the District's need for a new school site in the Southeast quadrant and identified the above referenced properties as well as the proposed middle school site at Patterson Ave. and Doris Rd.

### 3.8.3 PROJECT SCHEDULE UPDATE:

Given the landowners' position with respect to a sale of the property to the District, CFW believes that the District will have to condemn the property. This view is shared by District's counsel. The proposed schedule update for this activity would be as follows:

Initiate eminent domain proceedings in the spring of 2015

Final acquisition of the property spring of 2017

## 3.9 PRE-KINDERGARTEN IMPROVEMENTS AT LEMONWOOD

### 3.9.1 PROJECT OVERVIEW:

New vision documents have been generated for improvement of existing spaces on the Lemonwood campus to be utilized for the provision of a Pre-Kindergarten program. It is proposed that at the completion of this project, the campus will have 2 to 3 new Pre-Kindergarten classroom spaces complete with kitchenettes and restroom facilities, as well as additional space to provide for adequate administrative support.

### 3.9.2 PROJECT STATUS UPDATE:

This new project is slated to begin at the completion of the new Lemonwood (Project 3) campus. The existing facilities will be occupied for the duration of construction of Project 3. Once that project is deemed ready to occupy, the students will move into the new facilities. Most of the existing facilities will be demolished, with the exception of certain Kindergarten classroom buildings that will be repurposed for Pre-Kindergarten classrooms. These classrooms will receive appropriate 21<sup>st</sup> Century modernization improvements for use as Pre-Kindergarten classrooms. Due to the timing of construction of Project 3, the Pre-Kindergarten improvements are projected to begin in 2018.

### 3.9.3 PROJECT BUDGET UPDATE:

The Program Team is recommending a proposed budget of:

**Project Total Budget - \$860,386**

This total program budget figure includes line items for construction hard costs, soft costs, and District reserve for the projects. The District staff and Program Team are recommending Board of Trustee approval of this item in the Program Master Budget and Master Schedule.

## 3.10 PRE-KINDERGARTEN IMPROVEMENTS AT HARRINGTON

### 3.10.1 PROJECT OVERVIEW:

It was contemplated as part of the reconstruction of the Harrington Elementary School that certain existing facilities would remain and be repurposed for Pre-Kindergarten use, in particular the District's NfL program and the Buenaventura Migrant Head Start. The Program Team is developing new vision documents for the improvement of the existing spaces on the Harrington campus, consisting primarily of the current administration building and the current Kindergarten classrooms. These would be repurposed to serve as an early childhood development center and house the two programs identified above and other early childhood programs. It is proposed that at the completion of this project, the campus will have 2-3 new Pre-Kindergarten classroom spaces complimented by kitchenettes and restroom facilities, as well as additional space to provide for adequate administrative support.

### 3.10.2 PROJECT STATUS UPDATE:

The construction of this new project is slated to begin upon completion of the new Harrington campus (Project 4). Design would begin immediately upon approval of the project. The existing facilities will be occupied for the duration of construction of Project 4. The existing Pre-Kindergarten programs are housed in interim facilities on the Northwest corner of the site. Once the project is deemed ready to occupy, the students will move into the new facilities. The existing school site facilities, with the exception of the administration building and the Kindergarten classrooms, will be demolished. The existing Kindergarten classrooms would then receive appropriate 21<sup>st</sup> Century modernization improvements for use as Pre-Kindergarten classrooms. Project 4 is on schedule to be completed in December of 2015 and the Pre-Kindergarten improvements are projected to begin in January 2016.

### 3.10.3 PROJECT BUDGET UPDATE:

The Program Team has developed a proposed budget for this project of:

**Project Total Budget - \$893,776**

This total program budget figure includes line items for construction hard costs, soft costs, and District reserve for the projects. The District staff and Program Team are recommending Board of Trustee approval of this item in the Program Master Budget and Master Schedule.

## 3.11 NEW 8 CLASSROOM ADDITION AT A MIDDLE SCHOOL

### 3.11.1 PROJECT OVERVIEW:

Based on enrollment growth projections prepared by DecisionInsite, the District expects enrollment to continue to increase. The matriculation of enrollment growth is anticipated to be the greatest over the next four years in the middle school grade levels (6-8). To address the request of additional capacity made by the District, CFW has estimated a budget for a new eight (8) classroom building to support the 6-8 grades at a middle school campus. Improvements will consist of a new building containing eight 21<sup>st</sup> Century classroom spaces as well as improvements to sidewalks and spaces immediately surrounding the new building.

### 3.11.2 PROJECT STATUS UPDATE:

The project has been provided an estimated budget and pending acceptance of the new budget item will begin the next steps in the design process. These will include an RFP/RFQ process for design services and preconstruction services similar to those previously performed on other Phase 1 projects.

### 3.11.3 PROJECT BUDGET UPDATE:

Upon the Board's approval of the Facilities Implementation Program Semi-Annual report's recommended budget, the project budget will be set at the amount of:

**Project Total Budget - \$5,090,519**

This total program budget figure includes line items for construction hard costs, soft costs, and District reserve for the project.

## 3.12 RITCHEN ELEMENTARY SPECIAL DAY CLASSROOM

### 3.12.1 PROJECT OVERVIEW:

The Ritchen Elementary School Special Day Classroom (SDC) will include the reconfiguration of an existing teacher prep room and classroom to accommodate the addition of a clothes washer and dryer,



and a kitchen range. An ADA compliant Restroom directly accessible from the SDC will also be an included improvement. Total area to receive modifications is 954 sq. ft.

### 3.12.2 PROJECT STATUS UPDATE:

The project has been provided an estimated budget and received DSA approval. Pending acceptance of the new budget item the project will be bid out and construction is estimated to begin in the summer of 2015.

### 3.12.3 PROJECT BUDGET UPDATE:

#### **Project Total Budget - \$175,000**

This total program budget figure includes line items for construction hard costs, soft costs, and District reserve for the project.

## 3.13 PROGRAM RECOMMENDATIONS

It is recommended that the Board accept and adopt this fourth Semi-Annual Facilities Implementation Program Update as an adjustment to the Facilities Implementation Program adopted by the Board at its January 2013 meeting and further updated at its June 2013, December 2013, and July 2014 meetings. It is also recommended that the Board establish a date at its regularly scheduled July 2015 meeting to consider the semi-annual update report.

# EXHIBIT A

## PRESENTATIONS, WORKSHOPS & UPDATES TO THE BOARD OF TRUSTEES

The table below contains a listing of presentations, workshops and updates to the Board of Trustees for the Oxnard School District Facilities Implementation Program. Documentation of all Board activities are provided for the prior twelve months; for documentation of prior, related Board Action items, please reference the same section of the July 2014 Semi-Annual Report.

Date	Board Agenda Item	Agenda Description	Purpose	Action
10-Dec-14		Approval of Work Authorization Letter (WAL) #004 for Asbestos, Lead, and Hazardous Materials Survey, Testing, and Monitoring at Project 4 – Harrington Reconstruction per Master Agreement #13-136 with ENCORP	Approval to contract with Encorp for hazardous materials survey, testing and monitoring construction phase services on Project 4: Harrington Reconstruction	Pending
10-Dec-14		Approval of Work Authorization Letter (WAL) #001 for CEQA services at Project 3 – Lemonwood Reconstruction per Master Agreement #13-131 with Rincon	Approval to contract with Rincon for CEQA services on Project 3: Lemonwood Reconstruction	Pending
12-Nov-14	D-6	Approval of Amendment #1 to Agreement #12-80 Caldwell Flores Winters, Inc. (CFW) State Aid Services	Approval to amend agreement with CFW to delete and replace the existing language in Section IV, TERM	Approved
15-Oct-14	C-3	Approval of Work Authorization Letter (WAL) #002 for Project 3 – Lemonwood ES reconstruction Geotechnical per Master Agreement #13-124 with Construction Testing & Engineering Inc. (CTE)	Approval to contract with CTE for material testing & special inspection services on Project 3: Lemonwood Reconstruction	Approved
15-Oct-14	C-4	Approval of Work Authorization Letter (WAL) #003 for Asbestos, Lead, and Hazardous Materials Survey, Testing, and Monitoring at Project 1 – Kindergarten & Science Reconfiguration per Master Agreement #13-136 with ENCORP	Approval to contract with Encorp for hazardous materials survey, testing and monitoring construction phase services on Project 1: KG & Science Reconfiguration	Approved
15-Oct-14	D-1	Request For Approval of Resolution #14-13 – Authorizing General Obligation Bonds, Election Of 2012, Series C	Approve the issuance of the general obligation, election of 2012, Series C bonds and authorization of related documents and actions	Approved
15-Oct-14	E-1	Report from the Tri-Counties Building & Construction Trades Council and LiUNA in regards to Public Labor Agreement (PLA)	Presentation to the Board regarding Project Labor Agreements to the OSD (Part 2 of a 2 part series)	Presentation/No Action
1-Oct-14	C-3	Approval of Work Authorization Letter (WAL) #001 for DSA Inspector Of Record (I.O.R.) Services at Project No 4 – Harrington Reconstruction per Master Agreement #13-129 with Knowland Construction Services (KCS)	Approval to contract with KCS for DSA IOR services on Project 4: Harrington Reconstruction	Approved

1-Oct-14	C-4	Approval of Work Authorization Letter (WAL) #002 for Materials Testing & Special Inspection Services at Project No. 4 – Harrington Reconstruction per Master	Approval to contract with Earth Systems for material testing & special inspection services on Project 4: Harrington Reconstruction	Approved
1-Oct-14	D-1	Approval of Resolution #14-12, The Use of Grants Application For The Harrington Construction Project, by the Board of Trustees of The Oxnard School District	Approve the submittal of the use of grants application for Project 4: Harrington Reconstruction	Approved
1-Oct-14	E-1	Report from the Ventura County Contractors Association in regards to Public Labor Agreement (PLA)	Presentation to the Board regarding Project Labor Agreements to the OSD (Part 1 of a 2 part series)	Presentation/No Action
10-Sep-14	E-1	Report on Facilities Implementation Program	Presentation to the Board on the potential sites for a K-5 school in the Southeast quadrant	Presentation/No Action
20-Aug-14	C-9	Approval of Work Authorization Letter (WAL) #002 for Geotechnical Monitoring and Inspection Services at Project No. 4 – Harrington Reconstruction per Master Agreement #13-123 with Koury Engineering	Approval to contract with Koury for geotechnical monitoring and inspection services on Project 4: Harrington Reconstruction	Approved
20-Aug-14	C-10	Approval of Work Authorization Letter (WAL) #003 for Environmental Consulting Services at Project No. 3 – Lemonwood Reconstruction per Master Agreement #13-135 with Cardno ATC	Approval to contract with Cardno for preliminary environmental assessment services on Project 3: Lemonwood Reconstruction	Approved
20-Aug-14	D-1	Consider Acceptance & Approval of Third Semi-Annual Facilities Implementation Program Update and Superintendent Recommendation to Allocate Six Million Dollars From Fund Balance for District Site Acquisition Efforts	Acceptance & approval of 3 <sup>rd</sup> Semi-Annual report and to allocate monies from Fund Balance for District Site Acquisition efforts	Approved
20-Aug-14	D-2	Consider Approval of Lease-Leaseback Agreements #14-21, 14-22, and 14-23 with Bernards to Provide Lease-Leaseback Construction Services Related	Approval to proceed with a construction services agreement with Bernards for Project 4 – Harrington Reconstruction under the Lease-Leaseback Delivery Method	Approved
23-Jul-14	D-4	Approval of Agreement #14-88 with Mobile Modular Corporation – Preschool Facilities at Harrington School	Approval to lease a portable classroom building to accommodate interim preschool facilities as part of Project 4: Harrington Reconstruction	Approved
23-Jul-14	D-5	Approval of Amendment #001 to Agreement #12-205 for Dougherty + Dougherty Architects – Project No. 1: Kindergarten & Science Reconfiguration – Classroom Four at Ritchen – Moderate-Severe SDC Classroom	Approval to amend agreement with D+D to provide additional architectural services for Project 1: KG & Science Reconfiguration to reconfigure classroom four (4) at Ritchen to a moderate-severe SDC classroom	Approved
23-Jul-14	D-11	Approval of Resolution #14-05 Authorizing The Filing of a Change Request for A County-District-School (CDS) Code; Adopting Grade Reconfiguration, and Authorizing Submission of Funding Request Applications to OPSC	Approval of Resolution #14-05 to authorize the filing of a change request for a County-District-School (CDS) Code; adopting grade reconfiguration and authorizing submission of funding request applications to OPSC	Approved
9-Jul-14	5	Facilities Implementation Program Update	Presentation to Board of the Semi-Annual Report on Facilities Implementation Program	Presentation/No Action

25-Jun-14	C-6	Approval of Work Authorization Letter (WAL) #001 for HazMat monitoring at Project 1 - ENCORP	Approval to contract with Encorp for Hazardous Materials monitoring on Project 1 - Kindergarten & Science Reconfiguration	Approved
25-Jun-14	D-4	Approval of Resolution #14-01 Authorizing the Lease-Leaseback Delivery Method for Project 4: Harrington Reconstruction	Approval of Resolution #14-01 to proceed with LLB Delivery Method on Project 4: Harrington Reconstruction	Approved
4-Jun-14	C-1	Approval of Agreement #13-226 with RMC to provide moving of all furniture and boxes in support of Project 1 - Reconfiguration; Cost not to exceed \$68,000 to be paid with General Fund	Approval of moving contract to facilitate teacher relocation and other reconfiguration moving operations to support Project 1, interim KG, and grade reconfigurations	Approved
4-Jun-14	D-1	Approval of Resolution #13-41 Acknowledging Status of Funds and Authorizing Submittal of Project Approval and Funding Requests to State Agencies - Proj 3 Lemonwood	Approve the submittal to request funds for the approved Project 3 - Lemonwood	Approved
4-Jun-14	D-2	Approval of Resolution #13-42 Acknowledging Status of Funds and Authorizing Submittal of Project Approval and Funding Requests to State Agencies - Proj 5 Elm	Approve the submittal to request funds for the approved Project 5 - Elm	Approved
4-Jun-14	D-3	Approval of Resolution #13-43 Acknowledging Status of Funds and Authorizing Submittal of Project Approval and Funding Requests to State Agencies - Southwest School Site	Approve the submittal to request funds for the approved Southwest School Site	Approved
21-May-14	C-7	Approval of WAL #001 per Master Agreement #13-154 BTC Labs - Vertical Five for Materials Testing & Special Inspection Project No. 1	Approve contract with BTC Labs to provide special inspection and laboratory testing services for Project 1 - Kindergarten & Science Reconfiguration	Approved
21-May-14	C-10	Participation per Public Contract Code §20118 - Oxnard School District for the Purchase of Furniture & Accessories	Approval to proceed with procuring furniture utilizing the piggyback bid process with Culver-Newlin to procure VS America F&E items	Approved
21-May-14	C-11	Resolution #13-35 Authorizing Cooperative Purchasing with Public Sourcing Solutions & Participation in OfficeMax America Saves Contracts	Approval to contract with OfficeMax America Saves through the Cooperative Purchasing with Public Sourcing Solutions, to procure Hon F&E items	Approved
21-May-14	D-3	Resolution #13-36 Authorizing The Issuance of 2014 General Obligation Refunding Bonds In an Aggregate Amount Not to Exceed \$30,000,000.00	Approval to authorize the issuance of 2014 General Obligation Refunding Bonds for the aggregate amount to net to exceed \$30,000,000.00	Approved
21-May-14	D-4	Approval of Resolution #13-37 Acknowledging the State Allocation Board's "Application Received Beyond Bond Authority List" Project 2 - Driffill	Approval of the Acknowledgement of SAB's Application for Receiving Beyond Bond Authority List for Project 2 - Driffill	Approved
21-May-14	D-5	Approval of Resolution #13-38 Acknowledging the State Allocation Board's "Application Received Beyond Bond Authority List" Project 4 - Harrington	Approval of the Acknowledgement of SAB's Application for Receiving Beyond Bond Authority List for Project 4 - Harrington	Approved
7-May-14	A-7	Facilities Implementation Program Update	Presentation to Board regarding the Southeast Site Acquisition efforts	Presentation/No Action
7-May-14	C-4	Approval of Work Authorization Letter (WAL) #001 for Project DSA Inspector (IOR) at Project 1 - Nolte-Vertical Five (NV5)	Approval to contract with Nolte-Vertical Five for DSA Inspection services on Project 1 - Kindergarten & Science Reconfiguration	Approved

7-May-14	D-3	Consider Approval of Amendment #001 to Agreement #12-240 for D+D Architects to Provide Additional Architectural Services for Project #4: Harrington School Reconstruction to Design an Interim Preschool Facility	Approve additional Architecture services for Project 4 - Harrington Elementary School Reconstruction to design an interim preschool facility in the Southwestern quadrant	Approved
7-May-14	D-5	Consider Approval of Lease-Leaseback Agreements #13-198 through #13-221 for Vanir Construction, Inc. To Provide LLB Construction Services at 8 School sites for Project No. 1 of Measure "R" & Oxnard Facilities Program	Approval to proceed with a construction services agreement with Vanir Construction Management, Inc. for Project 1 - Kindergarten & Science Reconfiguration under the Lease-Leaseback Delivery Method	Approved
30-Apr-14	6	Facilities Implementation Program Update	Presentation to the Board regarding Facilities Implementation Plan quarterly Report Update for the period of Jan. 1st through March 31st	Presentation/Approved
16-Apr-14	D-7	Consider approval of Resolution #13-26 of the Board of Trustees of the Oxnard School District making environmental findings in connection with the Reconstruction of a Classroom Building at the Driffill Elementary School Campus Located at 910 South E St., Oxnard, CA 93033	Approval of Resolution #13-26 which confirmed that Project 2: Driffill Kindergarten qualifies for a CEQA categorical exemption under Section 15302 of the CEQA regulations.	Approved
16-Apr-14	D-8	Approval of Resolution #13-29 Adopting Standard Prequalification Process Pursuant to Public Contract Code 20111.6	Adopted a standard subcontractor prequalification process, financial questionnaire, and scoring system for evaluation of bidding contractors.	Approved
16-Apr-14	D-9	Approval of Resolution #13-30 Acknowledging the SAB's "Applications Received Beyond Bond Authority List" Project 1	Approval of the Acknowledgement of SAB's Application for Receiving Beyond Bond Authority List for Project 1 - Kindergarten & Science Reconfiguration	Approved
16-Apr-14	D-10	Approval of Resolution #13-31 Authorizing Project 1 - To Proceed Construction Services Agreement Under the LLB Method	Approval of Resolution #13-31 to proceed with LLB Delivery Method on Project 1 - Kinder & Science Grade Reconfiguration Modernization	Approved
19-Mar-14	A-7	Facilities Implementation Program Update	Presentation to Board regarding campus security options and child development centers	Presentation/Approved
19-Mar-14	D-5	Consider approval of Resolution #13-20 of the Board of Trustees of the Oxnard School District making environmental findings in connection with the Reconstruction of the Harrington Elementary School Campus Located at 2501 Gisler Ave., Oxnard, CA 93033	Approval of Resolution #13-20 which confirmed that Project 4: Harrington Reconstruction qualifies for a CEQA categorical exemption under Section 15302 of the CEQA regulations	Approved
19-Mar-14	E-2	Measure R Bond Oversight Committee Annual Report	Presentation to the Board regarding the 1st Annual Report from the Measure "R" Bond Oversight Committee	Presentation/Approved
5-Mar-14	A-6	Facilities Implementation Program Update	Presentation to Board regarding the educational grade reconfiguration updates	Presentation/Approved
5-Mar-14	A-6	Facilities Implementation Program Update	Presentation to Board regarding Oxnard @ Work program implementation efforts	Presentation/Approved

5-Mar-14	A-6	Facilities Implementation Program Update	Presentation to Board regarding Project 3: Lemonwood Reconstruction design update	Presentation/Approved
19-Feb-14	A-6	Facilities Implementation Program Update	Presentation to Board regarding	Presentation/No Action
19-Feb-14	C-1	Consider approval of Agreement #13-176 with CSUCI to provide STEM enrichment programs at Frank, Haydock, and Fremont schools as part of the MSAP grant implementation	Establish contractual relationship with CSUCI to provide additional STEM educational program support for the District's new Academy programs at Frank, Haydock, and Fremont as part of the Measure "R" Program's educational reconfiguration efforts, and the District's implementation of the MSAP grant program	Approved
19-Feb-14	D-6	Consider approval of letter of support regarding relocation of State Preschool Programs at Chavez, Curren, Driffill, Elm, and Rose schools to support the Measure "R" grade reconfiguration efforts	Adopt letter of support for relocation of preschool facilities to accommodate grade reconfiguration efforts	Approved
5-Feb-14	A-6	Facilities Implementation Program Update	Presentation to Board regarding Technology Planning Updates regarding bandwidth upgrades, report back on IT consultant network analysis, and trends in K-12 IT systems. One Interface Engineering also delivered a separate presentation detailing network analysis findings and recommendations	Presentation/No Action
5-Feb-14	C-6	Approval of WAL #001 for Hazardous Materials Survey & Testing Services Project 5 - Elm - EORM	Approval to contract with EORM to provide hazardous materials testing & surveying services on Project 5 - Elm	Approved
5-Feb-14	C-7	Approval of WAL #001 for Geotechnical Engineering Services at the Proposed New Middle School Academy Site - Koury Engineering & Testing Inc.	Approval to contract with Koury to provide Geotech services on the Proposed New Middle School Academy Site	Approved
5-Feb-14	C-8	Approval of WAL #002 for Hazardous Materials Survey & Testing at Proposed New Middle School Academy Site - Cardno ATC	Approval to contract with Cardno ATC to provide hazardous material surveying & testing services on the Proposed New Middle School Academy Site	Approved
15-Jan-14	C-3	Approval of WAL #001 for Geotechnical Engineering Services at Project 3 - Lemonwood - Construction Testing & Engineering, Inc.	Approval to contract with Construction Testing & Engineering, Inc. to provide Geotech services on Project 3 - Lemonwood	Approved
15-Jan-14	C-4	Approval of WAL #001 for Survey Services at Project 3 - Lemonwood- Jensen Design & Survey, Inc.	Approval to contract with Jensen Design & Survey, Inc. to provide surveyor services on Project 3 - Lemonwood	Approved
15-Jan-14	C-5	Approval of WAL #001 for Hazardous Materials Survey & Testing Services at Project 4 - Harrington - ENCORP	Approval to contract with ENCORP to provide hazardous materials testing & surveying services on Project 4 - Harrington	Approved

15-Jan-14	C-6	Approval of WAL #001 for Surveying Services at Project 5 - Elm - Wagner Engineering & Survey, Inc.	Approval to contract with Wagner Engineering & Survey, Inc. to provide surveyor services on Project 5 - Elm	Approved
15-Jan-14	C-7	Approval of WAL #001 for Geotechnical Engineering Services at Project 5 - Elm - Earth Systems Southern California	Approval to contract with Earth Systems to provide Geotech services on Project 5 - Elm	Approved
15-Jan-14	C-8	Approval of WAL #001 for Hazardous Materials Survey & Testing Services at Project 3 - Lemonwood - Cardno ATC	Approval to contract with Cardno ATC to provide hazardous materials testing & surveying services on Project 3 - Lemonwood	Approved
15-Jan-14	C-13	Consider approval of two new position descriptions, "Project Grant Director" and "Site Project Coordinator" in support of the District's recently awarded MSAP grant	Establish administrative support positions to assist the District with implementation of the MSAP grant program components, many of which directly enhance and/or augment the academy programs and other educational reconfiguration initiatives included in the Measure "R" Program	Approved
15-Jan-14	D-3	Measure R G.O. Bond Audit Report presented to Board for information and approval.	District auditor presented findings from Measure "R" Bond program, and confirmed good stewardship and effective governance practices related to the Measure "R" Bond implementation	Presentation/Approved