



December 2013

OXNARD
SCHOOL
DISTRICT

TWELVE MONTH IMPLEMENTATION PROGRAM UPDATE

**First Annual Report on Measure “R” Improvements to
the Board of Trustees**

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SECTION 1:

PROGRAM OVERVIEW

As has been presented twice before to the Oxnard School District (“District”) Board of Trustees, it is once again the pleasure of the Measure “R” Program Implementation team, led by District staff and assisted by the District’s program manager, Caldwell Flores Winters, Inc. (“CFW”), to present this semi-annual update. Like the June 2013 Six Month Implementation Program Update report that came before it, the purpose of this document is to provide the Board and Oxnard community with a synopsis of program status as to the master budget, schedule, and timeline, followed by additional project and reconfiguration details that provide in depth reporting as to progress and status. Where changes have been required from the prior report, details of necessary adjustment are noted and recommendations for improvement are suggested.

The findings provided by this report also incorporate Board direction provided in response to the Support Facility Workshop held on September 11, 2013, the Quarterly Update Presentation provided on October 9, 2013, as well as general Board actions and presentations provided since the July update.

The Facilities Implementation Program (“Program”) relies on \$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 Program was designed following an analysis of the District’s Facilities Master Plan (“FMP”), capital and financing strategies, required specifications, and implementation requirements. The initial Program report was adopted by the Board of Trustees in January 2013 and subsequent June 2013 update was adopted by the Board at its June 26, 2013 meeting. Six month updates are required to assist the Board and staff in evaluating program progress and determining upcoming implementation tasks.

In response to Board direction, District staff and the program management team have in the past year proceeded with implementation of 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
- Transform the functionality of District schools and reconfigure the District’s educational program for improved academic achievement.

All of these efforts are currently in progress and operating on schedule. Educational programming required to convert elementary and junior high sites to K-5 and 6-8 grade configurations, as well as provide additional K-8 program choices, are well underway and on track to be implemented in the fall of 2014. The design and State

approval of facility improvements to support extended day kindergarten, science curriculum, and Academy programs are also on schedule to be constructed and completed by August 2014. As of the publishing of this report, final arrangements are being organized for the District's open enrollment process, due to commence with the December 2013 circulation of enrollment forms that allow Oxnard students and their families to select from available Middle School Academies or remain at a K-8 school for the 2014-15 academic year.

1.1 IMPLEMENTATION PROGRAM REVIEW

In total, approximately \$205 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 now underway and implements the District's K-5, 6-8 and K-8 grade reconfiguration and technology programs. The Phase also acquires additional school sites to accommodate planned growth and reconstructs three of the District's oldest schools: Lemonwood, Harrington and Elm.
- 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, and Drifill. In addition to providing adequate multipurpose rooms for these three sites, this report recommends accelerating multipurpose room improvements in Phase 2 to the remaining K-8 sites as well, so that Chavez, Curren, and Kamala are also completed in Phase 2 as opposed to the original planned completion in Phase 3.
- Phase 3 includes 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. The designs are presented as an alternative in the Technical Background Report of the Facilities Implementation Program.

1.2 ESTIMATED SOURCES OF FUNDING: PHASE 1

The implementation 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.

Table 1 on the following page presents the estimated Source of Funds per the approved plan for Phase 1 during the 2013- 2016 period. 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 (June 2013). Variances are noted on the following page for further consideration.

The December 2013 Six Month Update for the Measure "R" Program observes an increase in total Phase 1 funding sources to \$121,785,236. This amounts to an increase of \$4,296,353 over the most recent report prepared in June 2013. Updated figures are based on cash flow tracking by the program manager as well as fund balances reported by the District's Business Department covering fund status thru October 31, 2013.

TABLE 1: ESTIMATED SOURCES OF FUNDS – PHASE I

Sources	Estimated Budget June 2013 (A)	Estimated Budget Dec 2013 (B)	Variance (B-A)
Series A	\$ 18,375,027	\$ 18,390,000	\$ 14,973
Series B	\$ 25,499,684	\$ 25,500,000	\$ 316
Est. Series C	\$ 14,690,989	\$ 15,517,732	\$ 826,742
Measure L	\$ 2,151,835	\$ 3,316,728	\$ 1,164,893
Measure M	\$ 0	\$ 0	\$ -
State Bonds	\$ 254,586	\$ 266,611	\$ 12,025
Est. State Aid Receipts	\$ 28,617,960	\$ 29,711,238	\$ 1,093,278
Est. Developer Fees	\$ 8,889,808	\$ 9,898,053	\$ 1,008,245
Mello Roos Proceeds	\$ 8,845,492	\$ 9,088,089	\$ 242,597
State Reimbursements (Driffill)	\$ 9,001,083	\$ 9,001,083	\$ -
Est. Interest Earnings	\$ 1,162,418	\$ 1,095,702	\$ (66,716)
Est. Total Sources	\$ 117,488,883	\$ 121,785,236	\$ 4,296,353

Bond sources for Measure “R” series “A” and “B” have been adjusted from net figures estimated in the original June 2013 report to actual gross amounts utilized in the December 2013 cash flow update. The gradual recovery of the local and regional economy has lifted the District’s Assessed Valuation growth projection, allowing for an increase in the estimated Series “C” bond sale to \$3,316,728, a change of approximately \$1.1 million from the June estimate. Measure “R” bond sales continue to provide the largest single source of program funds.

The allocation of Measure “L” funds to the program sources was increased by \$1,164,893 to account for using a larger portion of Measure “L” funds than previously projected toward site acquisition costs for the Seabridge school site. The total in Measure “L” sources as of December 2013 reflects the amount actually allocated to the Program now that site acquisition is complete.

Another significant increase to funding sources between June and December came as a result of improved collections on developer fee payments to the District. While original budget projections considered conservative assumptions for a slow and gradual housing market recovery, actual figures reflect the heightened pace of housing market and development activity observed throughout the region in the spring and summer of 2013. These increased payments yield an approximate \$1 million increase in developer fees over the adopted June budget update. Similar benefits to the District from a revived housing market have occurred with respect to Mello Roos receipts, where an additional \$242,597 in reimbursements have been collected over the period, increasing total Mello Roos proceeds to \$9,088,089.

The District’s collection of State reimbursements remain unchanged from July, when strategic utilization of State aid eligibility in conjunction with facility hardship funding generated a significant increase in State dollars toward the Driffill construction project. The District’s eligibility for State funding remains high, but dependent on the successful passage of a new State bond measure, which the earliest it is anticipated is November 2014.

Projected interest has been adjusted slightly downward, owing to Federal policy decisions over the prior six months that have kept continued downward pressure on rates, but are anticipated to increase with an improved overall economy, and may be adjusted as such in future reports. The more conservative interest estimate results in a \$66,716 decrease in projected interest collection during Phase 1.

1.2 ESTIMATED USES OF FUNDING: PHASE 1

The uses of program funding, delineated by each project budget as indicated in [Table 2](#) on the following page, have remained the same for most projects as compared to the June report. Most projects continue to be operating on budget, including the planned design and reconstruction of Lemonwood, Harrington and Elm schools which combined represent more than 70% of uses of funds.

As indicated in the June 2013 report, the overall cost of site acquisition for the next elementary school site at Seabridge has decreased from the adopted January Program, however as shown in [Table 2](#), an amendment to the budget decrease is shown, adjusting the project savings downward by \$375,000. The revised June budget did not account for professional services fees, closing costs, as well as some additional legal and consultant costs associated with the site acquisition. The \$375,000 adjustment covers all expenditures to date while accommodating approximately \$23,000 for future site survey, legal, or consultant work.

Having reached an agreement with the Teal Club developer for site access, efforts to secure a suitable middle school site continue to move forward under the assumption that any such site will be deeded to the District at no cost to mitigate any further impact from proposed residential construction. At this time, an expenditure of \$60,000 is recommended as an allowance to conduct preliminary site testing as required for the first step of securing site approval from the California Department of Education (CDE) and will be used to generate an environmental survey and a geohazards report.

Permanent kindergarten facility and middle school science lab facility costs continue to be refined. The Kindergarten facility component has realized nominal savings over the June 2013 report, while the science lab facility component requires a cost increase of \$610,853. Project costs should only be increased when an unforeseen circumstance requires mitigation for the team to proceed with implementation or when the District requires a change in the scope of work that supersedes the established project budgets in the January 2013 Facilities Implementation Program. In this case, changes to the construction costs of \$510,853 is attributable various sources, including a provision for accelerating summer work from a 90 day construction window to a 50 day window, upgraded HVAC capacity that was not anticipated in the original budget but is required for the project, Fire alarm and sprinkler upgrades that are mandated by code requirements, Fire rated walls that are mandated due to lab chemicals the District intends to use in its science curriculum, and the addition of structural soffits required by the Division of the State Architect. Additionally, an additional \$100,000 is required to provide for specialty equipment in advanced Academy learning labs. Combined, these items meet the aforementioned criteria of either being unforeseen at time of original budgeting or provided in addition to the original scope of work by District request.

Budgets for technology infrastructure and furnishings, fixtures, and equipment (FF&E) remain unchanged from the June report. Deployment of 1:1 devices at an initial eight school sites, plus required supporting network infrastructure, expended slightly under half of the funds budgeted, with a remaining balance sufficient to provide 1:1 program expansion to remaining sites. FF&E funds will be utilized to accommodate increased furniture, fixture and equipment specifications at schools scheduled to receive improved kindergarten and science lab spaces.

Funds previously set aside for additional middle school academy improvements have been removed as a specific line item to preserve the option to fund as much of the approved new construction projects as possible should State aid be delayed. As a consequence of this and other actions, the projected ending fund balance has been increased by approximately \$5 million. Absent specific uses of the fund balance, remaining Phase 1 dollars are to be utilized for the acceleration of multipurpose room upgrades at K-8 sites, as is explained in Section 1.3 below.

Finally, the Program Reserve has been adjusted to \$10,138,643, or ten percent of the Phase I uses of \$101,386,434, consistent with past practice and will be set aside to accommodate unforeseen program adjustment. Overall, approximately \$121.7 million in program expenditures are anticipated during the implementation of Phase 1.

TABLE 2: ESTIMATED USES OF FUNDS – PHASE I

Uses	Est. Budget (A)	Est. Budget (B)	Variance (B-A)
Acquire Site New Elem K-5	\$7,250,000	\$7,625,000	\$375,000
Acquire Site New MS Site	TBD	\$60,000	\$60,000
Design & Reconstruct Harrington Elem. K-5	\$22,822,171	\$22,822,171	\$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	\$262,140	\$304,477	\$42,337
Brekke	\$282,568	\$224,457	(\$58,111)
McAuliffe	\$262,140	\$272,061	\$9,921
Driffill	\$2,477,832	\$2,477,832	\$0
Ramona	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$3,284,680	\$3,278,827	(\$5,853)
Design & Construct Science Labs/Academies:			
Chavez	\$293,319	\$518,581	\$225,262
Curren	\$293,319	\$499,077	\$205,758
Kamala	\$293,319	\$453,148	\$159,829
Haydock	\$1,047,651	\$984,299	(\$63,352)
Fremont	<u>\$1,843,007</u>	<u>\$1,926,363</u>	<u>\$83,356</u>
Subtotal	\$3,770,615	\$4,381,468	\$610,853
FF&E Allowance	\$445,000	\$445,000	\$0
Additional Academy Improvements	\$1,688,325		(\$1,688,325)
Technology	\$11,201,175	\$11,201,175	\$0
Subtotal	\$102,034,759	\$101,386,434	(\$648,325)
Program Reserve	\$10,203,476	\$10,138,643	(\$64,833)
Estimated Fund Balance	<u>\$5,250,648</u>	<u>\$10,260,158</u>	<u>\$5,009,510</u>
Est. Total Uses	\$ 117,488,883	\$ 121,785,236	

1.3 MASTER SCHEDULE AND BUDGET BY PHASE

All previously approved projects are scheduled to be completed pursuant to the adopted Facilities Implementation Plan. In certain cases, schedules have been adjusted earlier to accelerate projects, where feasible or to optimize the delivery date of combined reconfiguration projects. A summary of adjustments to the start of scheduled projects is provided below. All changes are noted in bold type and altered dates are also highlighted for comparison purposes with the June 2013 report.

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. The planning and design of Lemonwood School, however, was accelerated from 2014 to 2013, pursuant to Board action to accommodate the opening of an interim K-8 school facility at the site, beginning in August 2014. The architectural design of Elm School has also been accelerated to

2013 to provide better design consistency and efficiency by engaging the design team concurrently with the Harrington and Lemonwood project design.

TABLE 3: MASTER SCHEDULE AND BUDGET: PHASE 1

Phase 1 (2013-2016)			
Project	Year		Budget
Acquire site New Elem. K-5	2013		\$7,625,000
Acquire Site New MS Site	2014		\$60,000
Design & Reconstruct Harrington Elem. K-5	2013/14		\$22,822,171
Design & Reconstruct Lemonwood K-8	2014/2016	2013/16	\$31,402,250
Design & Reconstruct Elm Elem. K-5	2015/2016		\$20,170,543
Design & Improve K-5 Kindergarten Facilities	2013-2014		
Ritchen	2013	\$304,477	
Brekke	2013	\$224,457	
McAuliffe	2013	\$272,061	
Driffill	2014	<u>\$2,477,832</u>	
Est. Subtotal Kindergarten Facilities			\$3,278,827
Design & Construct Science Labs			
Chavez Science Labs K-8	2013	\$518,581	
Curren Science Labs K-8	2013	\$499,077	
Kamala Science Labs K-8	2013	\$453,148	
Haydock Science Labs 6-8 & Utility Upgrades	2013	\$984,299	
Fremont Science Labs 6-8 & Utility Upgrades	2013	<u>\$1,926,363</u>	
Est. Subtotal Science Labs			\$4,381,468
FF&E Allowance	2015		\$445,000
Additional Academy Improvements	2014		\$0
Technology	2013/2016		\$11,201,175
Program Reserve	2013-2016		\$10,138,643
Est. Ending Fund Balance			<u>\$10,260,158</u>
Est. Total			\$121,785,236

*Current dollars

PHASE 2

Phase 2 projects are presented in [Table 4](#) on the following page. In Phase 2, the design and construction of the gym/multipurpose room at Fremont remains on schedule. At Frank, discussion and assessment by District staff determined that the school's existing Gym/Multipurpose facility is equivalent to those being built for sites without any such facility, and thus it is recommended that the Board proceed with removing the design and construction of a replacement Gym/Multipurpose room from the Facilities Implementation Program. This adjustment, paired with a combination of eligible State grants and interest rate savings in the initial bond sales, should provide additional funding to accelerate gym/multipurpose room improvements to K-8 school sites. As a result multipurpose/gym improvements for Chavez, Curren, and Kamala have been accelerated from Phase 2 to Phase 3, providing the

District with the opportunity for concurrent design and construction savings in 2020 with the already planned Driffill Multipurpose/Gym project. At the end of Phase 2, the District should have sufficiently improved multipurpose rooms at its K-8 campuses and middle school academies, as well as at its new Harrington and Elm K-5 schools.

Additionally, \$4.7 million is projected to be available for the planned redeployment of technology in 2020. These funds will constitute the third deployment of technology in the District and complement prior technology improvements and deployments to provide additional 1:1 devices and technology upgrades to students and teachers. Additional program reserve monies are projected to be available to accommodate unplanned program changes that may arise as the District's facilities program proceeds through implementation. The program reserve has been adjusted to equal ten percent of the Phase 2 project budgets and the Estimated Ending Fund Balance is now shown at a reduced amount, consistent with the reallocation of K-8 Gym/Multipurpose projects from Phase 3 to Phase 2.

TABLE 4: MASTER SCHEDULE AND BUDGET: PHASE 2

Phase 2 (2017-2020)			
Project		Year	Budget
Design & Construct K-8 Multipurpose Room			
Chavez	2023	2020	\$2,007,579
Curren	2025	2020	\$4,581,500
Kamala	2023	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	2021	2019	<u>\$5,557,436</u>
Est. Subtotal 6-8 Gym/Multipurpose Room			\$11,114,871
Technology		2020	\$4,714,613
Program Reserve		2017-2020	\$2,839,707
Est. Ending Fund Balance			\$2,716,820
Est. Total			\$33,953,600

*Current dollars

PHASE 3

Phase 3 is substantially dedicated to the design and construction of support facilities and improved kindergarten spaces at K-5 school sites, as displayed in [Table 5](#). The design and construction of K-8 multipurpose rooms at Chavez, Curren, and Kamala have been removed from Phase 3 now that they are proposed for completion in Phase 2. Design and construction of multipurpose rooms at seven K-5 sites remain in Phase 3, however it is recommended that the Board consider modifying the schedule of construction at Marina West and Brekke Schools to occur one year later in order to accommodate cashflow requirements for accelerating the schedule of construction at K-8 multipurpose Gyms to occur three to five years earlier.

Unchanged from the June 2013 is the accelerated schedule for design and improvement of the kindergarten facilities at McKinna, Marina West, Rose, and Sierra Linda. The schedules for McKinna, Marina West, and Sierra Linda have been accelerated from 2022 to 2021. The design and improvement of the kindergarten facilities at Rose has been accelerated from 2024 to 2022.

Additional technology deployments are budgeted for Phase 3. Periodic unit replacements and changing per unit costs will need to be monitored. Historically unit costs have decreased over time and unit capacity has increased. Likewise, there are periodic paradigm shifts which substantially alter the platform for ongoing technology devices and deployment. These factors will also be influenced by any continued increase in student enrollments. This will ultimately lead to the need to reset the method and calculation of the allowance for ongoing technology replacement. At this time in the program, no adjustments are suggested to the Phase 3 technology deployment allowance established in the original plan for Phase 3. At the end of Phase 3, it is anticipated that all projects originally presented to the Board and subsequently approved will be completed.

TABLE 5: MASTER SCHEDULE AND BUDGET: PHASE 3

Phase 3 (2021-2025)			
Project	Year		Budget
Design & Construct K-5 Multipurpose Room			
Marina West	2025	2026	\$3,687,428
Rose	2025	2024	\$4,812,469
Sierra Linda	2025	2023	\$3,197,339
Brekke	2025	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			\$18,860,879
Design & Improve K-5 Kindergarten Facilities			
McKinna	2022	2021	\$1,307,554
Marina West	2022	2021	\$2,339,574
Rose	2024	2022	\$3,180,218
Sierra Linda	2022	2021	<u>\$1,827,226</u>
Est. Subtotal Kindergarten Facilities			\$8,654,572
Technology		2025	\$8,258,514
Program Reserve		2017-2020	\$3,577,396
Est. Ending Fund Balance			<u>\$1,067,021</u>
Est. Total			\$40,418,382

*Current dollars

1.5 MASTER BUDGET

A program Master Budget was adopted as part of the Facilities Implementation Program based on approved projects and projected costs. In June 2013, the Board received and adopted the June 2013 six-month update report, which recommended a Master budget increase to \$117.5 million. This increase was attributed to accommodating increased revenues and proportionate increases in select projects, including Drifill kindergarten

improvements, additional improvements at the selected academies, and increases in allowances for additional furniture, fixtures and equipment.

An updated analysis of the Master Budget has been conducted as part of this December 2013 report and is displayed in **Table 6**. The increased Master Budget to \$205.3 million is again attributed to accommodating an increase in funding sources, mostly from a larger Measure “L” allocation and greater than expected developer fee and Mello Roos reimbursements, and proportionate increases in uses that include a project cost adjustment for science lab improvements and a larger remaining fund balance to accommodate delays in State funding, if needed.

TABLE 6: MASTER BUDGET BY SCHOOL SITE

School Site	Est. Amount	Phase I	Phase II	Phase III
New Elm ES	\$ 20,170,543	\$ 20,170,543	\$ -	\$ -
New Harrington ES	\$ 22,822,171	\$ 22,822,171	\$ -	\$ -
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	\$ 1,712,786	\$ 272,061	\$ -	\$ 1,440,725
Brekke ES	\$ 922,014	\$ 224,457	\$ -	\$ 697,557
Marshall ES	\$ -	\$ -	\$ -	\$ -
Ramona ES	\$ 1,755,474	\$ -	\$ -	\$ 1,755,474
Ritchen ES	\$ 3,574,365	\$ 304,477	\$ -	\$ 3,269,888
New Lemonwood K-8	\$ 31,402,250	\$ 31,402,250	\$ -	\$ -
Driffill K-8	\$ 6,371,802	\$ 2,477,832	\$ 3,893,970	\$ -
Chavez K-8	\$ 2,526,160	\$ 518,581	\$ 2,007,579	\$ -
Curren K-8	\$ 5,080,577	\$ 499,077	\$ 4,581,500	\$ -
Kamala K-8	\$ 2,537,687	\$ 453,148	\$ 2,084,539	\$ -
Soria K-8	\$ -	\$ -	\$ -	\$ -
Frank MS	\$ -	\$ -	\$ -	\$ -
Fremont MS	\$ 7,483,799	\$ 1,926,363	\$ 5,557,436	\$ -
Haydock MS	\$ 6,541,735	\$ 984,299	\$ 5,557,436	\$ -
New Elementary School	\$ 7,625,000	\$ 7,625,000	\$ -	\$ -
New Middle School	\$ 60,000	\$ 60,000	\$ -	\$ -
FF&E Allowance	\$ 445,000	\$ 445,000		
Additional Academy Improvements	\$ -	\$ -	\$ -	\$ -
Technology	\$ 24,174,302	\$ 11,201,175	\$ 4,714,613	\$ 8,258,514
Subtotal	\$ 165,557,471	\$ 101,386,434	\$ 28,397,072	\$ 35,773,965
Program Reserve	\$ 16,555,747	\$ 10,138,643	\$ 2,839,707	\$ 3,577,396
Est. Ending Fund Balance	\$ 23,222,149	\$ 10,260,158	\$ 2,716,820	\$ 1,067,021
Est. Total Uses	\$ 205,335,367	\$ 121,785,236	\$ 33,953,600	\$ 40,418,382

1.4 EXPENDITURES UPDATE:

Budget tracking has been established for Phase I projects currently under implementation. Changes to sources, uses, and schedules included in this report have taken into account actual District expenditure for these projects and are tracked against established project budgets. As of the December 2013 program update, the total Phase 1 budget was established at approximately \$122 million inclusive of a program reserve. Project budgets have been reviewed and adjusted where required to accommodate actual expenditures and any changes to anticipated

commitments. Where required, the program reserve will be utilized to accommodate unforeseen but required budget adjustments.

On the following page, [Table 7](#) provides a summary report on expenditures made for the Facilities Improvement Program during the period July 1, 2012 – October 31, 2013. 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 District construction funds. Actual expenditures are included as well as categories in which future expenditures are anticipated.

As of October 31, 2013, approximately \$14 million has been expended for the Facilities Improvement Program. The District has also expended approximately \$21 million in expenditures outside of the program for other facilities related needs.

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.

TABLE 7: FACILITIES IMPLEMENTATION PROGRAM EXPENDITURES REPORT

Project		Budget	Fiscal Year Actuals (Expenditures)		
			Object Code	2012 - 2013	2013 - 2014
Acquire Site New Elem K-5					
	Total	\$7,625,000	\$7,601,124	\$0	\$7,601,124
Acquire Site New MS Site					
	Total	\$60,000	\$0	\$0	\$0
Design & Reconstruct Harrington Elem K-5					
	Total	\$22,822,171	\$180,707	\$232,268	\$412,975
Design & Reconstruct Lemonwood Elem K-8					
	Total	\$31,402,250	\$175,006	\$138,653	\$313,659
Design & Reconstruct Elm Elem K-5					
	Total	\$20,170,543	\$0	\$0	\$0
Design & Improve K-5 Kindergarten Facilities					
Ritchen					
	Total	\$304,477	\$10,550	\$13,175	\$23,724
Brekke					
	Total	\$224,457	\$11,473	\$13,996	\$25,469
McAuliffe					
	Total	\$272,061	\$10,521	\$12,966	\$23,486
Driffill					
	Total	\$2,477,832	\$51,334	\$49,218	\$100,552
Total K-5 Kindergarten Facilities		\$3,278,827	\$83,877	\$89,354	\$173,231
Design & Construct Science Labs/Academies					
Chavez					
	Total	\$518,581	\$11,733	\$15,668	\$27,400
Curren					
	Total	\$499,077	\$11,733	\$15,562	\$27,295
Kamala					
	Total	\$453,148	\$11,733	\$15,741	\$27,473
Haydock					
	Total	\$984,299	\$62,116	\$75,090	\$137,206
Fremont					
	Total	\$1,926,363	\$83,074	\$103,455	\$186,529
Total Science Labs/Academies		\$4,381,468	\$180,388	\$225,515	\$405,903
FF&E Allowance					
	Total	\$445,000	\$0	\$5,883	\$5,883
Technology					
	Total	\$11,201,175	\$1,320,563	\$3,654,623	\$4,975,186
Program Planning					
	Total	\$150,000	\$150,000	\$0	\$150,000
Program Reserve		\$9,988,644			
Estimated Fund Balance		\$10,260,158			
GRAND TOTAL		\$121,785,236	\$9,691,666	\$4,346,297	\$14,037,963

SECTION 2:

SEMI-ANNUAL IMPLEMENTATION UPDATE

2.1 INTRODUCTION

The Board of Trustees has directed District staff and CFW to proceed with the Facilities Implementation Program for the improvement of school facilities and the reconfiguration of the existing educational program. The Facilities Implementation Program is comprised of various moving parts that must be designed, coordinated and implemented. Overall, it comprises a complex set of elements that integrate various aspects of the District's educational and financing program, technology, State aid and construction program in order to maximize resources and transform District schools.

Following delivery and presentation to the Board of the June 2013 progress report, the program management team established targets for milestones to be achieved over the subsequent six month period ending December 2013. The following table lists milestones that have been achieved as of this reporting period ending December 2013, consistent with original targets:

School Site	Accomplishment/Milestone
District-wide	Acquisition and deployment of 320 I-Pads to District staff and 7,400 I-Pads to District students at select sites throughout the District
District-wide	Attendance by all teachers of I-Pad staff development by Apple
Program-wide	Pre-qualification of three professional construction consultants for each discipline, geotechnical, soil testing, survey & environmental for the Measure "R" projects
Multiple (8)	Construction Team (D+D Architects, Vanir Construction, CFW & District Staff) working collaboratively and effectively to deliver Kindergarten and Science Lab projects on time for the opening of school in the Fall of 2014
Multiple (8)	All eight (8) Kindergarten and Science Lab Improvements have been submitted to the Division of State Architect and are in the "Bin" for review
Multiple (8)	All eight (8) Kindergarten and Science Lab Improvement projects are on schedule to be completed in the summer of 2014
Southwest School Site	District acquired Southwest School Site in the Seabridge development for an expansion K-5 Elementary site to be constructed in the future under the District hardship program
Southwest School Site	District sought and received \$8.8M in reimbursements from the Seabridge Communities Facilities District ("CFD")
Southwest School Site	District has prepared a draft Joint Use Agreement for use of the adjacent city park and submitted the proposed agreement to the City of Oxnard for consideration

Driffill	Final design for Driffill Kindergarten Building has been finalized, approved and submitted to the Division of the State Architect (DSA) for approval
Driffill	State funded and the District received \$9M in reimbursements for the Driffill P2P Project
Driffill	The Application for State aid has been prepared for the Kindergarten building and the conversion to K-8
Harrington	Released Architectural Package (selection of architect package) for the re-construction of Harrington School utilizing the re-use of plans methodology
Harrington	Selection of Harrington School re-use plans
Harrington	Selection of Dougherty + Dougherty as Architect of Record for Harrington reconstruction project (Project No. 3)
Harrington	Selection of Bernards Brothers as Construction Manager for Pre-Construction Services to perform value engineering, constructability review and cost estimation services
Harrington	Completion of Schematic Design and Design Development; plans are on schedule for submission to DSA on December 27, 2013
Harrington	Confirmation from Bernards Brothers that school can be constructed on budget
Harrington	Completion of survey work, soil testing and geotechnical work in support of design of the school
Harrington	Construction Team (D+D Architects, Bernards Brothers, CFW & District Staff) working collaboratively and effectively to deliver new Harrington Elementary School
Lemonwood	Released Architectural Package (selection of architect package) for the re-construction of Lemonwood School utilizing the re-use of plans methodology
Lemonwood	Selection of Harrington School re-use plans
Lemonwood	Selection of MVEI as Architect of Record for Harrington reconstruction project (Project No. 4)
Lemonwood	Selection of Seward L. Schreder Construction Inc., as Construction Manager for Pre-Construction Services to perform value engineering, constructability review and cost estimation services
Lemonwood	Completion of Schematic Design and Design Development; plans are on schedule for submission to DSA on December 27, 2013
Lemonwood	Confirmation from Seward L. Schreder Construction Inc., that school can be constructed on budget
Lemonwood	Construction Team (MVEI, SLS, CFW & District Staff) working collaboratively and effectively to deliver new Lemonwood K-8 School
Elm	Released Architectural Package (selection of architect package) for the re-construction of Elm School utilizing the re-use of plans methodology
Elm	Selection of Elm School re-use plans
Elm	Selection of MVEI as Architect of Record for Harrington reconstruction project (Project No. 5)
Elm	Selection of Swinerton Builders, Inc., as Construction Manager for Pre-Construction Services to perform value engineering, constructability review and cost estimation services

Elm	Confirmation from Swinerton Builders, Inc., that school can be constructed on budget
Elm	Construction Team (MVEI, Swinerton, CFW & District Staff) working collaboratively and effectively to deliver new Elm Street Elementary School
Teal Club Site	District secured a site access agreement to begin initial evaluation of Teal Club site for viability as a middle school 6-8 academy
Teal Club Site	Preparation of conceptual layout of proposed middle school academy and joint use park for discussion with the City of Oxnard
Teal Club Site	Presentation to City leadership of proposed middle school academy concept and hypothetical funding model

The following sections provide a more detailed status and update on the program's management, educational program, financing resources, state aid opportunities and technology transformation initiatives, as well as each construction or modernization project and program component. Where required, changes to program budgets or scope are described if in deviation from both the original January 2013 implementation program and the June 2013 program update. Otherwise program budgets or scope remain as described in previous reports.

2.2 MANAGEMENT

The District's program implementation 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
Overall Program	Cesar Morales	Yuri Calderon / Ernesto Flores
Educational Program	Cathy Kawaguchi	Janet Kliegl
Technology	Dan Kubilos	Jeremy Cogan
Finance	Lisa Cline	Emilio Flores / John Greenly
Purchasing and Program Accounting	Lisa Franz	Patricia Raphael
Facilities, State Aid & Construction	Jorge Gutierrez	Tylor Middlestadt / Greg Norman

Program team meetings occur weekly or biweekly as does 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 to receive updates, consider policy issues, and to set the overall direction of the program. This approach lays out a basis by which to go forth in the allocation of resources to optimize the benefits that can be derived to the educational and facilities program of the District.

2.3 AMENDMENTS TO EDUCATIONAL SPECIFICATIONS

Educational specifications outline essential educational concepts and detailed facility requirements so that the "form" of school facilities effectively follows the "function" required by the educational program. Educational

specifications also help to anticipate activities and costs associated with the modernization and construction of school facilities.

A review of local and State standards, as well as consideration for the District's educational program goals, led to the development of a set of specifications that were adopted by the Board as part of the January 2013 Facilities Implementation Program. These specifications detailed the anticipated room functions and sizes for each component of a school campus, such as classrooms, restrooms, storage, administrative and library functions, and the multipurpose room ("MPR"). Variances were driven by the grade configuration of the school, resulting in the establishment of standards for future K-5, K-8, and 6-8 academy campuses.

2.3.1 MULTIPURPOSE FACILITIES

The adopted specifications for multipurpose facilities provided appropriate services and support for each of the three types of school environments:

- K-5 Elementary Schools: MPR/food service/performance area/ community use
- K-8 Elementary Schools: MPR/food service/performance area/ community use
- 6-8 Middle Schools: MPR-gymnasium/food service/community use

At its September 11, 2013 Board meeting, the Board received a report on the design and specifications for multipurpose facilities, including required components, optional adjustments, and policy choices for the Board's consideration.

The design of a new multipurpose room must take into consideration several key factors that will dictate its required square footage, ceiling height, support capabilities, and functionality:

1. First, its use for indoor dining during breakfast and lunch must be determined. In Oxnard, most school sites operate an indoor lunch and require seating capacity sufficient for student dining during each lunch period. To determine the number of lunch periods, the design must account for the number of students that the MPR can accommodate at any one time. This analysis is somewhat prescribed by general assembly code, which requires a minimum of 15 square feet per occupant when utilized for dining.

The District may wish to evaluate indoor/outdoor lunch policies and consider the built capacity required to support indoor dining during rainy days at no more than three lunch periods, where possible under State standards. The District may accommodate increased local loading standards by preserving the ability to add an additional lunch period at no additional facility costs. For K-8 schools, a capacity overlay may be imposed that is sufficient to accommodate K-5 lunch periods and separate 6-8 lunch periods without exceeding maximum loading requirements.

2. Second, an MPR's use for a school's physical education program, a performing arts program, or by community recreation groups must be defined. For example, the design and cost of a facility will be adjusted by the required height of the ceiling. The height of the assembly space is directly influenced by the desired activities to be allowed or promoted for school and community use. Typical ceiling heights for common activities include:
 - Basketball/Volleyball – 22 to 24 feet

- Activity/exercise areas – 14 feet
- Stage areas – 18 feet
- Performance spaces – 14 feet

Design and cost will also be adjusted by the size and type of performance and stage Areas. Between 1200-1500 square feet is required to provide a raised performance/stage as well as required stairs, ramps, or lifts. The requirement of a raised stage may limit daily useable area and increase costs, or conversely the absence of a raised stage reduces cost and may allow space to be reallocated to eating or play and better serve other functional purposes, with modular risers utilized when performances require a platform.

Similarly, the dedicated space and necessary equipment to provide raised seating (bleachers) for spectator events should be considered. Bleacher utilization is most frequent at middle school facilities to support intramural or travel team athletic events, frequent assemblies, or as a location in support of after school community organized sport events.

3. Third, food service requirements and considerations must be defined. The design and equipping of kitchen spaces must account for the required number of lunch periods and ability of food service staff to adequately prepare, provide, and resupply food in the allotted time so that students receive their meals without substantial wait times and retain the majority of their lunch period for dining and recreation. Full size prep kitchens are currently required at all sites and should be designed to accommodate the number of lunch periods proposed and the delivery spaces required to meet the anticipated schedule and staffing. If the District were to move to a central kitchen model, kitchen designs would need to be altered, even if the costs remained the same
4. Finally, the eating and recreational environment should be designed to allow students to socialize or engage in group or supervised individual activity. Common elements for consideration include interior rock climbing walls, leisure observation or reading areas, grouped eating areas, transparent indoor/outdoor viewing areas.

Having considered these factors impacting the design and cost of multipurpose environments, and recognizing that gymnasium and facility needs of K-5, 6-8, and K-8 schools differ substantially, the Board concurred with adoption of amended specifications for each school type.

K-5 MULTIPURPOSE ROOMS

Amend approved specifications as follows:

- Remove raised platform areas and expand assembly area to accommodate school community uses with no more than 3 lunch periods
- Design full kitchen facilities to accommodate lunch period requirements
- Increase ceiling heights to no more than 22 feet
- Provide for modular risers when needed within the expanded assembly area

- Accommodate, where feasible, improved MPR environments for Board review

K-8 MULTIPURPOSE ROOMS

Amend approved specifications as follows:

- Remove raised platform areas and expand assembly area to accommodate school community uses with no more than 3 lunch periods per K-5 or 6-8 configuration
- Design full kitchen facilities to accommodate lunch period requirements
- Increase ceiling heights to no more than 22 feet
- Provide additional designed performance space (approx. 700sf) at floor level
- Accommodate, where feasible, improved MPR environments for Board review

GRADE 6-8 MULTIPURPOSE/GYMS

Amend approved specifications as follows:

- Accommodate school community uses with no more than 3 lunch periods
- Design full kitchen facilities to accommodate lunch period requirements
- Provide full height gymnasiums at each academy
- Provide bleachers or performance seating
- Provide designated raised stage area and support spaces
- Accommodate, where feasible, improved Gym environments for Board review

2.3.2 ADMINISTRATION FACILITIES

At its September 11, 2013 Board meeting, the Board also reviewed design considerations and specifications for administration facilities. By providing additional clarity on the application of previously approved specifications for these spaces, the District may proceed in developing the best utilization of resources during the design process and realize potential cost savings, where available. Educational specifications for administration spaces were amended to accommodate the following basic features within designs for new school administration buildings:

- **Open work space:** Greater efficiency should be achieved by eliminating corridors and developing an open floor plan that promotes collaboration and connectivity between work areas
- **Staff support functions:** Many of the supporting functions of the administration space, such as the staff work room or copy room should be provided surrounding the open work space rather than in separate, discreet rooms

- **Enclosed office space:** Certain functions that require private office space (e.g. counseling) should be provided on the perimeter of the open area for greatest efficiency; District staff will delineate the essential functions that require enclosed space prior to approving designs
- **Greater adaptability over time:** In order to accommodate changes in work environments over time based on funding, technological improvements and work demands, the design should allow for greater use of modular furnishing elements that reduce outside approvals, time, and costs to adapt to future changes

An open design concept to achieve these features was presented to and received the consent of the Board for use in the design of administrative spaces at new schools.

2.3.3 SHADE STRUCTURES

The District's approved educational specifications call for the provision of a "Lunch Shelter" space to accommodate outdoor student dining. The size of this space varies by school type:

- **K-5 & 6-8 schools:** 2,800 square feet
- **K-8 schools:** 3,600 square feet

Neither the educational specifications nor the approved Facilities Implementation Program define the method by which this sheltered space is provided, therefore a variety of options have been studied, including metal shed, fabric roof, and furniture-based choices.

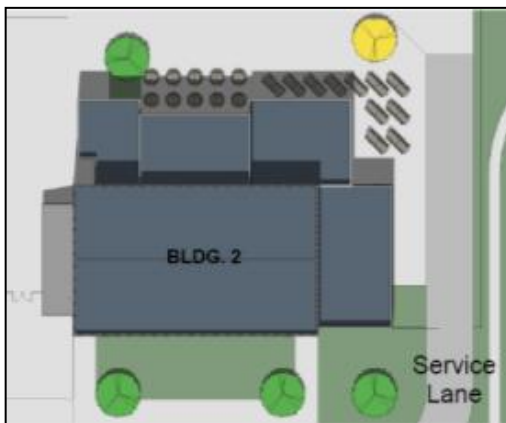
In addition, per the Board's adoption of revised multipurpose/gym specifications noted above, the interior space and lunch time capacity of multipurpose rooms are to be designed to accommodate students indoors within a reduced number of lunch periods. Therefore, while the adopted multipurpose specifications maintain an *option* of shaded outdoor dining space, new multipurpose facilities are to be designed to accommodate 100% of students *indoors* within 3 lunch periods (providing for a fourth lunch period if required at no additional facility cost).

On October 9, 2013, the Board considered various options for further defining the specification for sheltered outdoor space. Considerations included the cost, efficacy, and utility of various options, with the common goal of ensuring that students sitting or dining outdoors are sheltered from direct sunlight.

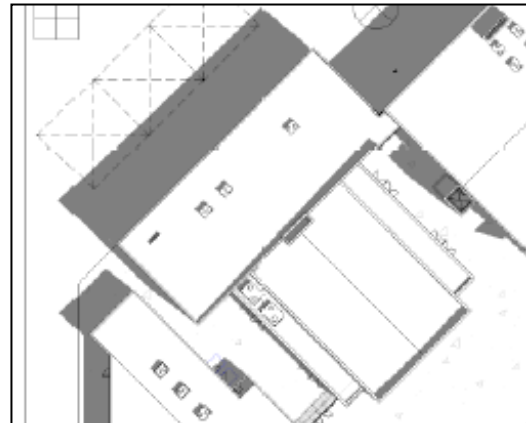
Four options were examined in detail. An attached structural covering extends the roofline of adjacent buildings over the eating area, while retaining an outdoor appearance. As it expands the overall building footprint, this form of shading was the most costly option presented. Fabric and metal shade structures may be installed beside school facilities and may either be custom designed or pre-approved by the Division of the State Architect (DSA). These options typically cost from \$85-\$165 per square foot of covered space. For example, the most basic metal shed design would require the allocation of nearly a quarter million dollars in project funds to meet the educational specification, while more customized or aesthetically improved designs would approach a half-million dollars or more in project costs. The least costly option examined is the provision of shade by building design as well as furnishings (e.g. umbrella tables). The figure on the following page indicates the range of options versus cost visually:



Pursuant to District staff direction, the program manager worked with design teams for the new Harrington and Lemonwood campus projects to prepare studies of the shade produced by the multipurpose buildings for each site. These studies considered the orientation of the proposed multipurpose buildings toward the sun, and assessed the extent of shade produced at various times of day as well as on various days of the year. For example, shade will increase in the winter months and decrease in summer months as a factor of seasonal change in the Earth's axis. The graphics below indicate approximate shade produced at lunch time during the fall or spring adjacent to the proposed new multipurpose buildings for Lemonwood and Harrington schools:



Lemonwood Multipurpose Building



Harrington Multipurpose Building

Based on this shading analysis and the cost/benefit trade-offs associated with metal or fabric shade structures, the Board has provided direction to proceed with eliminating structural lunch shelters from educational specifications and pursuing a solution based on the natural shade provided by building heights supplemented by appropriate furnishings, with project cost savings to be allocated to higher priority site needs.

2.4 AMMENDMENTS TO DISTRICT STANDARDS

Similar to Educational Specifications which define a uniform policy for the form and function of school facilities, District Standards define a uniform policy for the fixtures and equipment to be selected during the procurement of materials for school facilities. The design of a new K-8 campus for Lemonwood and new K-5 campuses for Harrington and Elm have included a review of District Standards for consistency with currently established industry practices and paradigm shifts in the application of various products and materials for use in new school construction. The review included expert input from architects and engineers representing each design team as well as discussion and analysis by the District's Director of Technology and Director of Facilities.

Sections relating to the District Standard for public address (PA), clock, bell, and intercom systems were found to be based on a selection of products manufactured by Rauland-Borg Inc. District staff has found this to be a limitation to moving forward with more flexible and modern, IP (Internet Protocol) based communication systems.

Pursuant to this review, and in order to remove this impediment, it is recommended that the Board replace the following sections of the District Standards which specify:

Section 16770 (S) Public Address System: Raulands

Section 16786 (S) Clock and Program Systems: Raulands

Section 16787 (S) Communications Systems: Raulands

In place of these obsolete systems, District staff identified alternative systems based on the SingleWire Informacast product line that are fully designed to take advantage of investments in networking infrastructure, provide electrical power over the same cabling being installed for internet access (Power over Ethernet, or PoE), and suitably accommodate features required in new campus construction (e.g. emergency alerts). It is recommended that the Board adopt modifications to the District Standards to henceforth specify:

Section 16770 (S) Public Address System: SingleWire Informacast and compatible PoE speakers

Section 16786 (S) Clock and Program Systems: SingleWire Informacast and compatible PoE clocks

Section 16787 (S) Communications Systems: SingleWire Informacast and compatible network equipment

The Board may further adjust and amend these Educational Specifications from time to times as required to support changing preferences for standardizing District policy with respect to materials and equipment.

2.5 EDUCATIONAL RECONFIGURATION UPDATE

The Board approved an educational reconfiguration program in December 2012. Improvements are designed to enhance academic achievement and provide parents with a range of educational options for their children. The District desires 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 strands that would 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.

2.5.1 ACCOMPLISHMENTS

Following approval of this educational program, District administration and CFW 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 June 2013 report and publishing of this December 2013 report, the following meetings and deliverables have been achieved:

1. Academy Development for Science:

The District and CFW staff held two meetings with science teachers and principals for the development of the science curriculum in the Academies. The first meeting was with Fremont and Haydock administrators and teachers on the development of courses and integrated units for the science academies. The objective is to further develop the inter-disciplinary units of study for environmental sciences. The District established a collaborative partnership with California State University, Channel Islands for the specific training held from August 2013 through January 2014. Elective courses selected to be a part of the academy will be called Academic Focus Classes.

The second meeting involved teachers and administrators from Fremont, Frank and Haydock. An overview of the collaboration, trainings, partnerships and additional money the district had secured from private partners was reviewed with the participants.

District secured funding and set up a series of trainings for 6th, 7th and 8th grade Science teachers in collaboration with California State University Channel Islands (Dr. Phil Hampton and Debbie West) on integration of environmental science into the core science curriculum. Each of the academies has a specific focus within the environmental sciences depending on the academy. These trainings integrate with the Common Core State Standards and the Next Generation Science Standards. These trainings were held monthly.

District is in the process of determining the curriculum needs for the integrated units for environmental science.

2. Haydock Visual and Performing Arts Academy:

CFW facilitated a visit to observe the academy program at the Hawthorne School District. District staff observed the Visual and Performing Arts Academy as well as the STEM Academy. The visit was held on October 23, 2013. Following the site visits, it was decided to pursue a Piano Lab Keyboarding class at the Haydock Academy beginning August 2014.

The District also developed a dance class that is offered this school year and will be offered again next year as part of the Performing Arts Academy in addition to the classes (band, choir, and art) already offered at the school.

Upon recommendation by CFW, the District has elected to pursue Project Lead the Way courses and implementation steps to augment the course offerings at its Academies. A week long training is held each summer in which the teacher receives the curriculum, list of equipment needed and instructional strategies to use for each selected course offering. This information was shared along with the forms to fill out to participate in Project Lead the Way. The District is proceeding to sign-up for Project Lead the Way trainings and meet with each of the Middle School Principals to explain the process. All middle school principals will attend a Project Lead the Way overview training on January 31, 2014 and recruit potential teachers to go to the training and to teach the classes in 2014-15.

3. K-5 Strand Focus:

CFW has developed agenda and meeting materials in collaboration with District staff for K-5 Academic Strand Focus training with principals. CFW developed a list of potential Strand Focuses a school could adopt and then potential classes or integrated units of study as well as different models of how the strand focus could be implemented. Principals will have their Strand Focus named by the second week of January.

4. K-8 reconfiguration:

CFW continues to work with District staff to review what the district accomplishments related to the educational reconfiguration program. Considerable time has been spent on identifying site needs, programmatic needs and support to timely accomplish the grade reconfiguration. Additionally, District staff have spent time with the principals to provide additional training and support related to preparing next year's master schedules.

CFW prepared a spreadsheet that reflects the science lab teaching materials and equipment that will be needed for the new science labs. CFW has also prepared cost estimates for science laboratory equipment. This information has been shared with the District.

CFW developed a K-8 Reconfiguration Plan checklist for Oxnard and a process for the District to follow to ensure the schools are ready for the opening of school August 2014. This information was shared with District staff.

The District will be acquiring new digital and hardbound library books for the new reconfigured K-8 schools to support the 7-8th grade students. The District will not be moving library books to avoid depriving children at the K-5 of advanced reading material.

Finally, The District and CFW developed a plan to avoid modifications to the school boundaries. The plan calls for parents and students of 5th, 6th, and 7th grades as well as K students to have a choice among the educational options the District offers. The school choice will be handled through an enrollment process requiring students to identify their top three school choices.

5. Envisioning documents:

CFW has developed envisioning documents for:

- Kindergarten Classrooms and Science Labs for Phase 1 of the project.
- Student Information Center (or Resource Center or Media Center, Learning Labs (formally known as a classroom) and multipurpose room for K-5 schools.
- Digital Arts Lab and Robotics or Maker's Lab.
- Performing arts spaces and school administrator buildings.

6. iPad Deployment:

CFW staff has made several recommendations that are being followed up with by District Staff, including communicating with textbook publishers to request pdf versions of textbooks for the iPads. At present, the District is using iPad Apps to support the academies and core curriculum.

CFW researched and has provided the District with a list of Apps for the Visually Impaired Program (Apps and Braille Keyboard). CFW also researched Apps utilized by other districts throughout the State that best support curriculum and instruction. This information has also been provided to District staff.

7. Additional Educational Programming

The District set up community meeting at various school sites October through December 2013. The principals are taking an active role in presenting at the meetings held at their school along with District administration.

The District will be maintaining the GATE program at its current location. However, the District will begin to implement accelerated learning opportunities on a District-wide basis beginning in the fall of 2014.

District and CFW staff have given the Board monthly updates on the iPad deployment, the Academy development, K-8 school development, K-5 Strand Focus, school boundaries and process for parent to request their first and second choice of educational options, and community meetings.

2.5.2 RECOMMENDED TIMELINE ADJUSTMENTS

District staff and the program manager have reviewed the Board adopted schedule for implementation of the revised educational program. Those items requiring adjustment are listed below, along with necessary decisions or policies that must be addressed in order to implement new academic programs as well as associated deadlines for achieving each milestone.

1. K-5 Strand Focus has not been determined. Dates have been rescheduled to January 13, 2014.
 - a. Determine integrated units for the Strand Focus by school site by March 12, 2014.
 - b. Determine curriculum needs for the K-5 Strand Focus by April 9, 2014.
 - c. Purchase curriculum by April 16, 2014.
2. Elective courses to be taught in the academies have not been determined.
 - a. Determine preliminary elective courses by December 20, 2013.
 - b. Schedule courses into preliminary master schedule by February 19, 2014.
 - c. Select teachers to participate in staff development January 16, 2014.
 - d. Develop outline for the course offerings by January 22, 2014.
 - e. Determine staff development needs for courses by February 5, 2014.
 - f. Determine facility needs by February 19, 2014.
 - g. Determine curriculum needs for the courses by February 19, 2014.
 - h. Determine equipment and materials for the courses by February 19, 2014.
 - i. Secure staff development trainers for summer 2014 trainings by March 28, 2014.
3. Integrated units have been developed for science (environmental science).
 - a. Determine equipment and materials for the integrated units by February 5, 2014.
 - b. Determine integrated units for art for the academies by February 19, 2014.
 - c. Contract with partners such as CSU Channel Islands and other partners to develop integrated units for the Arts by January 22, 2014.

- i. Develop teacher training schedule by May 9, 2014.
 - ii. Develop curriculum by July 8, 2014
 - iii. Determine equipment and material needed by July 15, 2014
 - iv. Order equipment and materials by July 22, 2014
 - v. Train teachers by August 1, 2014
4. Developed different program options for GATE in April 9, 2014.
- a. Publicize these options to the GATE parents in April 23, 2014.

Related timelines used by District staff and their consultant team members will follow this revised set of milestone targets. An update on progress toward these milestones will be presented as part of the subsequent six month report to be delivered in June 2014.

2.6 TECHNOLOGY PROGRAM UPDATE

The Board approved a Technology Deployment initiative as part of the January 2013 Facilities Implementation Program, allocating approximately \$11.2 million towards funding the first phase of transformative classroom technology throughout the District to:

- Provide one mobile computing device per student ("1:1") in order to expand learning opportunities and allow 24/7 access to information
- Upgrade infrastructure to support wireless internet connectivity on all mobile devices and improved reliability of the District network
- Improve individualized instruction and support academic achievement by reducing the digital divide

Pursuant to the Board's direction, the District engaged in a planning process throughout the spring of 2013, followed by procurement and configuration process during the summer of 2013. District staff and committee recommendations to utilize Apple iPad devices for the first phase of deployment were approved by the Board at its June 26, 2013 meeting. Once approved, a preliminary set of iPads were ordered to facilitate training by teachers as well as use of the devices over the summer months to facilitate lesson planning in advance of student distribution.

PHASE 1 DEPLOYMENT

On September 10, 2013, the Oxnard School District (District) launched its efforts to deploy over 7,400 iPads to students at the following eight school sites, selected based on the results of an application process and readiness to proceed with implementation:

- | | | | |
|----------|----------|------------|-----------|
| • Brekke | • Curren | • Marshall | • Soria |
| • Chavez | • Frank | • Haydock | • Fremont |

The deployment marked a major milestone in the District's effort to improve technology access for all students. The deployment process included scheduled sessions with parents to deliver the device and provide training on setup, proper use, and safekeeping. Deployment events commenced on September 10th and concluded on October 31st.



Much like a traditional textbook is checked out to families at a school's fall orientation sessions, the iPads were checked out to parents during this series of deployment information sessions. 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 all year. Parents learned to create accounts that will allow their children to download and install free educational content via the schools' recently enhanced wireless networks. Students may then take advantage of installed apps, books, or videos at home with or without an internet connection.

To further expand students' access to online academic resources, the District has continued to explore partnerships to help provide parents with wireless internet access at home. Several options are under consideration including potential partnerships with local utilities to offer discounted rates to local families and the possibility of transmitting the wireless signal at school sites to extend the District's network to the surrounding community.

The devices provide teachers and students with opportunities to harness powerful creative tools, interactive textbooks, and a universe of apps and content that vastly expands learning choices. Teachers at the school sites have continued to engage in professional development training focused on developing a curriculum that integrates the technology to enhance learning. The District's focus is to upgrade not just technology, but teaching and achievement as well.

Teachers have thus far primarily utilized a growing list of free education apps that support interactive and individualized instruction in reading, writing, mathematics, and science as well as Common Core State standards. Specialized apps and hardware have been identified to utilize the iPads in support of students with special needs,

including Braille keyboards and “VoiceOver” technology that give visually impaired students complete control of the device with no need to see the screen.

Planning is already underway for future phases of deployment, which will ultimately provide similar types of mobile computing devices throughout the entire District.

USE OF MOBILE DEVICES FOR STANDARDIZED TESTING

The ongoing deployment of 1:1 mobile devices provide not only a new medium for teaching and learning, but also may support State requirements that students begin taking standardized testing assessments online starting in 2014. Either traditional desktop computers or mobile devices may be used for online assessment, provided that either the requirements set by the Smarter Balanced Assessment Consortium (“SBAC”). Many of the District’s schools will be prepared to conduct assessments using existing computer lab facilities, though some sites that have already received iPad devices may choose to evaluate the effectiveness of testing on these same devices.

Current SBAC testing requirements indicate that a hardware external keyboard must be utilized with a mobile device such as an iPad during testing, “unless students use alternative input devices as part of their classroom instruction.” This requirement and the associated caveat have produced a degree of confusion among districts that intend to use their tablet deployments to fulfill testing requirements.

The prevailing view at this time is that testing will require the use of mechanical – and not touchscreen – keyboards during testing. While a very large variety of keyboard accessories are available for the iPad, nearly all of these accessories are designed to work wirelessly through Bluetooth technology. Bluetooth keyboards can be found from many vendors at price points as low as \$19.99 and have the advantage of working with any type of tablet device supporting wireless accessories, including iPads. This could provide flexibility to the District should tablets from other vendors be deployed in the future. However, the need for manual configuration to wirelessly “pair” each Bluetooth keyboard with each iPad may be overly cumbersome for educators and requires setup time that is at a premium during testing periods. If the District wishes to deploy keyboards that connect via a hard wire cable, then it must select a keyboard product that utilizes the iPad’s “Lightening Connector” port.

At this time, District staff has procured several iPad keyboard products and are engaging in testing and evaluation. A Board presentation will be prepared subsequent to the completion of this evaluation with recommendations for fulfilling standardized testing requirements utilizing iPads. Further deployments of technology using either iPad or alternative device platforms will consider the necessary SBAC testing requirements. In some cases, the choice of a mobile device with a built-in mechanical keyboard may provide the District with a net savings over devices that require these keyboards to be purchased separately.

2.7 STATE AID UPDATE

The Facilities Implementation 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 per pupil grants. The program provides new construction and modernization grants to construct new school facilities or modernize existing schools.

Currently, funds in the School Facility Program are limited. New projects are being accepted to the unfunded project list but are unlikely to receive funding until a new State Bond is approved by the voters.

During the most recent six months of the implementation program, the following State aid activities were in process on behalf of the District:

- Driffill application for conversion to K-8
- Driffill application for relocation of facilities department
- Seabridge application related to acquisition of site
- Project No. 1 grade reconfiguration, science labs and kindergarten classroom improvements
- Project No. 2 Driffill kindergarten classroom improvements
- Project No. 3 Lemonwood School reconstruction
- Project No. 4 Harrington School reconstruction

2.7.1 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. This eligibility is school site specific and subject to the availability of funding from the State. Funding for this program is not currently available, but is projected to be available should a State School Bond be successful for the November 2014 ballot.

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. These calculations will also account for annual adjustments to the school facility program grants set by the State Allocation Board.

The table below summarizes the estimated eligibility for modernization funds, updated based on current grant amounts. Total eligibility for permanent classrooms is estimated to be \$3.8 million in FY 2013, and estimated to increase to a total of \$15.9 million by FY 2021.

Estimated Modernization Eligibility – Permanent Classrooms 60-40 Program

School Site	Grant Eligibility FY 2013	Grant Eligibility FY 2017	Grant Eligibility FY 2021	Total
Brekke	\$ -	\$ -	\$ 2,413,450	\$ 2,413,450
Chavez	\$ -	\$ -	\$ -	\$ -
Curren	\$ -	\$ -	\$ -	\$ -
Driffill	\$ -	\$ -	\$ -	\$ -
Elm	\$ -	\$ -	\$ -	\$ -
Frank	\$ -	\$ -	\$ 4,666,464	\$ 4,666,464
Fremont	\$ 3,818,016	\$ -	\$ -	\$ 3,818,016
Harrington	\$ -	\$ -	\$ -	\$ -
Haydock	\$ -	\$ -	\$ -	\$ -
Kamala	\$ -	\$ -	\$ -	\$ -
Lemonwood	\$ -	\$ -	\$ -	\$ -
Marina West	\$ -	\$ -	\$ -	\$ -
Marshall	\$ -	\$ -	\$ -	\$ -
McAuliffe	\$ -	\$ 2,506,275	\$ -	\$ 2,506,275
McKinna	\$ -	\$ -	\$ -	\$ -
Ramona	\$ -	\$ -	\$ -	\$ -

Ritchen	\$	-	\$ 2,506,275	\$	-	\$ 2,506,275
Rose	\$	-	\$ -	\$	-	\$ -
Sierra Linda	\$	-	\$ -	\$	-	\$ -
Soria	\$	-	\$ -	\$	-	\$ -
		\$ 3,818,016	\$ 5,012,550		\$ 7,079,914	\$ 15,910,480

It is estimated that the District currently has approximately 212 portable classrooms in service. Approximately 10 percent are over 20 years old and may qualify for modernization. Most districts elect to replace portable classrooms with permanent facilities and to take eligible modernization grants for portable classrooms to improve support facilities (e.g. cafeterias, multi-purpose rooms, etc.).

The table below summarizes the estimated eligibility for modernization funds per site for portable classrooms in service on alternate dates, updated based on current grant amounts. As of FY 2013, the District may qualify for up to \$1.9 million in State modernization funds. Based on current State requirements and unless portables are removed from service, the total anticipated modernization eligibility for portable classrooms is anticipated to increase to approximately \$14.7 million by FY 2021.

Given the District's desire to replace portable facilities with permanent facilities, however, will require a detailed site plan and management strategy to optimize State Modernization Program funding for portable classrooms. Once portables are removed, portable classroom eligibility may no longer be available. Therefore, it may be more appropriate to utilize available portable classroom eligibility to modernize support facilities that will remain in use, subject to State approval.

Estimated Modernization Eligibility – Portable Classrooms 60-40 Program*

School Site	Grant Eligibility FY 2013	Grant Eligibility FY 2017	Grant Eligibility FY 2021	Total
Brekke	\$ -	\$ -	\$ 185,650	\$ 185,650
Chavez	\$ -	\$ -	\$ -	\$ -
Curren	\$ -	\$ -	\$ 92,825	\$ 92,825
Driffill	\$ -	\$ 556,950	\$ 278,475	\$ 835,425
Elm	\$ -	\$ -	\$ 1,763,675	\$ 1,763,675
Frank	\$ -	\$ -	\$ 424,224	\$ 424,224
Fremont	\$ 848,448	\$ -	\$ 212,112	\$ 1,060,560
Harrington	\$ 278,475	\$ 278,475	\$ 464,125	\$ 1,021,075
Haydock	\$ -	\$ -	\$ -	\$ -
Kamala	\$ -	\$ -	\$ 464,125	\$ 464,125
Lemonwood	\$ 464,125	\$ 278,475	\$ 649,775	\$ 1,392,375
Marina West	\$ 371,300	\$ 371,300	\$ 556,950	\$ 1,299,550
Marshall	\$ -	\$ -	\$ -	\$ -
McAuliffe	\$ -	\$ 556,950	\$ 185,650	\$ 742,600
McKinna	\$ -	\$ 649,775	\$ 649,775	\$ 1,299,550
Ramona	\$ -	\$ -	\$ 2,227,800	\$ 2,227,800
Ritchen	\$ -	\$ -	\$ 185,650	\$ 185,650
Rose	\$ -	\$ -	\$ 278,475	\$ 278,475
Sierra Linda	\$ -	\$ 742,600	\$ 742,600	\$ 1,485,200
Soria	\$ -	\$ -	\$ -	\$ -
	\$ 1,962,348	\$ 3,434,525	\$ 9,361,886	\$14,758,759

* Current dollars

2.7.2 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. Grants are determined by determining the number of eligible pupils and multiplying that figure by the State Allocation Board's grant amount per pupil. The number of eligible pupils will change over time due to changes in current enrollment and projections for new growth. The table below displays the District's original baseline eligibility, followed by adjustments established in January 2013. These figures have been reviewed and consideration has now been made for the District's current 2013-14 enrollment and adjusted projected growth.

	<i>Date</i>	<i>K - 6 Grants</i>	<i>7 - 8 Grants</i>
Base Line Eligibility for New Construction	3/22/2000	4109	647
New Construction Eligibility Update 2013	1/23/2013	1190	229
Less Driffill apportionment	1/23/2013	-350	0
Base Line Eligibility for New Construction as of 2013		4949	876
New 2013-2014 Enrollment	10/2/2013	256	22
Additional Projected Growth Enrollment	11/27/2013	323	82
Total Estimated Eligible Pupils		5,528	980

Based on actual CBEDS data measured on October 2, 2013 and utilization of current State Allocation Board pupil grant amounts, updated estimates suggest the District may be eligible for up to \$73 million of State grants for new construction. This does not include the estimated cost of land acquisition, if necessary. Of this total, approximately \$53.9 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. Funding for this program is not currently available, but is projected to be available should a State School Bond be successful for the November 2014 ballot.

Estimated New Construction Eligibility – 50/50 Program*

Grade Level	Est. Eligible Pupils	Est. Grant/Pupil Effective 01-12	Est. State Grant (50%)	Est. Local Match (50%)	Project Total (100%)
K-6	5,528	\$9,751	\$ 53,903,528	\$ 53,903,528	\$ 107,807,056
7-8	980	\$10,312	\$ 10,105,760	\$ 10,105,760	\$ 20,211,520
Subtotal			\$ 64,009,288	\$ 64,009,288	\$ 128,018,576
		Est. Site Service (15%)	\$ 9,601,393	\$ 9,601,393	\$ 19,202,786
Total			\$ 73,610,681	\$ 73,610,681	\$ 147,221,362

* Current dollars

2.7.3 STATE FINANCIAL HARDSHIP UPDATE

The Financial Hardship Program provides assistance for districts that cannot provide all or part of their local share for a School Facility Program project. The District has exceeded its net bonding capacity to qualify for State Financial Hardship funding and today meets the minimum requirements to be considered for the State Financial Hardship program. The charts below demonstrate the projected maximum amount of funding the District would qualify for under the current State Financial Hardship Program and have also been updated to reflect current pupil grant amounts.

Estimated Modernization Eligibility – Permanent & Portable Classrooms Hardship Program*

School Site	Est. Permanent Grant Eligibility	Est. Local Hardship Match	Est. Total Hardship Grant	Est. Portable Grant Eligibility	Est. Local Hardship Match	Est. Total Hardship Grant
Brekke	\$ 2,413,450	\$ 1,608,966	\$ 4,022,416	\$ 185,650	\$ 123,766	\$ 309,416
Chavez	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Currren	\$ -	\$ -	\$ -	\$ 92,825	\$ 61,883	\$ 154,708
Drifill	\$ -	\$ -	\$ -	\$ 834,425	\$ 556,950	\$ 1,392,375
Elm	\$ -	\$ -	\$ -	\$ 1,763,675	\$ 1,175,783	\$ 2,939,458
Frank	\$ 4,666,464	\$ 3,110,976	\$ 7,777,440	\$ 424,224	\$ 282,816	\$ 707,040
Fremont	\$ 3,818,016	\$ 2,545,344	\$ 6,363,360	\$ 1,060,560	\$ 707,040	\$ 1,767,600
Harrington	\$ -	\$ -	\$ -	\$ 1,021,075	\$ 680,716	\$ 1,701,791
Haydock	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kamala	\$ -	\$ -	\$ -	\$ 464,125	\$ 309,416	\$ 773,541
Lemonwood	\$ -	\$ -	\$ -	\$ 1,392,375	\$ 928,250	\$ 2,320,625
Marina						
West	\$ -	\$ -	\$ -	\$ 1,299,550	\$ 866,366	\$ 2,165,916
Marshall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
McAuliffe	\$ 2,506,275	\$ 1,670,850	\$ 4,177,125	\$ 742,600	\$ 495,066	\$ 1,237,666
McKinna	\$ -	\$ -	\$ -	\$ 1,299,550	\$ 866,366	\$ 2,165,916
Ramona	\$ -	\$ -	\$ -	\$ 2,227,800	\$ 1,485,200	\$ 3,713,000
Ritchen	\$ 2,506,275	\$ 1,670,850	\$ 4,177,125	\$ 185,650	\$ 123,766	\$ 309,416
Rose	\$ -	\$ -	\$ -	\$ 278,475	\$ 185,650	\$ 464,125
Sierra Linda	\$ -	\$ -	\$ -	\$ 1,485,200	\$ 990,133	\$ 2,475,333
Soria	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$15,910,480	\$10,606,986	\$26,517,466	\$14,757,759	\$ 9,839,167	\$24,597,926

* Current dollars

Estimated New Construction Eligibility – Hardship Program*

Grade Level	Est. Eligible Pupils	Est. Grant/Pupil Effective 01-12	Est. State Grant (100%)	Est. Local Match (0%)	Project Total (100%)
K-6	5,528	\$9751	\$ 107,807,056	\$ -	\$ 107,807,056
7-8	980	\$10312	\$ 20,211,520	\$ -	\$ 20,211,520
		Subtotal	\$ 128,018,576	\$ -	\$ 128,018,576
		Est. Site Service (15%)	\$ 19,202,786	\$ -	\$ 19,202,786
		Total	\$ 147,221,362	\$ -	\$ 147,221,362

* Current dollars

Under the Financial Hardship Program, the State would pay the District's share of the local match above and beyond the otherwise grant level. This is true for modernization and new construction. Under the Program, however, the District must have exhausted all unencumbered capital fund balances available for modernization or new construction. In addition, any funds that become available during the time the District is in the Hardship period will reduce the amount of the State's grant proportionally. Except for land acquisition and some site service costs, 100 percent grant funding does not typically equate to 100 percent of the total development costs associated with the design and construction of an eligible project. Often projects must be phased and alternate methods of construction (e.g. modular) must be employed to achieve the desired space requirement for housing students. Therefore, a detailed and thoughtful analysis shall be undertaken prior to proceeding with Hardship funding to meet anticipated project needs of the District. An alternate plan to accommodate Hardship funding for Phase 2 and Phase 3 projects has been prepared and is maintained on an ongoing basis concurrent with scheduled six month updates to the Board.

2.8 FACILITIES PROGRAM UPDATE

The Measure "R" Facilities Implementation Program projects have made significant progress since the previous report provided in June 2013. The following summaries provide an update on the current status of each project, as well as noting whether any adjustments to project budgets and schedules are recommended at this time.

2.8.1 PROJECT 1: KINDERGARTEN & SCIENCE RECONFIGURATION

Project Overview

Project 1 of the Measure "R" Facilities Implementation Program includes various modernization upgrades to eight (8) school sites across the District to ensure that the August 2014 grade reconfiguration will be supported by adequate kindergarten and science instructional facilities at all school sites.

The Board of Trustees approved the implementation of Extended Day Kindergarten across the District beginning in August 2014 as part of the grade reconfiguration. Subsequently the Board approved educational specifications for all future District school facilities that identify a requirement of four (4) kindergarten classrooms at all K-5 and K-8 schools, each room consisting of approximately 1,120 square feet, with a student restroom inside the classroom, as well as a teacher's work room of approximately 200 square feet for every two (2) kindergarten classrooms. Approved Educational Specifications also identify a requirement for 1,200 square foot science labs at the K-8 and Middle School sites, with a 200 square foot prep room to be provided for every two (2) science labs.

The eight (8) school sites to be improved as part of Project 1 include:

Kindergarten Improvements: Brekke, McAuliffe, and Ritchen.

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

Academy Science Upgrades: Fremont and Haydock.

Consultant Assignments:

Architect of Record: Dougherty + Dougherty Architects, LLP.

Construction Manager: Vanir Construction Management, Inc.

Program Manager: Caldwell Flores Winters, Inc.

Project Status Update:

Project 1 design is complete and was submitted to DSA on schedule on September 10, 2013. Each site has been submitted as a separate project for DSA tracking purposes however, the group of sites will continue to be managed as a single project. DSA comments are expected in January-February 2014. The District is currently planning to award the construction services agreement in spring 2014 in preparation for the start of construction on June 20, 2014.

The District has launched an accelerated effort to construct a 21st Century Science Lab as a demonstration classroom to evaluate the furniture, fixtures, equipment, and technology that is currently planned to be implemented throughout the Measure "R" Facilities Program. The demonstration lab project is under the management of the Executive Director of Facilities Planning, Engineering, and Operations, and is being funded by District sources other than Measure "R". The demonstration lab project has been competitively bid to local contractors and is currently scheduled to be complete in mid-January 2014.

Preliminary comments from DSA have indicated that the science lab improvements at Fremont may require the addition of an automatic fire sprinkler system to the Project due to the storage and use of hazardous chemicals inherent in the 7th and 8th grade science curriculum. If the sprinkler systems are required by DSA at Fremont, it is likely they will also affect two (2) of the three labs to be modernized at Haydock as well.

Project Budget Update:

Pursuant to the Board's approval of the June Facilities Implementation Program's recommended budget adjustments, the Project 1 budget has an approved "all-in" amount of:

Project 1 Total Budget - \$4,577,463.00

This "all-in" budget figure includes line items for construction hard costs, soft costs, and District contingency for the project.

Throughout the design process aggressive efforts were focused on ensuring that the final project design could be constructed within the approved budget. However, as the design process concluded, it became clear that budget adjustments would be required to account for the following general issues:

- **All sites:**
 - Project Phasing - To make further provisions for timely completion of the project, an additional allowance was provided to accelerate completion from a 90 day to a 50 day schedule.
- **Chavez , Curren, & Kamala – K-8 science lab reconfiguration sites:**
 - Plumbing - Upgrade sanitary sewer to meet increased capacity and use (*Chavez only*),
 - HVAC - New HVAC equipment required, old HVAC equipment lacked capacity for new configuration,
 - Fire Alarm - Upgrade and replace fire alarm system to meet code requirements,
 - Fire Sprinkler - Update and replace fire sprinkler system to meet code requirements,
 - Soffit - DSA required structural soffit system for sliding markerboards, and
 - Fire-rated Walls – Required NFPA rating due to hazardous materials used in curriculum
- **Ritchen – Kindergarten reconfiguration site:**
 - Shear Wall – Structural engineer required new shearing of exposed walls,
 - Soffit – DSA required structural soffit system for sliding markerboards, and
 - HVAC – Required new diffusers and ducting around soffit.

- **Brekke** - *Kindergarten reconfiguration site:*
 - Savings due to existing casework salvaged for re-use
- **Haydock** – *Middle school academy science lab reconfiguration site:*
 - Fire Sprinkler – New fire sprinkler systems for advanced science labs,
 - Advanced Equipment – Specialized equipment required at advanced science labs and piano lab,
 - Savings due to flooring design, fixed lab equipment design, HVAC design, and electrical design strategies.
- **Fremont** – *Middle school academy science lab reconfiguration site:*
 - Fire Sprinkler – New fire sprinkler systems for advanced science labs,
 - Advanced Equipment – Specialized equipment required at advanced science labs and digital arts lab,
 - Savings due to reduced scope of work in science lab areas.

To address the issues listed above the following budget adjustments totaling \$605,000 are recommended at this time:

- \$150K to fund general construction costs due to issues listed above.
- \$100K to fund specialty equipment for the advanced labs being constructed at Fremont and Haydock (\$50K/site).
- \$200K to fund fire life safety systems at Fremont per DSA intake review comments.
- \$100K to fund fire life safety systems at Haydock which are anticipated to be similar to Fremont.
- \$55K to fund additional contingency, which is 10% of the amounts recommended above.

Project 1 Original budget: **\$5,809,986.00**
Project 1 Current Budget: **\$4,577,463.00**
Project 1 Budget Adjustment: **+ \$605,000.00**
Revised Total Project 1 Budget: **\$5,182,463.00**

A breakout by each site is provided below:

Project Name/Task	Current Budget	Annual Report Budget Adjustment	Annual Report Revised Budget
Chavez Science	\$293,319.00	\$225,262.00	\$518,581.00
Curren Science	\$293,319.00	\$205,758.00	\$499,077.00
Kamala Science	\$293,319.00	\$159,829.00	\$453,148.00
Fremont Science	\$1,843,007.00	\$83,356.00	\$1,926,363.00
Haydock Science	\$1,047,651.00	(\$63,352.00)	\$984,299.00
Brekke KG	\$282,568.00	(\$58,111.00)	\$224,457.00
McAuliffe KG	\$262,140.00	\$9,921.00	\$272,061.00
Ritchen KG	\$262,140.00	\$42,337.00	\$304,477.00
Project 1 Total	\$4,577,463.00	\$605,000.00	\$5,182,463.00

Project Schedule Update:

All Project 1 sites are on schedule to be constructed over summer 2014, to be complete by August 8, 2014.

Start (1/15/2013) Finish (8/8/2014)

Construction Schedule Breakdown
Start (6/20/2014) Finish (8/8/2014)

**Note: Construction finish dates are reflected above; close out is typically an additional six (6) months.*

Project Site Specific Scope of Work Updates:

Below is a brief summary of the scope of work for each site, and specific changes that have occurred since the June 2013 semi-annual report.

MCAULIFFE ELEMENTARY SCHOOL – KINDERGARTEN RECONFIGURATION

Scope of Work:

Reconfigure existing 1st grade classroom #6 into a kindergarten classroom by converting an adjacent existing staff restroom/janitor's closet into a new student restroom accessible from the reconfigured kindergarten classroom. The displaced janitor's closet will be relocated immediately adjacent to the new student restroom using a small area within an existing teacher's prep room.

Scope Adjustments:

Minor adjustments to interior finish improvements to ensure cost efficiency.

BREKKE ELEMENTARY SCHOOL – KINDERGARTEN RECONFIGURATION

Scope of Work:

Reconfigure existing 1st grade classroom #5 into a kindergarten classroom, including the addition of a student restroom accessible from the classroom, as well as a new teacher work room also accessible from the classroom. Both the student restroom and teacher work room would be provided by utilizing a small portion of two existing teacher prep rooms, TPR-3 & TPR-4, each of which share a common wall with classroom #5. In addition, the project includes the removal of two existing portable buildings currently in the school hard court area.

Scope Adjustments:

Minor adjustments to interior finish improvements to ensure cost efficiency, including salvage and re-use of existing casework.

RITCHEN ELEMENTARY SCHOOL – KINDERGARTEN RECONFIGURATION

Scope of Work:

Reconfiguration of existing SDC classroom #7 into a kindergarten classroom with a student restroom and teacher work room accessible from the classroom. The scope of work included the relocation of an existing wall separating the classroom #7 from the adjacent classroom #8 to increase the square footage of the reconfigured kindergarten classroom to meet the approved Education Specifications. The project also included the reconfiguration of an existing restroom to be ADA compliant, as well as a new teacher work room also accessible from the classroom. The adjacent classroom that is reduced in size to accommodate the new kindergarten will be repurposed as a resource room for the school site.

Scope Adjustments:

There have been no substantive changes to the functional scope of the project. However, due to the configuration of existing structural systems the interior layout of the room has been revised to fit more appropriately within the

existing structure. Whereas the design at the time of the June 2013 update indicated that support facilities (restroom & work room) would have been adjacent to the corridor, now the room layout has been rotated so that these support facilities are adjacent to classroom #8. Structural shear wall enhancement was also required, along with an enhanced structural soffit to brace the sliding marker board systems. Minor adjustments to interior finish improvements have also been made to ensure cost efficiency.

CHAVEZ ELEMENTARY SCHOOL – K-8 SCIENCE LAB RECONFIGURATION

Scope of Work:

Reconfigure three (3) existing classrooms into two (2) larger science labs to accommodate the K-8 science academic program. The work includes demolition of all interior partitions separating the three existing classrooms and removal of all casework and other interior improvements required to accommodate the reconfiguration. A new partition will be installed separating the reconfigured science labs, as well as the construction of 200 square feet of prep room space to service the new science labs.

Scope Adjustments:

Additional underground plumbing work was required to meet increased capacity and use of science lab sinks and fixtures. New HVAC roof-top unit was required due to insufficient capacity of existing units. Upgrade and replacement of fire alarm and fire sprinkler systems is anticipated to be required by DSA. Enhanced structural soffit was required to brace the sliding marker board system. Fire-rated wall systems were required to be added due to hazardous materials used in the curriculum. Also, minor adjustments to interior finish improvements to ensure cost efficiency.

CURREN ELEMENTARY SCHOOL – K-8 SCIENCE LAB RECONFIGURATION

Scope of Work:

Reconfigure three (3) existing classrooms into two (2) larger science labs to accommodate the K-8 science academic program. The work includes demolition of all interior partitions separating the three existing classrooms and removal of all casework and other interior improvements required to accommodate the reconfiguration. A new partition will be installed separating the reconfigured science labs, as well as the construction of 200 square feet of prep room space to service the new science labs.

Scope Adjustments:

New HVAC roof-top unit was required due to insufficient capacity of existing units. Upgrade and replacement of fire alarm and fire sprinkler systems is anticipated to be required by DSA. Enhanced structural soffit was required to brace the sliding marker board system. Fire-rated wall systems were required to be added due to hazardous materials used in the curriculum. Also, minor adjustments to interior finish improvements to ensure cost efficiency.

KAMALA ELEMENTARY SCHOOL – K-8 SCIENCE LAB RECONFIGURATION

Scope of Work:

Reconfigure three (3) existing classrooms into two (2) larger science labs to accommodate the K-8 science academic program. The work includes demolition of all interior partitions separating the three existing classrooms and removal of all casework and other interior improvements required to accommodate the reconfiguration. A

new partition will be installed separating the reconfigured science labs, as well as the construction of 200 square feet of prep room space to service the new science labs.

Scope Adjustments:

New HVAC roof-top unit was required due to insufficient capacity of existing units. Upgrade and replacement of fire alarm and fire sprinkler systems is anticipated to be required by DSA. Enhanced structural soffit was required to brace the sliding marker board system. Fire-rated wall systems were required to be added due to hazardous materials used in the curriculum. Also, minor adjustments to interior finish improvements to ensure cost efficiency.

FREMONT MIDDLE SCHOOL – MIDDLE SCHOOL SCIENCE LAB RECONFIGURATION

Scope of Work:

Modernization of the existing science wing located in Building 800, including the reconfiguration of eight (8) existing science labs/classrooms into six (6) larger science labs, conversion of an existing classroom into a science classroom, and enhancement of an additional existing classroom into a digital arts technology lab.

Scope Adjustments:

Fire sprinkler system is required by DSA due to hazardous materials used in the curriculum. Advanced lab equipment is required for advanced science labs and digital arts lab. Minor adjustments to interior finish improvements to ensure cost efficiency.

HAYDOCK MIDDLE SCHOOL – MIDDLE SCHOOL SCIENCE LAB RECONFIGURATION

Scope of Work:

Enhance three (3) existing science labs and one (1) existing science classroom, and reconfigure of a portion of an existing tech lab into an SDC classroom with shared facilities with the existing adjacent SDC classroom to accommodate the required work. Reconfigured science labs will all include at least 200 square feet of prep room space for every two (2) labs. Reconfigured science classrooms also include enhanced prep room space.

Scope Adjustments:

Following a detailed site walk with District staff and the site principal, it was determined that the Haydock site would only require three (3) total science labs, one for each grade level, which resulted in the removal of the fourth lab that was planned for room 505. With the launch of the Academy programs, and additional clarity regarding each Academy's intended focus and course selections, the Haydock site was selected for early implementation of both a demonstration lab to showcase the 21st Century Science Laboratory design and features, as well as a Piano Lab, to demonstrate the performing arts facilities available to be integrated into new schools and future projects. The demonstration science lab will be constructed in room 405, which will also serve as the third science lab for the school site to service 6th grade students. The Piano Lab will be constructed in the remaining space of the existing tech lab that is not required for the new SDC classroom. Fire sprinkler system is required by DSA due to hazardous materials used in the curriculum. Advanced lab equipment is required for advanced science labs and piano lab. Savings were achieved due to flooring, fixed lab equipment, HVAC, and electrical design strategies. Also, minor adjustments to interior finish improvements to ensure cost efficiency.

2.8.2 PROJECT 2: DRIFILL KINDERGARTEN RECONFIGURATION

Project Overview:

Project 2 of the Measure “R” Facilities Implementation Program provides for the construction of new kindergarten facilities at the Drifill school site to replace aging facilities and ensure that the campus is prepared for extended day kindergarten programs to be launched in August 2014.

Consultant Assignments:

Architect of Record: Flewelling & Moody

Construction Manager: Not selected

Program Manager: 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.

Project Status Update:

The project design is complete and was submitted to DSA in July 2013 and is awaiting plan check comments. The District is negotiating with the city to remove a public sewer main that currently traverses the site, thus eliminating a significant liability to the campus.

Project Budget Update:

Pursuant to the Board’s approval of the Facilities Implementation Program Semi-Annual report’s recommended budget adjustments, the Project 2 budget has an approved “all-in” amount of:

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

This “all-in” budget figure includes line items for construction hard costs, soft costs, and District contingency for the project. No adjustments are recommended to the Project 2 budget at this time.

Project Schedule Update:

Project 2 is on schedule to complete construction by August 8, 2014.

Start (2/15/2013) Finish (8/8/2014)

Construction Schedule Breakdown

Start (1/22/2014) Finish (8/8/2014)

**Note: Construction finish dates are reflected above; close out is typically an additional six (6) months.*

Scope of Work:

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.

Scope Adjustments:

There have been no substantive changes to the functional scope of the project.

2.8.3 PROJECT 3: LEMONWOOD RECONSTRUCTION

Project Overview:

Project 3 of the Measure “R” Facilities Implementation Program provides for the replacement of the aging facilities at the Lemonwood Elementary School site with a complete 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.

Consultant Assignments:

Architect of Record: MVE Institutional, Inc.
Construction Manager: Swinerton Builders
Program Manager: Caldwell Flores Winters, Inc.

Project Status Update:

At the October 2, 2013 regular Board meeting, Swinerton Builders was approved to serve as the lease-leaseback (LLB) construction manager (CM) for preconstruction services on the project.

The project design currently in the Design Development (DD) phase in which utility systems, structural systems, and other building systems are coordinated with the architectural design consistent with the program vision. This interdisciplinary coordination occurs between the Architect of Record and various engineering and design consultants including structural, mechanical, electrical, plumbing, civil, and landscape. A primary focus of preconstruction planning has been to finalize the project phasing plan to ensure that the existing campus can maintain operations at full capacity throughout construction.

Project Budget Update:

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

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

This “all-in” budget figure includes line items for construction hard costs, soft costs, and District contingency for the project. No adjustments are recommended to the Project 3 budget at this time.

Project Schedule Update:

Project 3 is on schedule for design to be complete for DSA submittal by April 18, 2014. Due to project phasing requirements to maintain existing operations throughout construction, a three phase construction plan has been submitted by the Construction Manager and approved by the District. This plan will increase the construction schedule for the overall campus by approximately twelve (12) months.

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, will be ready for occupancy in June 2016 in time for the 2016/17 academic year. Phase 2, which includes the new administration and multi-purpose room buildings, will be ready for occupancy in May 2017 in time for the 2017/18 academic year. Phase 3, which is the final phase and includes the new kindergarten quad and final site work, will be complete by February 2018 for occupancy over spring break of 2017/18 academic year:

Current Schedule:	Start	(2/18/2013)	Finish	(2/7/2017)
Recommended Schedule:	Start	(2/18/2013)	Finish	(2/7/2018)

Construction Phasing Breakdown

Phase 1	Start	(7/20/2015)	Finish	(6/20/2016)
Phase 2	Start	(6/20/2016)	Finish	(5/20/2017)
Phase 3	Start	(5/20/2017)	Finish	(2/7/2018)

**Note: Construction finish dates are reflected above; close out is typically an additional six (6) months.*

Scope of Work:

The project includes the replacement of the Lemonwood 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 (28) general purpose classrooms, four (4) kindergarten classrooms, three (3) science laboratories, three (3) special day classrooms, 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 will be preserved and repurposed to provide early childhood education services for the District.

Scope Adjustments:

Pursuant to the Board's direction the following changes have been made to the Project 3 scope of work:

- The multipurpose room facility at the new Lemonwood K-8 School has been revised to be consistent with the K-8 facilities standard, including the removal of a raised performance stage and bleachers.
- The outdoor eating area structural lunch shelter has been removed from the project.

2.8.4 PROJECT 4: HARRINGTON RECONSTRUCTION

Project Overview:

Project 4 of the Measure "R" Facilities Implementation Program provides for the replacement of the aging facilities at the Harrington Elementary School site with a complete new school facility. The new school is being designed to serve as a K-5 school for up to 700 students at state loading standards.

Consultant Assignments:

Architect of Record: Dougherty + Dougherty Architects, LLP.
Construction Manager: Bernards Bros., Inc.
Geotechnical Engineer: Koury Engineering & Testing, Inc.
Project Surveyor: WM Surveys, Inc.
Program Manager: Caldwell Flores Winters, Inc.

Project Status Update:

At the August 21, 2013 Board meeting, Koury Engineering & Testing, Inc. was approved to serve as the geotechnical engineer for preconstruction services, and WM Surveys, inc. was approved to serve as the project surveyor. At the September 4, 2013 Board meeting, Bernards Bros., Inc. was approved to serve as the lease-leaseback (LLB) construction manager (CM) for preconstruction services on the project.

The project design is in the Construction Documents (CD) phase and is nearing completion with the final design on schedule for submittal to DSA on December 18, 2013. The CD phase is where final details are developed and coordinated between architectural, structural, mechanical, electrical, plumbing, civil, and landscape consultants. Significant efforts are underway to complete the planning for relocation and interim facilities required to support the preschool programs currently located in the southeast quadrant of the school site.

Project Budget Update:

Pursuant to the Board's approval of the Facilities Implementation Program Semi-Annual report's recommended budget, the Project 4 budget has an approved "all-in" amount of:

Project 4 Total Budget - \$22,822,171.00

This "all-in" budget figure includes line items for construction hard costs, soft costs, and District contingency for the project. No adjustments are recommended to the Project 4 budget at this time.

Project Schedule Update:

Project 4 is on schedule for design to be complete for DSA submittal by December 18, 2013, and completed by January 6, 2016. As committed to the Board of Trustees upon award of the architectural services agreement, the project team is working aggressively to achieve an accelerated schedule that would allow the new school to complete in August 2015 and be open in time for the 2015/16 academic year. The ability to meet this accelerated schedule is highly dependent on timely review by DSA, the ability to provide a complete site to the contractor upon start of construction, and the absence of unforeseen conditions which may create delays.

Start (3/11/2013) Finish (1/6/2016)

Construction Schedule Breakdown

Start (1/13/2015) Finish (1/6/2016)

**Note: Construction finish dates are reflected above; close out is typically an additional six (6) months.*

Scope of Work:

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 for the District. During the course of construction, interim 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 into Building 3 and the existing administration building once the new school and all modernization of those facilities is complete.

Scope Adjustments:

Pursuant to the Board's direction the following changes have been made to the Project 4 scope of work:

- The multi-purpose room facility program has been revised to remove the raised stage area and maximize the available square footage for flexible use of the space.
- The outdoor eating area lunch shelter has been removed from the project.

2.8.5 PROJECT 5: ELM RECONSTRUCTION

Project Overview:

Project 5 of the Measure “R” Facilities Implementation Program provides for the replacement of the aging facilities at the Elm Elementary School site with a complete 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.

Consultant Assignments:

Architect of Record: MVE Institutional, Inc.
 Construction Manager: Seward L. Schreder Construction, Inc.
 Program Manager: Caldwell Flores Winters, Inc.

Project Status Update:

At the October 16, 2013 Board meeting, MVE Institutional, Inc. was appointed as the Architect of Record for the project. At the November 13, 2013 Board meeting, Seward L. Schreder Construction, Inc. was approved to serve as the lease-leaseback (LLB) construction manager (CM) for preconstruction services on the project.

The project design kick-off meeting was conducted on October 31, 2013 and the project is currently in the Programming & Conceptual Design phase, which is scheduled to be complete in early December. The Programming & Conceptual Design phase is where the new school sites overall programmatic space planning is confirmed as to the size and location of the various program areas. Preliminary designs are also developed at this time to better understand the ‘look and feel’ of the proposed design.

Project Budget Update:

Pursuant to the Board’s approval of the Facilities Implementation Program Semi-Annual report’s recommended budget, the Project 5 budget has an approved “all-in” amount of:

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

This “all-in” budget figure includes line items for construction hard costs, soft costs, and District contingency for the project. No adjustments are recommended to the Project 5 budget at this time.

Project Schedule Update:

The new Elm school planned as Project 5 was originally tied to the completion of construction at the new Harrington school. Under the original scenario, the Elm school would have moved into the existing facilities at Harrington once the new Harrington school was occupied, and the ‘old Harrington’ would have served as the interim school for Elm until the new Elm school was complete. At the direction of the Superintendent in early July 2013 in the interest of accelerating the completion of the new Elm school, CFW began studying potential scenarios for developing the new Elm Elementary School which could be accomplished on the existing site, without requiring Elm to relocate to interim facilities.

The analysis confirmed that it was feasible to construct the new Elm school on the existing site while the school remained in operation throughout construction. The analysis also confirmed the project could be accelerated by a

full year. The new scenario was approved by the Superintendent and the architect selection process was launched for the Elm school.

Project 5 is currently on schedule for design to be complete for DSA submittal by July 11, 2014. The approved schedule for DSA submittal based on the June 2013 semi-annual report was July 17, 2015.

Current Schedule:	Start	(7/1/2014)	Finish	(7/26/2017)
Recommended Schedule:	Start	(7/1/2013)	Finish	(8/24/2016)

Construction Schedule Breakdown

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

**Note: Construction finish dates are reflected above; close out is typically an additional six (6) months.*

Scope of Work:

The project includes the replacement of the Elm 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 (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.

Scope Adjustments:

Pursuant to the Board's direction the following changes have been made to the Project 5 scope of work:

- The outdoor eating area lunch shelter has been removed from the project.

2.8.6 LAND ACQUISITION & NEW SITE DEVELOPMENT

The Facilities Implementation Program recommended the acquisition of land for additional elementary and middle school sites expected to be constructed as needed and when permitted by available funding. Efforts are underway to acquire and prepare for development of the following sites:

- Southwest "Seabridge" New Elementary School Site (near Wooley Rd./Victoria Ave.)
- Teal Club New Middle School Site (near Patterson Rd./Doris Ave.)

SOUTHWEST "SEABRIDGE" ELEMENTARY SCHOOL SITE ACQUISITION & DEVELOPMENT

Project Overview:

The new elementary school site acquisition project was originally defined as the completion of the site purchase as defined by the Settlement Agreement, and Mitigation & Option Agreement between the Developer and the District. The site was purchased on June 14, 2013 as reported in CFW's June 2013 semi-annual report. Additional efforts are underway to continue preparing the site for development including resolution of incomplete site work items with the original site developer, DR Horton, and confirmation of site approval by the California Department of Education (CDE).

Project Status Update:

In an effort to resolve incomplete site work items required under the property purchase agreement terms and conditions, District counsel is managing the process with the support of EUR Consulting & Development, Inc. for project management, and CHJ Consultants, Inc. for geotechnical issues. District counsel is awaiting correspondence from the developer, DR Horton, in regards to a potential settlement offer that has been discussed over the past several weeks.

CFW has been in close contact with CDE Field Representative, Rob Corley, including three meetings which occurred in late July, early October, and mid-November 2013. Each meeting has further clarified CDE's requirements for issuing a site approval letter. CFW, on the District's behalf, has provided additional correspondence and documentation to meet every request of CDE, and is currently preparing the final document submittal which is anticipated to result in final site approval.

While the District will continue to pursue a joint-use partnership with the City of Oxnard for shared use of the 2.5 acre future park adjacent to the Seabridge school site, CFW and District staff have developed a 'small site' physical education plan proposal which is acceptable to CDE and will no longer require the joint-use agreement as a precedent for obtaining site approval. The 'small site' PE plan provides a detailed analysis of the master plan enrollment, projected classroom breakdown by grade level, and specific allocation of outdoor spaces for each classroom's physical education activities to occur. The plan allows for all of the required PE activities to occur within the 6 acre parcel purchased by the District and dedicated for school use at all times.

At the November 13, 2013 meeting with CDE, it was confirmed that the revised plan appeared to be acceptable, and will likely result in site approval being granted, however CDE requested that the information be repackaged into a formal submittal to CDE, and be revised to include a greater level of detail regarding the small site PE plan.

Project Budget Update:

Pursuant to the Board's approval of the Facilities Implementation Program Semi-Annual report's recommended budget, the Seabridge budget has an approved "all-in" amount of:

<i>Seabridge Original Budget:</i>	<i>\$8,450,000.00</i>
<i>Seabridge Current Budget:</i>	<i>\$7,250,000.00</i>
<i><u>Seabridge Budget Adjustment:</u></i>	<i><u>+ \$375,000.00</u></i>
<i>Revised Total Seabridge Budget:</i>	<i>\$7,625,000.00</i>

This "all-in" budget figure includes line items for land acquisition purchase price, closing costs, and consultant fees. The adjustment recommended at this time ensure that all expenditures toward the site acquisition to date are accounted for within the project budget, and provides an additional \$23,876.00 for additional costs anticipated for surveying costs, legal fees, and other incidental costs related to finalizing the CDE site approval.

Project Schedule Update:

The Seabridge property was purchased on schedule in June 2013. CDE site approval is currently delayed due to a longer than anticipated review period, and the additional level of scrutiny that CDE is applying toward the site review based on their long history of involvement with the project. We are currently anticipating receipt of CDE approval by the end of 2013.

Upon CDE site approval, CFW will assist the District in applying for State Aid reimbursements for the property's total development costs to date under the State's 50/50 New Construction Facilities Grant Program. Funding is not anticipated until late 2015/early 2016 pending approval of a statewide facilities bond measure on the November 2014 general election ballot.

The final planning, design, and construction of the new elementary site is included in CFW's "Hardship Program" timeline, but is not planned to occur if the District does not qualify for Hardship funding. If the November 2014 Statewide Facilities Bond passes, the Hardship program is preserved, and the District qualifies, it is anticipated that design of the new elementary school would begin in late 2015/early 2016 upon receipt of Hardship funds, and construction would complete in June/July 2020, in time for the 2020/21 academic year.

As the site was purchased on schedule, no additional adjustments are recommended to the site acquisition schedule at this time.

Start (3/11/2013) Finish (6/14/2013)

TEAL CLUB NEW MIDDLE SCHOOL SITE ACQUISITION

Project Overview:

The new middle school site acquisition project includes participation with the Teal Club developer, the City of Oxnard Planning Department, 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. The District and CFW have met with the Development Director, Matt Winegar, on multiple occasions to review the proposed site layout and discuss the status of the Teal Club development. Over the summer of 2013 the District was invited to deliver a presentation to the City's Economic Development Committee (EDCC) to review the Teal Club site in particular. In the case that the Teal Club development is not approved by the City of Oxnard, the District may seek other options for site acquisition for the development of a middle school.

Project Status Update:

CFW has been closely monitoring the progress of the Teal Club development, its potential for approval by the Oxnard City Council, and the activities of the developer in preparing the environmental studies and analyses required to obtain a development permit. The Environmental Impact Report (EIR) is in its final stages of completion by the developer and is anticipated to be published for public comment in late December 2013/early January 2014. CFW coordinated with the developer to ensure that an alternate site study be included in the EIR to reflect the 20 acre middle school site, in lieu of the 8 acre elementary school site original proposed as part of the development.

CFW has also worked closely with District staff, District counsel, the developer, and property owner's attorney to finalize a site access agreement that would permit the District to begin preliminary site evaluation assessments and environmental testing required by CDE to obtain site approval. The access agreement has been signed by the property owner and is scheduled for Board consideration at the December 11 meeting. Once site access is granted, prequalified consultants will be assigned work as required to complete the necessary site studies. CFW recommends that the District pursue limited initial studies to obtain the necessary information for CDE to make a

preliminary determination as to the suitability of the site, while minimizing investment into the site acquisition efforts prior to entering hardship.

Project Budget Update:

The Facilities Implementation Program consists of three planned scenarios:

1. **The Basic Program (Local Funding)** – Supports the improvement of school facilities using only local funds.
2. **The Enhanced Program (State Aid Funding)** – Supports additional facilities improvement using state aid reimbursements if a statewide facilities bond is approved by voters in November 2014.
3. **The Extended Program (Hardship Funding)** – Supported a vast increase in facilities improvements using state aid reimbursements obtained from the Hardship Program if a statewide facilities bond is approved by voters in November 2014, *and includes additional funding for a Hardship Program.*

The proposed new middle school site development and school construction have always been shown as part of the Extended Program (Hardship) only. Once site access is granted, it will be advantageous for the District to be in a position to move forward quickly to complete preliminary site evaluation testing and analyses to confirm with CDE that the site is feasible as a new middle school site.

In order to proceed with site testing upon obtaining access to the site, CFW recommends that the District consider moving forward with limited initial site evaluation and testing including conducting a Phase 1 Environmental Site Survey and completing a Geological Hazards Report. The cost of completing the required studies is recommended to be accommodated by a newly proposed Teal Club Site Testing Allowance in the amount of \$60,000.00.

New Teal Club Site Testing Recommended Allowance: \$60,000.00

This allowance amount will ensure that the District has sufficient funds available to procure consultants for the completion of preliminary tests to verify the feasibility of pursuing the site acquisition. Upon review of the results of the aforementioned preliminary tests with CDE, additional Board direction will be requested for further actions toward acquiring the site and obtaining CDE site approval.

Project Schedule Update:

With the Teal Club Site Access Agreement scheduled for Board consideration at the December 11, 2013 meeting, it is anticipated that site testing could commence in mid-January. Completion of the studies is anticipated to take 6 months, completing on or around June 2014.

2.9 RECOMMENDATIONS

It is recommended that the Board accept and adopt the Six Month Implementation Report as an adjustment to the Facilities Implementation Program adopted by the Board at its January 2013 meeting and further updated at its June 2013 meeting. It is also recommended that the Board establish a date at its regularly scheduled June 2014 meeting to consider the next six month update report.

EXHIBIT A

PRESENTATIONS, WORKSHOPS & UPDATES TO THE BOARD OF TRUSTEES

Board Agenda				
Date	Item	Agenda Description	Purpose	Action
3-Oct-12	C-4	Ratification of Agreement #12-118 with F&M Architecture, Inc.	Appoint AOR to resolve pending issues with Martinez Architects related to Drifhill School P2P construction project.	Unanimously Approved
3-Oct-12	D-2	Consideration and Approval of Agreement #12-132 with Caldwell Flores Winters, Inc., for Professional Program Management & Implementation Services	Appoint CFW to prepare Oxnard Facilities Implementation Program and manage Measure "R" and Facilities Program	Unanimously Approved
10-Oct-12	5	Board Governance Planning Session	Develop goals and objectives for the 2012-13 Academic Year	Workshop/No Action
17-Oct-12	A-5	Report on State Aid and State Facilities Program	Update and present regarding State Aid	Presentation/No Action
17-Oct-12	D-1	Appointment of Measure "R" Bond Oversight Committee	Appoint community and organizational members to the Bond Oversight Committee	Unanimously Approved
25-Oct-12	8	Consideration and Approval of Proposal for Construction Management Services for the Drifhill School Project from EUR Consulting Inc., OSD Agreement #12-153	Approve interim replacement of Martinez Architects as project manager for Drifhill P2P construction project	Unanimously Approved
	9	Board Governance Facilities Planning Session	Conduct workshop with Board of Trustees to develop Capital Facilities Implementation Plan	Workshop/No Action
8-Nov-12	8	Board Governance Planning Session	Continue workshop to develop Goals and Objectives for the 2012-2013 Academic Year	Workshop/No Action
14-Nov-12	D-1	Approval of Resolution #12-20 Authorizing the Issuance and Sale of OSD General Obligation Bonds, Election 2012, Series A.	Approve resolution authorizing sale of first series of Measure "R" bonds in an amount not to exceed \$21M	Unanimously Approved
14-Nov-12	D-4	Approval of Agreement #12-153 with EUR Consulting and Development, Inc. for Drifhill Construction Program	Approve permanent appointment of EUR as the CM on the Drifhill P2P Project.	Unanimously Approved
15-Nov-12	5	Board Governance Facilities Planning Session	Continue workshops to develop Board of Trustees direction for the Oxnard Facilities Implementation Plan	Workshop/No Action
13-Dec-12	A-5	Board Workshop Session	Conduct Session III of the Board workshops to develop the Oxnard Facilities Implementation Plan	Workshop/No Action
3-Jan-13		Special Meeting to Visit Ceres Unified School District Pre-Engineered Construction (2) school sites	Visit school sites to review Saramark pre-engineered final product	Workshop/No Action
9-Jan-13	5	Public Hearing - Waiver of Statutory Bonding Capacity Limitation	Conduct public hearing and adopt resolution seeking a waiver from the Department of Education to exceed bonding cap	Unanimously Approved
9-Jan-13	6	Board Governance Facilities Planning Session	Final workshop planning session for the development of the Oxnard Facilities Implementation Plan	Workshop/No Action
16-Jan-13	D-2	Approval of OSD Facilities Implementation Program	Adopt the Facilities Implementation Plan prepared by CFW at the Direction of the Board of Trustees	Unanimously Approved
6-Feb-13	E-1	Report from CFW, Inc. - Facilities Implementation Program	Update the Board of Trustees regarding progress and communication plan for the grade level reconfiguration from K-6, 7-8 to K-5, K-8 and 6-8; Academy Program and Board Policies that are anticipated to need revision	Presentation/No Action
13-Feb-13	8	Board Governance Planning Session	Conduct final session to develop the Board's Goals and Objectives for the 2012-13 and 2013-14 Academic Years	Workshop/No Action
20-Feb-13	A-5	Study Session - Facilities Implementation Program	Update to the Board of Trustees regarding Facilities Implementation Plan and the communication plan regarding the grade level reconfiguration for K-5, K-8 & 6-8	Presentation/No Action
20-Feb-13	D-4	Request for Approval of Resolution #12-25 Tax Revenue Anticipation Notes 2012-13	Approve resolution authorizing TRAN	Unanimously Approved
20-Feb-13	D-7	Approval of Resolution #12-27 Authorizing the Acquisition of the Site Known as Southwest Site/Seabridge Site. . .	Approve resolution authorizing the acquisition of the Southwest School Site	Unanimously Approved
6-Mar-13	D-1	Approval of Amendment #1 to Agreement #12-118 - F&M Architecture Inc.	Approve amendment to provide services related to project closeouts for all outstanding DSA projects	Unanimously Approved
6-Mar-13	D-2	Approval of Agreement #12-205 - Dougherty & Dougherty Architects, LLP	Conclude selection process and appoint Dougherty & Dougherty, LLP as architect of record for Project No.1	Unanimously Approved
6-Mar-13	E-1	Report from CFW, Inc. - Facilities Implementation Program	Present Academy Program Visitation, Academy Program, parent and teacher input and collaboration.	Presentation/No Action
13-Mar-13	5	Closed Session	Present update on acquisition of Seabridge site	Presentation/No Action
20-Mar-13	D-1	Approval of Amendment #2 to Agreement #12-118 - F&M Architecture Inc.	Approve contract amendment to provide architectural services for the additional Kindergarten building at Drifhill School	Unanimously Approved
10-Apr-13	5	Facilities Planning Session	Provide update on community meetings and communication plan related to grade reconfiguration	Presentation/No Action
17-Apr-13	A-6	Study Session - Facilities Implementation Program	Present Academy development, Academies selection for Frank, Fremont and Haydock; update on communication with stakeholders regarding the educational reconfiguration	Presentation/No Action
17-Apr-13	C-1	Decision InSite, LLC Agreement (Consent) to provide District attendance boundary modification analysis and study	Approve agreement for services related to studying the necessary boundary changes that will occur as a result of Grade Reconfiguration and the Academy Programs	Unanimously Approved
1-May-13	A-6	Study Session - Facilities Implementation Program	Provide update to the Board of Trustees regarding technology 1:1 deployment and K-8 community meetings	Presentation/No Action

1-May-13	D-1	Consider Adopting Resolution #12-39 of the Board of Trustees of the Oxnard School District Authorizing the Issuance and Sale of OSD General Obligation Bonds, Election 2012, Series B, in the Aggregate Principal Amount of Not to Exceed \$30,000,000.00.	Approve resolution authorizing the issuance of Series B of Measure "R" General Obligation bonds as soon as the State approved the waiver of the statutory bonding cap	Unanimously Approved
15-May-13	D-6	Consider Appointment of Vanir Construction Management, Inc., as Construction Manager for Pre-Construction Services for Project No. 1 of Measure "R" and Oxnard Facilities Program	Appoint CM for preconstruction services for Project No. 1; CFW recommended the use of Construction Manager-At-Risk as the delivery method for Project No. 1	Unanimously Approved
15-May-13	D-7	Consider Appointment of MVE Institutional as Architect of Record (AOR) for Project No. 3 of Measure R and Oxnard Facilities Program.	Appoint Architect of Record for Lemonwood reconstruction project	Unanimously Approved
15-May-13	E-3	Drifill School Kindergarten Building Project Status Report	Present Kindergarten Project update to the Board of Trustees - by F&M (Not a CFW Managed Project but is included in District's Facilities Implementation Plan)	
5-Jun-13	A-7	Facilities Implementation Program Update	Provide update on Academy development, technology 1:1 deployment and community meetings	Presentation/No Action
5-Jun-13	D-7	Approval of Agreement #12-229 - OneInterface Engineering LLC	Approve consultant agreement to review and analyze District's technology infrastructure to insure adequate and ideal platform for 1:1 deployment	Unanimously Approved
5-Jun-13	D-8	Adoption of Resolution #12-41 of OSD Board of Trustees Authorizing the Filing of a Change Request For a County-District-School (CDS) Code Reflecting Drifill as a K-8 School and Submission of a New Application to OPSC for an Additional Grant Apportionment	Adopt resolution authorizing District staff and CFW to proceed with converting Drifill to K-8 effective August 2014 and maximizing the grant application to OPSC.	Unanimously Approved
5-Jun-13	D-9	Consider Approval of Architectural Services Contract/Agreement #12-231 - MVE Institutional and Proposed School Site for Project 3 - Lemonwood Reconstruction	Approve contract with MVE Institutional.	Unanimously Approved
5-Jun-13	D-10	Consider Approval of Pre-Construction Services Contract/Agreement #12-230 - Vanir Construction Management, Inc. for Project No. 1 of Measure "R" and Oxnard Facilities Program	Approve contract with Vanir Construction Management.	Unanimously Approved
5-Jun-13	D-11	Consider Approval of Pre-Qualified Lease-Leaseback Construction Manager Short List for the Oxnard School District Measure R Facilities Implementation Program	Approve prequalified Lease leaseback entities for the Facilities Program. The District will select from this list when it determines that Lease Leaseback Delivery method is the most appropriate method for a particular project.	Unanimously Approved
26-Jun-13	A-5	Facilities Implementation Program Update	Provide semi-annual report update to Board of Trustees, and approval of Semi-Annual Implementation Report Update.	Presentation/Board Adoption of Semi-Annual Report Update
26-Jun-13	C-6	Approval of iPad Professional Development with Apple, Inc.	Approval of agreement with Apple, Inc. to provide professional development services to school and district staff on the use of the iPad as an educational tool	Unanimously Approved
26-Jun-13	C-12	Participation Per Public Contract Code Sec. 20118 - Oxnard School District For The Purchase of iPads	Approval of Oxnard School District participation with the Glendale Unified School District Bid #P-13 for the district-wide purchase of iPads from Apple, Inc..	Unanimously Approved
26-Jun-13	C-15	Authorizing the Purchase of Apple Products	Approval of the purchase of Apple, Inc. products, pursuant to the sole source documentation provided by Apple, Inc.	Unanimously Approved
26-Jun-13	D-8	Consider Approval of Architectural Services Contract/Agreement #12-240 - Dougherty & Dougherty for Project 4: Reconstruction of Harrington School	Approve contract with Dougherty & Dougherty	Unanimously Approved
26-Jun-13	F-1	First Reading of Board Policies, Regulations and Bylaws	First reading of proposed technology use policies for staff and students/parents in regards to the 1:1 mobile device deployment	First Reading/No Action
17-Jul-13	C-6	Participation Per Public Contract Code Sec. 20118 - Oxnard School District For The Purchase of Classroom & Office Furniture	Approval of Oxnard School District participation with the Redlands Unified School District Bid #4-11 for the purchase of classroom and office furnishings from Concepts School and Office Furnishings	Unanimously Approved
17-Jul-13	C-7	Participation Per Public Contract Code Sec. 20118 - Oxnard School District For The Purchase of Classroom & Office Furniture	Approval of Oxnard School District participation with the Newport-Mesa Unified School District Bid #105-12 for the purchase of classroom and office furnishings from Concepts School and Office Furnishings	Unanimously Approved
17-Jul-13	D-1	Adoption of Resolution #13-06 of the Board of Trustees of the Oxnard School District's Determinations and One Quarter Mile/500 Foot Findings for the Southwest "Seabridge" School Site	Adoption of Resolution #13-06 confirming the five findings of the Board of Trustees required under the CA Education Code in regards to acquisition of a new school site at the Southwest "Seabridge" School Site. Approved resolution will be submitted to the CA Dept. of Education to satisfy requirements for site approval.	Unanimously Approved
17-Jul-13	D-2	Adoption of Resolution 13-07 of the Board of Trustees of the Oxnard School District's Intent to Enter into a Long Term Joint-Use Agreement with the City of Oxnard at the Southwest "Seabridge" School Site, and Approval of the Format of a Joint Use Agreement Between the District and the City of Oxnard	Adoption of Resolution #13-07 confirming the Oxnard School District's intent to enter into a long term joint use agreement with the City of Oxnard, and approval of the agreement format. The approved agreement format will be used as a base agreement for negotiation with the City of Oxnard. Final agreement will be submitted to the Board for final approval at a later date.	Unanimously Approved
17-Jul-13	F-2	Second Reading of Board Policies, Regulations and Bylaws	Second reading and Board adoption of the technology use policies for staff and students/parents in regards to 1:1 mobile device deployment.	Unanimously Approved

7-Aug-13	5	Facilities Implementation Program Update	Presentation to Board regarding boundary adjustment studies and potential need for boundary adjustments for the 2014/15 academic year to accommodate grade reconfiguration	Presentation/No Action
21-Aug-13	C-1	#13-59 with ENCORP to provide three year asbestos re-inspection of schools as required by AHERA; amount not to exceed \$3,400.00, to be paid with Safety Credits	Approve hazardous materials survey Agreement #13-59 with consultant, ENCORP, to complete required 3-yr asbestos report updates.	Unanimously Approved
21-Aug-13	D-1	Request for Approval of Amendment to Emergency Operations Plan - Tsunami Update for Southwest (Seabridge) School Site	Approve updated Emergency Operations Plan for Oxnard School District including revisions to indicate District ownership of the Southwest (Seabridge) School Site, which is located within a tsunami inundation zone. Updated plan required for CDE site approval.	Unanimously Approved
21-Aug-13	D-2	Consider Approval of Consultant Contract #13-85 with WM Surveys, Inc. for Surveying Services for Proj. 4: Harrington Elementary School Reconstruction	Approve contract with WM Surveys, Inc.	Unanimously Approved
21-Aug-13	D-3	Consider Approval of Consultant Contract #13-86 with Koury Engineering & Testing, Inc. for Geotechnical Engineering Services for Project 4: Harrington Elementary School Reconstruction	Approve contract with Koury Engineering & Testing, Inc.	Unanimously Approved
21-Aug-13	D-5	Approval of Agreement #13-84 with FCG Environmental Consulting Services	Approve contract with FCG Environmental to complete hazardous materials and testing services for nine school sites (all Project 1 sites and Drifill)	Unanimously Approved
4-Sep-13	D-3	Approval of Agreement #13--57 Earth Systems Pacific	Approve contract with Earth Systems to provide soil sampling/analysis and risk evaluation report for the proposed Lemonwood School K-8 Project (Project 3)	Unanimously Approved
4-Sep-13	D-4	Consider Appointment and Approval of Agreement #13-98 with Bernards Bros. Inc. to Provide Lease-Leaseback Pre-Construction Services for Project No. 4: Harrington Elementary School Reconstruction	Approve contract with Bernards Bros., Inc.	Unanimously Approved
11-Sep-13	5	Facilities Implementation Program Update	Presentation to Board regarding proposed educational specifications for academic support spaces including multi-purpose room/gymnasiums and academic buildings. Request Board approval of proposed specifications.	Presentation/Board Adoption of Proposed Ed. Specs. For Support Facilities
2-Oct-13	C-6	Participation Per Public Contract Code Sec. 20118 - Oxnard School District For The Purchase of Classroom & Office Furniture	Approval of Oxnard School District participation with the Los Angeles Unified School District Bid #C-275 for the purchase of classroom and office furnishings from Smith System Manufacturing Co.	Unanimously Approved
2-Oct-13	C-7	Participation Per Public Contract Code Sec. 20118 - Oxnard School District For The Purchase of Classroom & Office Furniture	Approval of Oxnard School District participation with the Los Angeles Unified School District Bid #C-275 for the purchase of classroom and office furnishings from VS America, Inc.	Unanimously Approved
2-Oct-13	D-2	Approval of Agreement #13-108 EORM	Approval of contract with EORM to provide soil sampling/analysis report for the proposed new kindergarten building at the Drifill School (Project 2)	Unanimously Approved
2-Oct-13	D-3	Consider Appointment & Approval of Agreement #13-118 for Swinerton Builders to Provide Lease-Leaseback Pre-Construction Services for Project No. 3 Lemonwood of Measure "R" and Oxnard Facilities Program	Approve contract with Swinerton Builders	Unanimously Approved
9-Oct-13	5	Facilities Implementation Program Update	Presentation to Board regarding Facilities Implementation Plan Quarterly Report Update for the period of July 1, 2013 through September 30, 2013	Presentation/No Action
16-Oct-13	D-3	Consider Appointment & Approval of Agreement #13-121 for MVE Institutional as Architect of Record (AOR) for Project No. 5 Elm School Reconstruction of Measure "R" and the Oxnard Facilities Program	Approve contract with MVEI and approve conceptual site layout & design for the new Elm School	Unanimously Approved
16-Oct-13	D-5	Consider Resolution #13-13 of the Oxnard School District Board of Trustees Adopting Open Enrollment for 6th, 7th, and 8th graders for the 2014-2015 Academic Year	Approval of Resolution #13-13 providing for open enrollment for 6th through 8th graders for all K-8 and middle school academies for the 2014-15 academic year.	Unanimously Approved
13-Nov-13	A-6	Facilities Implementation Program Update	Presentation to Board regarding Academy Development progress at Fremont, Frank, and Haydock intermediate schools	Presentation/No Action
13-Nov-13	C-9	Reappointment and Appointment of Representatives To Fill Vacancies - Measure "R" Bond Oversight Committee	Approval of Measure "R" Bond Oversight Committee membership	Unanimously Approved
13-Nov-13	D-1	Consider Prequalification of Professional Services Consultants for the Measure "R" Facilities Program and Approval of Master Agreements with Prequalified Firms; Professional Services Consist of Project Survey, Geotechnical Engineering, Project DSA Inspector of Record, Materials Testing & Special Inspections, Hazardous Materials Survey & Testing, and CEQA/DTSC Compliance.	Approval of recommended prequalified consultants, and approval of Master Services Agreements for each prequalified firm. Request for Board authorization of rotating assignment process of issuing Work Authorization Letters under each Master Agreement for the completion of consulting services, with work authorized to begin upon District staff approval, with each assignment to be ratified by the Board at a later date.	Unanimously Approved
13-Nov-13	D-2	Consider Appointment & Approval of Agreement #13-155 for Seward L. Schreder Construction, Inc. to Provide Lease-Leaseback Preconstruction Services for Project No. 5 of Measure "R" and Oxnard Facilities Program	Approve contract with Seward L. Schreder Construction, Inc.	Unanimously Approved