



June 2019



OXNARD
SCHOOL
DISTRICT

MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM

Semi-Annual Report to the Board of Trustees





Prepared by:

Caldwell Flores Winters

1901 Victoria Avenue, Suite 106
Oxnard, CA 93035

6425 Christie Avenue, Suite 270
Emeryville, CA 94608

815 Colorado Boulevard, Suite 201
Los Angeles, CA 90041

For:

Oxnard School District

1051 South A Street
Oxnard, CA 93030

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PROGRAM OVERVIEW

Caldwell Flores Winters, Inc. (“CFW”) is pleased to present the thirteenth semi-annual update to the Master Construct and Implementation Program (“Program”) to the Oxnard School District (“District”) Board of Trustees (“Board”). The report links the progress of the original 2013 Reconfiguration and Implementation Program, and the subsequent Master Construct and Implementation Program adopted by the Board in 2016. It reflects the status of the Program since the last six-month update adopted by the Board in December 2018 and the time of this document’s publishing in June 2019. As in the past, the report provides Program updates on the educational and facilities implementation components, as well as the funding and sequencing requirements to implement the Program. Assessments and recommendations are provided for consideration and action by the Board for implementation over the next six-month period.

A consolidated master budget and schedule merges and integrates approved and proposed projects based on funds from the Measure “R” and Measure “D” bond programs and other local sources, including developer fees, Mello Roos funds, pending State aid reimbursements and capital program balances. The Program is oriented to prioritize facility projects that maximize the potential for State aid funding for modernization and new construction of school facilities as State funds become available under the School Facilities Program (SFP) and other related State programs that provide facilities funding for California public school construction. Program progress is monitored, and individual projects, budgets, sequencing, and timelines continue to be reviewed, adjusted and presented to the Board for consideration on a six-month interval.

The following components provide an executive summary to the Board on the status of Program efforts that have progressed since the previously adopted six-month review and provide recommended adjustments for the next six-month period.

1.1 EDUCATIONAL PROGRAM

The District has continued to implement the Academic Strand Focus and Academy programs previously approved by the Board at each of the schools. In an effort to more fully integrate the Academic Strand Focus and Academies into the core curriculum, a three-year implementation plan has been developed which details when grade levels will be mapping standards, writing instructional units, and piloting, revising, and publishing the units. In addition, specific staff development days have been determined with

much of this work being done in the summer so that instructional time is not lost, and substitutes are not needed to cover the classrooms. To this end, the District implemented “Lab Days” beginning late fall of 2018 in which each District office administrator oversees a group of principals and meet monthly to conduct “Instructional Rounds” which are a set of procedures for observing, analyzing, discussing, and understanding instruction that can be used to improve student learning at scale. At the monthly Instructional Rounds, each group circulates into classrooms and observes the instruction followed by an analysis of what was happening in the classroom.

In January 2019, the District held training for all principals providing an overview of the process that would be used to develop the units of study across the grade levels in an effort to integrate the Common Core State Standards (CCSS) and Next Generation Science Standards (NGSS) with the Academic Strand Focus or Academies at each of the schools. The goal of this work is to provide rich learning experiences for students with rigorous and relevant curriculum.

Beginning in early April 2019, second through fifth grade level teacher teams worked to create research-based curriculum units that include an essential question as a guiding principle and align the essential question with the NGSS and CCSS for reading, writing and math as well as the English Language Development (ELD) standards. These units are critical to creating a focused and intentional approach to improving student performance and achievement, building the capacity of teachers and principals and ultimately building a high-performance school district. In mid-April 2019, principals attended a two-day training led by the Assistant Superintendent of Educational Services to identify the District’s vision, mission, and values and how these related to the District goals.

The District now has three 21st Century schools, with an additional one to be completed and ready for occupancy at the beginning of 2020 and another ready for occupancy during the summer of 2019. Additional improvements have been made at 11 other schools in the District. These improvements provide the classroom environments in which teachers have the tools to provide the necessary instructional shifts. Along with continued staff training, guidance, and oversight, for the implementation of these strategies, the District is poised for strong instructional shifts in the next year. This shift will be integrated as the additional schools are rebuilt and 21st Century facilities are made further available to house the District’s intended educational program.

The District has elected to modify its 1:1 mobile device program to grade TK, K and 1st grade students, restricting the number of devices in classroom instruction to 10 per classroom without the opportunity for students to transport devices home. This impacts the use of 21st century classroom facilities and instruction and has been implemented to absorb costs while maintaining some access to 21st Century technology for all students. Over the long term there needs to be further consideration to optimize available funding and extend the use of 1:1 devices. Many districts have approached the funding issue by allowing a “bring your own device” program from able students. Others have elected to use a device platform that has a longer life that can accommodate the demands of different users over time. Still others have staggered their initial and refresh rate of new devices to lessen the economic impact at any given time. In other districts, override tax programs have been successful introduced to maintain ongoing

technology operations, hardware, training and refresh rates. The District should further consider such options.

1.2 FACILITIES PROGRAM

Major progress of facilities projects over the last six-month period include:

- Completion and grand opening of the new Elm elementary school
- Completion of the second phase of the new Lemonwood K-8 school, including kindergarten classrooms, the administrative building, and parking area
- Completion of the new kindergarten/flex classrooms at Ramona elementary
- Continued construction of the new McKinna elementary school and new Marshall grade 6-8 classroom building
- Upcoming launch of construction for the kindergarten annex facility at Lemonwood elementary school
- Pending approval from DSA of the Rose Avenue K-5 reconstruction project
- Continued progress on the LAFCo land annexation process of the purchased Doris/Patterson site and nearing completion of the City of Oxnard/Coastal Commission approvals for the new Seabridge K-5 elementary school
- Submittal of funding applications under the Kindergarten Grant Program
- Anticipated receipt of approximately \$10.8 million in State aid reimbursements grants approved by the State Allocation Board (SAB) in May 2019

In addition, the Board held a study session in February to review the implementation of the proposed educational program and an April study session on the status of the Master Construct and Implementation Program and the impact of the exhaustion of the State's SFP Program under Proposition 51. Priority projects were discussed at the April meeting with the direction to proceed with construction of Seabridge followed by Rose Avenue. Over the long term, the District also discussed the need to further consider options to once again to seek an interim local solution to absorb the continued delay in the implementation of the State Schools Facility Program by the Governor and the impact of the balance of required facility improvements under the Master Construct Program.

1.3 FUNDING & SEQUENCING

The Program is funded by the use of Measure "R" and Measure "D" bond programs and other local funding, including developer fees, Mello Roos funds, and capital program balances. The Program also seeks to maximize State aid reimbursements for modernization and construction of school facilities as State funds become available.

Total sources of funding are anticipated to decrease to approximately \$437.6 million, based on decreases in projected State aid and Financial Hardship grants and lower than anticipated residential development and associated Developer Fee revenues for the current fiscal year. Planned expenditures are projected to equal \$437.6 million with Program Reserves projected at \$37.8 million overall to accommodate expected increases in future program expenses and to accommodate further delays in receipt of State aid reimbursements.

Major adjustments to the approved budget incorporate prior approved Board actions for construction and professional services associated with Lemonwood and Elm. An additional allowance is being requested for Marshall to accommodate anticipated costs of additional DSA reviews and delays in construction. Additional increases are proposed for the Doris/Patterson LAFCo and Seabridge planning to accommodate the extended local review and permit process. Budget decreases of approximately \$289,000 are being returned to the Program Reserve as savings from Project 1. In total, the Phase 1 budget has been increased by \$5.8 million to reflect these adjustments, including a onetime \$940,358 adjustment by the District for additional technology expenses. Kindergarten improvements planned for Drifill Elementary are recommended to be placed on hold pending resubmission of architectural drawings for DSA approval. The reconstruction of Marina West is proposed to be placed on hold subject to the availability of additional State aid or the identification of additional sources of local funding.

Program projects, sequencing, and timelines continue to be reviewed and adjusted for consideration by the Board. The integrated program focuses largely on the use of local funds for continued reconstruction of existing schools and the construction of new school sites, and State aid reimbursements for improvements to multipurpose rooms and support facilities to accommodate the District's educational program. The State's delay in processing applications and projected decreases by the District in enrollment may negatively effect current State aid eligibility for Program reimbursements and implementation. An assessment of potential impacts to the Program are identified and proposed program to mitigate these efforts is presented.

Table 1 provides a summary schedule provides an overview of the updated proposed phasing for the Program.

1.4 RECOMMENDATIONS

It is recommended that the Board:

- Accept and adopt this semi-annual update to the Master Construct and Implementation Program
- Direct staff and CFW to proceed with recommended adjustments to the Program for its immediate implementation

Establish a date for the next six-month review by the Board

Table 1: Summary Schedule

	Fiscal Year															
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Reconstruct:																
Harrington	Complete															
Harrington Kindergarten Annex		Complete														
Lemonwood		Complete														
Lemonwood Kindergarten Annex																
Elm		Complete														
McKinna																
Rose Avenue																
Construct:																
Marshall 6-8 Classrooms																
Seabridge K-5																
Doris/Patterson K-5																
Doris/Patterson 6-8																
Construct Kinder + SDC Classrooms/Additional Support Space:																
Ramona																
Brekke		Complete														
Ritchen		Complete														
McAuliffe		Complete														
21st Century Modernizations:																
McAuliffe																
Ritchen																
Multipurpose Rooms:																
Fremont																
Haydock																
Kamala																
Chavez																
Curren																
Driffill																
Ramona																
Brekke																

EDUCATIONAL PROGRAM

The District continues to move forward with the integration of the Academic Strand Focus and Academy program into a comprehensive initiative with the purpose of strengthening curriculum and instruction, improving instructional practices, building capacity, supporting student learning, and developing a deeper understanding of the Common Core Standards (CCSS) and Next Generation Science Standards (NGSS).

2.1 EDUCATIONAL PROGRAM UPDATE

The educational program is grounded in the research by leading education experts Fullan and Quinn, DuFour and Reeves, Robert Marzano, Cohen and Ball, and Calkins, Ehrenworth and Lehman, and involves understanding the essential questions of the standards so as to gain a deeper understanding of the standards, and developing curriculum units designed to teach the essential learning. This process is referred to as “mapping the standards”. When developing these units, the teachers use the Academic Strand Focus or Academy themes of their schools as the backdrop for the projects that students will create that demonstrate mastery of the standards.

A three-year implementation plan has been developed to ensure that this project is completed. This plan details when grade levels will be mapping standards, writing instructional units, piloting and revising these units and publishing the units. In addition, specific staff development days have been determined with much of this work being done in the summer so that instructional time is not lost, and substitutes are not needed to cover the classrooms. The plan also includes the staff development necessary for the principals and other District administration as they develop coherence within all of the educational programs in the District.

It is important that District administrators and principals have a common understanding of what are high quality instructional practices and that there is a common language about these practices. To this end, the District implemented “Lab Days” beginning late fall of 2018 in which each District office administrator oversees a group of principals. They meet with their group once a month. At their meetings, they visit one of the schools and do “Instructional Rounds” which are a set of procedures for observing, analyzing, discussing, and understanding instruction that can be used to improve student learning at scale. This process was developed by Harvard Graduate School of Education professors Richard Elmore, Elizabeth City, and Lee Teitel. The primary purpose of instructional rounds is observing teachers to compare their own instructional practices with those of the teacher they observe to be reflective in their work and to improve their instructional skills. The basic premise is that people learn best about the meaning of high-quality instruction by observing teachers and the work students are asked to do, followed by meaningful

conversation and analysis. At the monthly Instructional Rounds, each group circulates through the classrooms and observes the instruction followed by an analysis of what was happening in the classroom. They are observing the instructional core which consists of the student, teacher and the content of the lesson. The essential interaction between teacher, student, and content creates the basis of learning and is the first place that schools should look to improve student learning. The group gathers the following information during instructional rounds:

- *Describes* what they observed in class
- *Analyzes* any patterns that emerge
- *Predicts* the kind of learning they might expect from the teaching they observed
- *Recommends the next level of work* that could help the school better achieve their desired goal.

The information gathered should guide future professional development.

The District is using the 5 Dimensions of Teaching and Learning Instructional Framework developed by the Center for Educational Leadership at the University of Washington during the Instructional Rounds. It is a tool that provides a comprehensive reflection of the core elements of effective teaching. This framework provides a common language of instruction that defines teaching and learning along five dimensions: purpose, student engagement, curriculum and pedagogy, and assessment. When used effectively, it helps Districts implement high-quality instructional practices. This tool can be used as the “lens” for classroom observations, as a guide for teachers, and as a reference during lesson planning and staff meetings about instructional practices.

In January, the District held training for all principals as this work must be led by the principals at each of the schools who will provide oversight for the ultimate implementation of the initiative. At this training, the principals were given an overview of the process that would be used to develop the units of study across the grade levels in an effort to integrate the CCSS and NGSS with the Academic Strand Focus or Academies at each of the schools. The goal of this work is to provide rich learning experiences for students with rigorous and relevant curriculum.

The mapping of the K-1 CCSS and NGSS standards and the development of the units of study have been completed by the K-1 Dual Language Immersion (DLI) teachers. Select teachers have begun to pilot the units making the necessary adjustments to the curriculum as needed. Their work is also used as a model for other grade levels as they begin this work. The standards are the same for DLI and Structured English Immersion (SEI), only the language of instruction is different. Thus, the K-1 Standards and Units will now be moved into the SEI program, changing the language of instruction.

Beginning April 7, second through fifth grade level teacher teams worked to create research-based curriculum units that include an essential question as a guiding principle and align the essential question with the NGSS and CCSS for reading, writing and math as well as the English Language Development (ELD) standards. These units are critical to creating a focused and intentional approach to improving student performance and achievement, building the capacity of teachers and principals and ultimately building a

high-performance school district. Again, this work is tied with the Academic Strand Focus and the Academy programs at each of the schools.

On April 10 and 11, principals attended a two-day training led by the Assistant Superintendent of Educational Services. At this training, the District focused on building coherence within the District by explaining the importance of:

1. Focusing direction (purpose driven, goals that impact, clarity of strategy, and change leadership)
2. Cultivating collaborative cultures (culture of growth, learning leadership, capacity building and collaborative work)
3. Deepening learning (clarity of learning goals, precision in pedagogy, shift practices through capacity building),
4. Securing accountability (internal and external accountability)

These above strategies were also linked to the Board goals, the Master Construct and Implementation Plan, and the work that had already begun in the District for the Academic Strand Focus, the Academies and the training on literacy instruction for reading and writing.

It is important for the leadership of the District and at the school sites to understand the vision of the District and how all of the parts must be integrated into one focused direction. Powerful instructional pedagogy and essential instructional practices along with understanding the instructional core (teacher, student and content) were a focus of the training. It is essential that principals understand what powerful instructional practices look like and can identify them if they are going to lead their teachers to implement these practices in their classrooms. Understand the instructional core, which is understanding the content of the lesson, knowing what is the teacher's responsibility and knowing what is the student's responsibility, is fundamental to making instructional shifts necessary to do the work of integrating the CCSS and the NCSS. The entire District Leadership Team read *Pathways to the Common Core* so that they would have a common understanding of the work before them and to understand why it is essential that they understand deeply the mapping of the standards, aligning the assessments to the standards, and ensuring that the curriculum developed is aligned to the standards.

Developing coherence in a District is essential if the District is to move forward with its educational vision. To that end, the principals were asked to understand the District vision and goals, the work in the Master Construct and Implementation Plan and acknowledge how it will impact the work they are doing, what the implications of the plan has for them, what they need to do to move forward, and what they need to stop doing that is getting in the way of full implementation. The principals were taken through an exercise in which they were to identify the District's vision, mission, and values and how these related to the District goals. They learned about essential practices that improve instruction and should be a part of the work of every school: effective first instruction, evidence-based practices, data driven decision making, and collaborative cultures. They then worked through a series of guiding questions that will inform their work at their school sites:

1. What do students need to know and be able to do? (Essential questions in the CCSS and NGSS)

2. How will we know if they have learned it? (Assessments for the CCSS and NGSS)
3. What will we do if they have not learned it? (Multi-tiered Systems of Support)
4. What will we do if they have? (Extension and Enrichment that brings depth and complexity through student created projects)

The District now has three 21st Century schools, with an additional one to be completed and ready for occupancy at the beginning of 2020 and another ready for occupancy during the summer of 2019. Additional improvements have been made at 11 other schools in the District. More are planned as part of the Master Construct Program. These improvements provide the classroom environments in which teachers have the tools to provide the instructional shifts necessary to affect the *5 Dimensions of Teaching and Learning* and improve the instructional core in the classroom. Along with the District training for the principals to provide the guidance and oversight for the implementation of these strategies, the District is poised for strong instructional shifts in the next year.

2.2 21ST CENTURY DESIGN STANDARDS

A desired goal is for the District's educational vision to be the driver of proposed facility improvements, such that all improvements directly or indirectly support the educational program to increase academic achievement for all Oxnard students. The District has elected to proceed with an academic program that integrates the curriculum with the Common Core State Standards (CCSS) and the Next Generation Science Standards (NGSS) at each of the schools to prepare students for rigorous high school pathway programs. This requires a built environment that supports the 21st Century learning skills of collaboration, creativity, ability to easily communicate, engage in inquiry and problem solving and develop creative solutions to complex problems, often as part of smaller groups. Learning spaces in new or modernized classrooms have been planned to provide students and teachers with an increased level of functionality that delivers new types of interactivity for modern learning.

Flexible space and adaptable furnishings are two of the keys that unlock the full potential of the classroom in the 21st Century. Flexible rooms are designed to be as open as possible, so that the furniture inside them can be configured for different purposes as needed. One day, a teacher may want her students arranged in small groups. The next day, she may want the middle of the floor cleared of all furniture for a class activity. And on the third day, she may need to administer a test, with each student at their own desk in traditional rows and columns. An open-plan room requires flexible furniture to be able to achieve this simply and efficiently. The arrangement of adaptable furniture lends itself to the creation of small learning communities within classrooms. Students can read, write, design, create, or discuss in a variety of arrangements, all of which can be reconfigured at the instructor's discretion.

To achieve a 21st Century Learning Environment, furniture and equipment must be mobile, flexible and there needs to be robust technology in the classroom. There is research on brain activity and attention span and its relationship with mobile and flexible seating and movement. There must be space for students to configure and reconfigure the classroom as well as move furniture out of the way to make for large spaces for classroom projects and activities. Traditional classroom casework often monopolizes wall space and over-saturates the room with storage functions for an "analog" design. In most 21st Century

classrooms, only a limited supply of casework and storage are required. Storage solutions are achieved through the use of moveable carts. There will always be a need for wall space throughout the room to pin student work, learning concepts, and other materials which is achieved through tackboard. Markerboards (whiteboards) provide for multiple writable surfaces throughout the room, preferably at floor-ceiling height to allow students and teachers to use available wall surfaces for drawing, writing practice, or group activities. Marker boards should also be magnetic, to allow instructors to attach student exemplars where needed for instruction.

The District has set an initial specification for classroom furniture that is mobile and flexible. Adjustments are being made to better integrate storage units and markerboard space. For example, the previous specification for seven storage units per room over saturate the wall space, covering the white board space and limiting its usability for instruction. In addition, that much many storage units take up much of the space in the room limiting the functionality of the mobile and flexible furniture as well as the classroom space.

New design standards will be set that limit the amount of whiteboard space to 65% of the total lineal wall space with tackable material covering the remaining 55% of the total lineal wall area in a general purpose classroom. The number of storage units will be reduced from seven total units to four total units. These changes are being made to improve the 21st Century learning environments for students to allow them to engage in learning that is fostered through such skills as collaboration, creativity, engage in inquiry and problem solving and develop creative solutions to complex problems.

2.3 LOCATION CONSIDERATIONS FOR EDUCATIONAL PROGRAMS

In Oxnard, facilities have been specified and designed for specific educational programs that the District offers to its students. To that end, an analysis of the educational program and the specific location of those programs was conducted to ensure ongoing integration with the facilities program. The educational program that will operate at each of the District's schools along with the accompanying facilities to house the education program was analyzed to ensure that the District facilities will meet the educational program needs. The current programs offered and the enrollment in those programs was used as the baseline for the types and numbers of classrooms and facilities needed.

Each of the schools offer an Academy or Academic Strand Focus program that is integrated into the core academic program. The District also operates the following educational programs:

- Transitional Kindergarten (TK)
- Kindergarten (K)
- Dual Language Immersion (DLI) at select schools
- Mild to moderate and moderate to severe special day classes
- Newcomers Program
- Piano labs at specific K-5 classrooms in the District and a music room at a K-8 school

A summary of this analysis indicates that the District may have sufficient classrooms in which to operate both core and specific educational programs in Title 5 compliant classrooms for TK and kindergarten, operate clusters of special education programs where necessary at select schools, and be able to provide these facilities in permanent classrooms at the completion of construction at Seabridge and Rose Avenue elementary schools. Up to this point, the District has continued to house students in portable and existing permanent classrooms wherever possible to accommodate the reconstruction of facilities, the removal of designated portable classrooms and the accommodation of existing and new educational programs. The accommodation of these students and programs into their permanent facilities location upon completion of these facilities will need to be done strategically and in phases so that the District is able to minimize disruptions to the educational program, capture as much of its remaining eligibility in modernization and new construction funds as possible and complete implementation of the Master Construct Program at remaining facilities.

In further reference to the latter, additional progress remains to be made in the implementation of the Master Construct Program at existing K-5 and K-8 school facilities and in the modernization and reconstruction of the existing middle school facilities at Frank, Fremont and Haydock, respectively. For example, existing support facilities improvements at the K-5 and K-8 schools are required to meet the day to day operational and long-term educational specifications for each school. These include upgrade, replacement or construction of multi-purpose rooms, libraries, administrative facilities, bus and parking improvements and modernization of eligible classroom facilities into comparable 21st Century learning environments. Previous site studies undertaken by the Board suggest the need to reconstruct Fremont and Haydock schools, given their age and existing condition. Frank, the newest 6-8 school, has been identified as eligible for matching State grants for modernization and transformation into a modern 21st Century school facility.

At the completion of Rose Avenue, the District will have sufficient space to house 17,781 students in a total of 647 classrooms. There will be approximately 112 unallocated classrooms, which could allow the District to remove most portables at the conclusion of the building program.

2.3.1 TK AND KINDERGARTEN

Educational specifications adopted by the Board require that all students in the TK, K and SDC severe program be housed in Title 5 compliant permanent classrooms with additional classrooms available, where feasible, to accommodate Title 22 preschool programs. At the completion of Seabridge and Rose Avenue elementary schools, the District will have a total of 97 permanent classrooms that meet the Title 5 educational specifications necessary to house TK, K, or SDC severe students. In addition, these newer facilities also meet the Title 22 definition for preschool educational spaces. Currently the TK population is clustered in the district with a total of 14 classrooms. The current FY 2018-16 enrollment suggests that the District needs only 13 classrooms for this program. The District is currently operating the kindergarten program in 66 classrooms. Based on current enrollment, the District necessitates 64 classrooms to house all of the kindergarten students in classrooms with 24 students to one teacher. The Severe SDC students are currently being taught in 12 classrooms. For all three programs at the current enrollment levels, the

District needs a total of 89 classrooms. Upon completion of Seabridge and Rose elementary schools, the 97 permanent classrooms will meet the Board's adopted specification and house TK, K, and SDC Severe students with the remainder available for growth and/or accommodate preschool programs as desired by the Board.

Approximately 20 percent of kindergarten cohort students are in the TK program making entire classes of TK students at each school site impossible. For this reason, the District currently clusters the TK children at select schools based on available portable and permanent facilities and will have the opportunity to continue the cluster model at seven schools throughout the District that have Title 5 compliant classrooms. No change to the TK program in eight of the District's K-5 and K-8 schools is required. Ramona will continue to have a TK program but will be reduced to one TK class as there are no additional Title 5 compliant classrooms available for this purpose nor are they needed at the District wide level to house the program. Sierra Linda and Marina West will not have been reconstructed by this time and thus do not have the opportunity to house TK students in permanent Title 5/Title 22 compliant facilities, nor are they needed based on current enrollment at the District wide level. McAuliffe, Ritchen, Rose Avenue, Marshall, and Driffill will lose their TK programs and these programs will go to the newly constructed facilities at Harrington and Lemonwood.

The kindergarten program will be implemented at all K-5 and K-8 schools. Due to the varying pre-existing kindergarten facilities at each school, plus those constructed pursuant to the Title 5/Title 22 Master Construct educational specifications adopted by the Board, schools will have different numbers of kindergarten classes as all kindergarten students will be placed in Title 5 compliant classrooms upon completion of Seabridge and Rose elementary schools. Six schools will have no change to their kindergarten programs (Harrington, Elm, Brekke, McAuliffe, Ramona and Chavez) as existing permanent classrooms are consistent with Title 5 requirements. Six schools will lose one kindergarten class (McKinna, Marina West, Driffill, Curren, Kamala and Soria) as the overflow of kindergarten classrooms in portable or non-conforming permanent classrooms is reduced and the schools are once again allowed to operate at their designed Title 5 kindergarten capacity. Sierra Linda will lose two kindergarten classrooms, currently housed in portable or non-conforming permanent classrooms. These classes will be moved to Title 5 compliant kindergarten rooms at Rose Ave, Ritchen, Seabridge, Lemonwood, and Marshall.

Overall, twelve of the eighteen K-5 and K-8 schools will offer 4 kindergarten programs each: Harrington, Elm, McKinna, Brekke, McAuliffe, Ramona, Seabridge, Marshall, Lemonwood, Driffill, Chavez, and Kamala. Curren and Soria will each have 3 kindergarten Title 5 compliant classrooms. Marina West and Sierra Linda will have 2 kindergarten Title 5 compliant classrooms with Rose Avenue and Ritchen having 5 kindergarten classes.

The movement of TK and K programs will happen over the next three years, assuming construction proceeds as scheduled. The 21st Century schools, Harrington, Elm, McKinna, and Lemonwood, should be filled to capacity by 2020-21 school year using the classroom program allocations provided. To make this happen, the following changes will need to occur: 24 Kindergarten students at McKinna will need to be moved to other schools in the District, one new kindergarten class will be opened at Lemonwood, and

one K class will be moved from Driffill to Marshal. Upon completion of Rose Avenue, one K classroom at each of the following schools: Curren, Kamala, and Soria, will be moved to Rose Avenue and to Seabridge. TK programs from Rose Avenue, McAuliffe, Ritchen, Ramona, Marina West, Sierra Linda, Marshall, and Driffill will move to Lemonwood or Harrington.

2.3.2 SPECIAL EDUCATION

The District operates both mild to moderate and moderate to severe special education program. Students in the mild to moderate classrooms require a general purpose classroom. Student in the moderate to severe program require a larger classroom and bathroom accessible from the main classroom area. The mild to moderate and moderate to severe programs are operated throughout the District at all schools except Driffill, Chavez, Kamala, and Soria. The mild to moderate SDC will operate in one classroom at Lemonwood. Elm, Sierra Linda, and Frank will each have two SDC non-severe programs. Fremont will offer three mild to moderate SDC programs and Harrington, Marina West, Marshall and Haydock will each have four mild to moderate SDC.

All SDC Severe classrooms will remain in their current location and will be housed in Title 5 compliant classrooms. Based on a need for 13 classrooms throughout the District, the SDC Severe program will be offered at the following school sites: Brekke, McAuliffe, Ritchen, Rose Avenue, Marshall, Frank and Haydock schools. One additional classroom at McKinna can be used for increased SDC severe enrolment or preschool programs.

2.3.3 EDUCATIONAL STRANDS AND DUAL LANGUAGE IMMERSION

Each of the K-5 schools will continue to offer the academic strand focus that was selected in 2013. The K-8 schools will offer an academy program as well as the Dual Language Immersion Program (DLI), with the exception of Marshall which will offer only the academy program. The three middle schools will offer an academy program, and Haydock will also offer a DLI strand for those students matriculating from the K-5 DLI programs.

The District has implemented DLI programs at the elementary and middle school level. Districtwide, the DLI program is estimated to accommodate 7,344 students. Four of the K-5 schools including Harrington, Elm, McKinna, and Ramona as well as the K-8 schools Driffill, Chavez, Curren, and Kamala will operate as entirely DLI schools. Lemonwood and Soria will have a cohort of DLI students. The remaining six K-5 schools including Rose Avenue, Marina West, Brekke, McAuliffe, and Ritchen, and Sierra Linda will operate as Structured English Immersion (SEI) schools as well as Marshall, Frank and Fremont. One of the 6-8 schools, Haydock, will have a DLI strand to serve those students who matriculate from the K-5 schools and desire to remain in the DLI program. Haydock is estimated to accommodate 108 at the 6-8 level that will participate in the program.

At each of the newly constructed K-5 schools, a piano lab has been built and keyboarding skills are offered as an enrichment class for the students. Piano keyboarding classes are offered at Harrington, Elm, McKinna, and Rose Avenue. Music instruction will be offered at Marshall.

In addition, the District will offer a Newcomers Program at two schools, McKinna and Frank Middle School. Each of these schools will have three classes for the Newcomers Program. This program is offered to students who have recently come to the United States and have specific academic needs that require intensive instruction so that they are able to “catch up” academically to their grade level peers. It also provides intensive English Language Instruction for the students.

2.3.4 STATE AID

Based on a review of estimated modernization eligibility and enrollment, the proposed classroom allocation presented above would minimize the impact to McAuliffe, Frank, Sierra Linda and Marina West, if these facilities are not modernized prior to the projected completion of Rose Avenue. All other facilities are not as substantially impacted by these factors. Both McAuliffe and Frank are currently eligible for modernization and if not modernized by that time, approximately \$372,060 of a total of \$8.7 million may be lost due to the reallocation of enrollment to other schools. In the case of Marina West and Sierra Linda, approximately \$1.1 million of eligibility for the modernization of portable classrooms is currently available with the balance of \$3.8 million in permanent classrooms eligibility becoming available in 2025 and 2026-29, respectively. To the extent these facilities are not modernized or reconstructed prior to the completion of Rose elementary facilities, approximately \$2.0 million in modernization eligibility may be at risk due to the reallocation of students to other schools. Nonetheless, that still maximizes approximately \$10.5 million in overall modernization funding, if enrollment does not increase.

To be eligible for modernization eligibility, a permanent facility must have experienced 25 years since construction or its last modernization and a portable facility must have undergone a similar 20 year period. In addition, there must be sufficient student enrollment available to occupy that facility. As enrollment changes and additional improvements are completed to accommodate educational programs, it is assumed that students and programs will be moved as proposed above to classrooms that meet the intended design and function of the learning spaces.

Table 2: Estimated State Aid Impact to Proposed Permanent Classrooms

	Estimated Eligible Permanent Classrooms										Allocated Classrooms			
	Phase 1 (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total (A)		Proposed CRs (B)		Delta (A)-(B)	
School	CRs	Amount	CRs	Amount	CRs	Amount	CRs	Amount	CRs	Amount	CRs	Amount	CRs	Amount
McAuliffe	27	\$3,125,412	0	\$0	0	\$0	0	\$0	27	\$3,125,412	26	\$3,018,600	1	\$106,812
Sierra Linda	0	\$0	0	\$0	0	\$0	21	\$2,438,100	21	\$2,438,100	16	\$1,857,600	5	\$580,500
Marina West	0	\$0	0	\$0	20	\$2,322,000	0	\$0	20	\$2,322,000	17	\$1,973,700	3	\$348,300
Frank	0	\$0	45	\$5,968,080	0	\$0	0	\$0	45	\$5,968,080	43	\$5,702,832	2	\$265,248
Total	27	\$3,125,412	45	\$5,968,080	20	\$2,322,000	21	\$2,438,100	113	\$13,853,592	102	\$12,552,732	11	\$1,300,860

Table 3: Estimated State Aid Impact from Unused Portable Classrooms

Est. Eligible Portable Classrooms Phase II (FY 2018-20)		
School	CRs	Amount
Sierra Linda	5	\$631,584
Marina West	4	\$441,180
Total	9	\$1,072,764

2.3.5 TECHNOLOGY

The District has elected to modify its 1:1 mobile device program to grade TK, K and 1st grade students, restricting the number of devices in classroom instruction to 10 per classroom without the opportunity for students to transport devices home. This impacts the use of 21st century classroom facilities and instruction and has been implemented to absorb costs while maintaining some access to 21st Century technology for all students. Over the long term there needs to be further consideration to optimize available funding and extend the use of 1:1 devices. Many districts have approached the funding issue by allowing a “bring your own device” program from able students. Others have elected to use a device platform that has a longer life that can accommodate the demands of different users over time. Still others have staggered their initial and refresh rate of new devices to lessen the economic impact at any given time. In other districts, override tax programs have been successful introduced to maintain ongoing technology operations, hardware, training and refresh rates. The District should further consider such options.

STATE & LOCAL CONSIDERATIONS

Periodically, the District receives updates on state and local considerations that may impact the implementation of the Master Construct Program. Most recently, the Board received an update in April 2019 on the implementation of Prop. 51 and District enrollment and their potential impact on the State School Facilities Program (SFP) and the Master Construct Program. The team is taking an opportunity once again to update the Board on some of these and other matters that may need to be taken into consideration as the District moves forward.

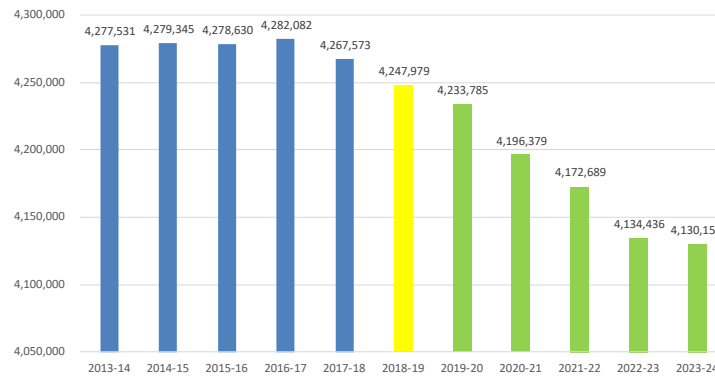
The following section provides a brief update of K-8 enrollment at the State, County and District level and its potential impact on the District's eligibility for pupil grant funding from the Office of Public School Construction (OPSC). An update of Prop. 51 funding is presented as well as the suggested need to start planning to seek a local solution to absorb the balance of required facility improvements and the next phase of the Program.

3.1 STUDENT ENROLLMENT AND STATE AID PUPIL GRANTS

Student enrollment impacts facilities funding programs for most California school districts in need of major facility improvements. The California Department of Finance, Demographic Research Unit tabulates actual and projected K-8 enrollment based on Department of Education enrollment data and Department of Public Health births and has counted transitional kindergarten (TK) students in kindergarten enrollment since its 2010 projections. Accordingly, the State has demonstrated that TK-8 enrollment statewide has been fairly constant over the last five years but is projected to decline over the next five years, as indicated in Figure 1, due to a general decrease in births and a corresponding decrease in enrollment.

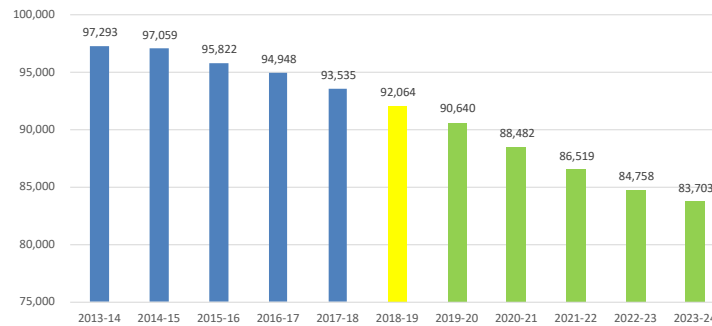
Figure 2 presents a similar projected decrease by the State for K-8 enrollment in Ventura County. According to the Demographic Research Unit, K-8 enrollment is projected to decrease in Ventura County by approximately 8,361 students over the next five years. As demonstrated in Figure 3, a similar trend is forecasted by the District's enrollment consultant, DecisionInsite, for the Oxnard School District with a projected decrease of 1,902 students by school year 2023-24.

Figure 1: California State K-8 Enrollment



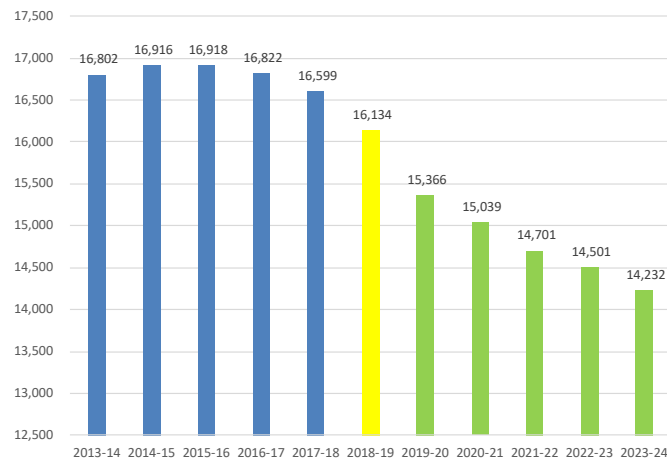
Sources: California State Department of Finance

Figure 2: Ventura County K-8 Enrollment



Sources: California State Department of Finance

Figure 3: Oxnard School District K-8 Enrollment



Sources: CALPADS; DecisionInsite

Table 4: Oxnard School District: Historical and Projected Enrollment by Grade

Grade	2013-14	2014-15	2015-16	2016-17	2017-18	Current 2018-19	Projected Enrollment*					Net Change
TK-K	2,111	2,166	2,181	2,068	2,002	1,855	1,875	1,890	1,893	1,867	1,840	(15)
1st	1,944	1,924	1,853	1,847	1,750	1,720	1,584	1,579	1,584	1,585	1,563	(157)
2nd	2,038	1,915	1,899	1,845	1,827	1,718	1,570	1,571	1,561	1,575	1,575	(143)
3rd	1,923	2,034	1,899	1,859	1,813	1,794	1,704	1,545	1,540	1,546	1,559	(235)
4th	1,852	1,915	1,984	1,879	1,835	1,771	1,676	1,681	1,518	1,528	1,533	(238)
5th	1,764	1,850	1,929	1,954	1,858	1,809	1,780	1,650	1,650	1,505	1,514	(295)
K-5 Total	11,632	11,804	11,745	11,452	11,085	10,667	10,186	9,913	9,747	9,608	9,586	(1,081)
6th	1,751	1,736	1,786	1,878	1,913	1,790	1,700	1,737	1,602	1,607	1,469	(321)
7th	1,699	1,684	1,722	1,776	1,838	1,874	1,745	1,671	1,705	1,590	1,595	(279)
8th	1,720	1,692	1,665	1,716	1,763	1,803	1,736	1,719	1,646	1,695	1,581	(222)
6-8 Total	5,170	5,112	5,173	5,370	5,514	5,467	5,180	5,126	4,954	4,893	4,646	(821)
Total	16,802	16,916	16,918	16,822	16,599	16,134	15,366	15,039	14,701	14,501	14,232	(1,902)

*Projected enrollment provided from DecisionInsite online 2019 projections; projected SDC enrollment not provided by grade and has therefore been evenly distributed across grades K-8

Sources: CALPADS; DecisionInsite

As shown in Table 4, annual enrollment growth in the District began leveling off in school year 2014-15, remained generally stable, and began experiencing decline in 2017-18. As of the 2018-19 school year, the District's total enrollment decreased by approximately 465 students from the prior year. Data from DecisionInsite suggests that total District enrollment is projected to continue to decrease to 14,232 by 2023-24, 1,902 less students than the current enrollment. Of this enrollment, most of the decrease is projected to occur in the elementary grades 1-8 with kindergarten enrollment stabilizing somewhat within current levels.

In general, the methodology for projecting enrollment assumes matriculation of prior year grade level enrollment continuing at an ascribed rate through a district's grade configuration annually. New kindergarten enrollment is in most part governed by the actual rates of births within a district's catchment area. Factors such as migration, immigration and new residential construction may substantially alter short term projections while still leveling out over a greater period.

The District enrollment decline, absent other factors, may substantially impact State aid eligibility for modernization and new construction grants in the future. Other factors include the amount of additional residential development approved by the City, but not yet built and existing District capacity to house students in permanent facilities. New OPSC/State Allocation Board (SAB) rules require districts to annually update eligibility, creating the potential for major swings in ongoing eligibility and project funding; especially for districts experiencing enrollment decline or fluctuations in residential development.

3.2 PROP. 51 AND STATE REIMBURSEMENT

Pursuant to the SFP and Prop. 51, the Master Construct Program is designed to maximize available State new construction and modernization grants to assist in the funding and construction of replacement and new school facilities. Eligibility is generally established by calculating the total student enrollment of a District less the total amount of students that may be housed in permanent classrooms, based on state classroom loading standards. The net difference establishes the amount of pupil grants a district may

seek for proportional reimbursement of new or modernized facilities it may construct. Once eligibility is determined, absent other factors, a decrease of one student in the above formula generally equates to a decrease of one pupil grant of State new construction eligibility.

At the Board Master Construct Study Session in June 2018, the projected impact of decline in enrollment and remaining State aid eligibility were discussed. At the time, the OPSC anticipated remaining Prop 51 new construction funds to be exhausted by October 2018 and modernization funds to be exhausted by October 2019. Through May 2018, approximately \$36 million in State new construction and \$2.7 million in modernization applications were submitted, for a combined total of \$38.7 million. The District accepted the recommendation to accelerate the use of remaining eligibility on Division of State Architect (DSA) approved projects to offset the risk of declining enrollment and Prop 51 State aid funding.

Based on Board direction, approximately \$18.5 million in additional State aid new construction applications and \$812,700 in modernization applications, for a combined total of \$19.3 million, were filed and accepted by the State in July 2018. In September 2018, the OPSC announced that all Prop 51 new construction funds were exhausted and new applications hence would be accepted to the Applications Beyond Authority List. In October 2018, Seabridge received DSA approval and approximately \$15 million in Seabridge new construction applications were subsequently submitted and accepted by OPSC and added to the Applications Beyond Authority List. In February 2019, the OPSC announced the exhaustion of Prop 51 modernization funds.

Table 5 provides a summary of submitted new construction and modernization State aid applications totaling approximately \$72.9 million and assumes the District continues to maintain the SAB's new annual program eligibility requirements.

Table 5: Oxnard School District: Submitted State Aid Applications

	Application	OPSC Date Received	Additional Grants	*Estimated Grant	Application Type	Projected Applications Ahead
1	Fremont	11/13/2014	\$93,926	\$1,097,886	Modernization	May 2019
2	Harrington	11/14/2014	\$1,461,426	\$9,680,523	New Construction	May 2019
3	McAuliffe	11/13/2014	\$3,106	\$119,206	Modernization	May 2019
4	Lemonwood	7/19/2017	\$1,227,750	\$13,067,262	New Construction	\$1,742,646,546
5	Marshall	11/13/2017	\$395,100	\$4,401,416	New Construction	\$2,331,654,948
6	Elm	4/30/2018	\$1,242,354	\$8,858,540	New Construction	\$3,075,353,948
7	Harrington Kinder Annex	5/10/2018	\$45,540	\$626,040	Modernization	\$3,148,682,477
8	Lemonwood Portables	5/24/2018	\$0	\$812,700	Modernization	\$3,264,025,679
9	Ritchen Kinder	7/19/2018	\$211,095	\$828,027	New Construction	\$3,605,788,954
10	Brekke Kinder	7/19/2018	\$48,716	\$665,648	New Construction	\$3,606,597,181
11	McAuliffe Kinder	7/19/2018	\$266,733	\$883,665	New Construction	\$3,607,243,029
12	Lemonwood Use of Grants	7/27/2018	\$0	\$2,006,432	New Construction	\$3,635,085,716
13	Elm Use of Grants	7/27/2018	\$0	\$878,184	New Construction	\$3,637,023,163
14	Marshall Use of Grants	7/27/2018	\$0	\$1,009,552	New Construction	\$3,637,855,987
15	McKinna	7/27/2018	\$1,423,945	\$10,561,358	New Construction	\$3,638,813,363
16	McKinna Use of Grants	7/27/2018	\$0	\$1,012,351	New Construction	\$3,649,060,913
17	Elm Portables	7/27/2018	\$0	\$348,300	Modernization	\$3,626,131,909
18	McKinna Portables	7/27/2018	\$0	\$464,400	Modernization	\$3,626,536,788
19	Ramona Kinder	7/30/2018	\$0	\$616,932	New Construction	\$3,662,531,013
20	Seabridge + Land	12/7/2018	\$6,874,043	\$14,185,304	New Construction	Beyond Authority List
21	Seabridge Use of Grants	12/7/2018	\$0	\$829,396	New Construction	Beyond Authority List
Total				\$72,953,122		

*Estimated Grant amounts may vary from State lists and are dependent on maintaining program eligibility

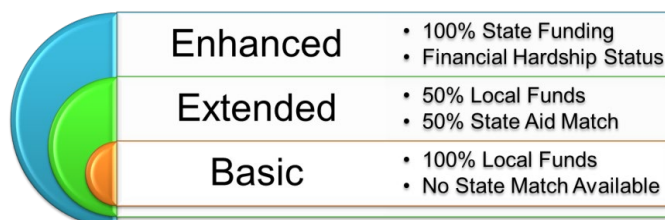
As of March 2019, \$6 billion of State bonds have been approved by voters to fund school facilities and \$6 billion of projects have been accepted by OPSC for project funding. To date, the State has sold a total of \$797.5 million of total voter approved bonds in support of pending State aid applications. Governor Newsom has proposed a \$1.5 billion bond sale for the SFP in FY 2019-20. Based on OPSC and SAB actions, the District was appropriated \$10.8 million as part of the May Priority Funding Round from the next bond sale based on current eligibility, especially current enrollment.

With recognition that bond authority for projects is exhausted, Assembly Education Chair Patrick O'Donnell (Long Beach) introduced a school bond bill in the latest legislative session for both the 2020 and 2022 ballots. With anticipation of the passage of the O'Donnell bill by the legislature and Governor's signature in 2019, the bonds could be on the March 2020 California primary election and 2022 general elections. The bill declares intent for a Kindergarten through Community College (K-14) bond but does not yet propose a specific dollar amount. CFW continues to monitor and actively engage in the legislative review process.

3.3 PROGRAM CONSIDERATIONS

Since the beginning of the Program, the District has maintained a requirement of flexibility in funding, sequencing, and scope of proposed projects. This is embedded in the District's adoption of an integrated Basic, Extended, and Enhanced strategies to fund the Program as summarized below.

Figure 4: District Adopted Funding Strategies



The following **completed/under construction** projects have been implemented subject to the Basic strategy:

- Project 1 Science Labs/Kindergarten construction at select school sites (9)
- Harrington Elementary
- Lemonwood Elementary
- Marshall Elementary twelve classroom expansion for grades 6-8
- Elm Elementary
- Harrington Kindergarten Annex
- Kindergarten/Flex Classrooms at Ritchen, Ramona, McAuliffe, and Brekke
- McKinna Elementary

The following projects are **pending construction** and have been proposed subject to the Basic and Extended strategy:

- Rose Avenue Elementary
- Seabridge Elementary
- Lemonwood Kindergarten Annex

The following projects are **pending design/approval** and have been proposed subject to the Basic and Enhanced strategy:

- Marina West Elementary
- Ritchen Elementary Modernization
- McAuliffe Elementary Modernization
- Doris Patterson K-5/6-8

The District has elected to proceed with the construction of Seabridge which has been approved by DSA and is awaiting a coastal permit by the City. Rose Avenue is approximately 90 days from DSA approval and is designed to be funded based on the availability of the SFP Hardship Program or from available local sources and State aid reimbursements.

The Board has previously approved the design of Marina West and the design and modernization of Ritchen and McAuliffe from local funds, all subject to the availability of reimbursements from the SFP program for construction. As reported at the Board Study Session on the Master Construct Program in April 2019, Prop 51 funds have been exhausted and the following options presented:

- Design the Marina West replacement school and await future funding
- Design and construct the modernization of Ritchen and McAuliffe
- Construct Rose as soon as possible from local funds and available SFP reimbursements as they become available

Based on discussions at this session, direction was provided to construct Rose as soon as possible from local funds and available SFP reimbursements as they become available. The balance of projects is to be funded consistent with the adopted Program.

The Master Construct Program is focused on increasing the number of K-8 schools and replacing older facilities, portable classrooms, and support facilities with permanent K-5 & K-8 schools. The replacement of older facilities housing K-5 students has been the focus of Master Construct projects to date with almost all having received 21st Century improvements. Rose Avenue is pending DSA approval, leaving two schools to be designed and constructed. Except for Marshall and Soria, K-8 classrooms have been replaced as part of the District's prior "Portable to Permanent" (P/P) program but are in need of 21st Century improvements to support facilities that are old and require replacement or upgrade. At the middle school level, Frank is in need of modernization, Fremont and Haydock are old and should be evaluated for replacement; all are in need of comparable 21st Century Learning Environments.

The District has successfully implemented the major portion of facilities projects undertaken to date in design and construction of projects under implementation. However, adjustments are required in order to proceed. Recommendations are provided and options are presented where possible for further Board consideration. Projects for implementation over the next six-month period are proposed in the facilities section of this report for consideration by the Board.

However, delays by the State in the processing of eligible District grant applications and in the limited sale of voter approved Prop. 51 bonds has reduced grant reimbursements by the State. In addition, OPSC and SAB changes to the SFP program has also delayed the submittal of eligible grant applications; in particular the need to resubmit for a grant reimbursement for Seabridge land acquisition and construction. Meanwhile, District enrollment has peaked, and projected declines may reduce the receipt of funds from remaining eligible projects. Local approvals by LAFCo and the City are also causing delays in construction. Such delays in program implementation make remaining projects subject to escalating market costs which may reduce the number of projects that may be funded overall. Over the long-term, the District may be required, once again, to supplement the Basic Strategy and start planning to seek a local solution to absorb the balance of required facility improvements and the next phase of the Program while the State continues to struggle to implement the SFP, Prop 51 and the Governor's future State bond program.

FACILITIES PROGRAM

At its initiation, the Master Construct Program focused on the need to provide local funding to reconfigure the District's existing grade K-6 and 7-8 educational program into an education program that provided greater parent choice in instruction within more modern 21st Century facilities. To accomplish this goal, some of the smaller schools were transformed into K-5 schools, all of the larger elementary schools were converted to K-8 schools and the remaining junior high facilities were transformed into grade 6-8 middle schools. Priority was then given to reconstructing the District's older K-5 schools in the areas with the greatest amount of concentrated enrollment, with the opportunity to leverage the maximum amount of State aid available. Additional grade 6-8 capacity was then expanded throughout the District with the establishment and expansion of the number of K-8 schools, especially those sites had previously benefitted from the replacement of portable classrooms with permanent facilities. Additional middle school grade 6-8 capacity was then provided with the purchase and planned construction of the Doris/Patterson school site.

The next phases of improvements call for the construction of additional replacement schools and the modernization of the remaining existing schools into comparable 21st Century school facilities with new support facilities to accommodate the student population, including administrative and specialty labs, makers spaces, libraries, MPRs, playgrounds and parking. Funding for these improvements is primarily from a combination of existing local sources and State aid reimbursements.

To date, the majority of new replacement school projects are either complete or underway, as is the expansion of existing K-8 facilities. New construction of additional K-5 and 6-8 school capacity is pending local approvals. The following section provides an update of projects under management and projects anticipated to be initiated over the next six-month period. Project highlights are presented as are proposed adjustments to the budget and timeline. These components are then carried over for further consideration in the Master Budget, Schedule and Timeline recommendations later in this report.

4.1 PHASE 1 PROJECTS

All Phase 1 facility improvements for the Master Construct Program are either completed or under construction, pursuant to the Basic Strategy. Completed Phase 1 projects include upgrades to kindergarten and science labs across eight school sites; the reconstruction of Harrington and Lemonwood and substantial completion of reconstruction of Elm; construction of Kindergarten Annex facilities at Harrington; and the acquisition of the Seabridge K-5 elementary school site. Remaining Phase 1 improvements include the completion of the new grade 6-8 building at the prior Marshall Elementary

school. Funding for all Phase 1 projects to date has been from local sources, primarily Measure “R” and portions of Measure “D”.

4.1.1 LEMONWOOD RECONSTRUCTION AND KINDERGARTEN ANNEX

The Lemonwood facility consists of an entirely new, 70,234 square foot state of the art campus reconstructed on the existing school site, replacing the school’s aging buildings with a modern K-8 facility. The campus consists of 29 general purpose classrooms, 4 kindergarten, 3 science labs, and 1 Special Day classroom, library, makers room multipurpose room/gymnasium, kitchen, administrative offices, restrooms, storage and ancillary rooms. Improvements were scheduled over two construction phases. The first phase of construction included the main classroom and multipurpose buildings and was occupied by students and staff, as planned, in February 2018.

The second phase of construction included completion of new kindergarten facilities and administration building as well as the restoration of playfields. The second phase of work achieved substantial completion in March 2019 and kindergarten students and site administration moved into the new buildings in April 2019. Associated onsite support facilities, such as, kindergarten playground, new staff parking lot, perimeter fencing, and associated utilities were also completed in April 2019.

The move into the new facilities culminated a months long transition planning process similar to the process used at other sites undergoing reconstruction. The transition plan called for teacher training on elements that make up the 21st century classroom space, including technology, multiple TV monitors to display educational content, floor to ceiling markerboards and tackboards, and mobile, flexible classroom furniture and the interaction between all of these elements. Training was also provided to site staff regarding food service, supervision, maintenance, and the operation of site systems such as lighting and HVAC.



Lemonwood Reconstruction Project New Administration and Kindergarten Facilities

The reconstruction of the Lemonwood facility also calls for the retention and repurposing of Building 3 of the original campus into six “Flex Classrooms” for enhanced kindergarten, transitional kindergarten, or special day class programs as may be required by the District. Construction plans were approved by DSA in January 2017, and construction of the project is expected to be undertaken during the next six-month period.

The Board approved “all in” budget for the Lemonwood reconstruction project is \$39.9 million which has proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract. A recommended budget adjustment of approximately \$2.3 million is proposed increasing the total budget to approximately \$42.2 million to reflect approved Board adjustments since the December 2018 six-month report. These adjustments include associated code changes, changes to site fencing and miscellaneous construction changes; approved budget increases for Furniture, Fixtures, and Equipment (FF&E); testing and inspection services; and architectural services.

A GMP contract for approximately \$2.9 million has been negotiated for the construction of the Lemonwood Kindergarten Annex improvements and is to be presented for consideration and award at the next June Board meeting as an amendment to the scope for the construction of the Lemonwood project. Based on the above, a revised total “all in” budget of approximately \$3.7 million is proposed, including the proposed GMP, Architectural/Engineering, DSA fees, CDE fees, testing and inspection services, and FF&E costs.

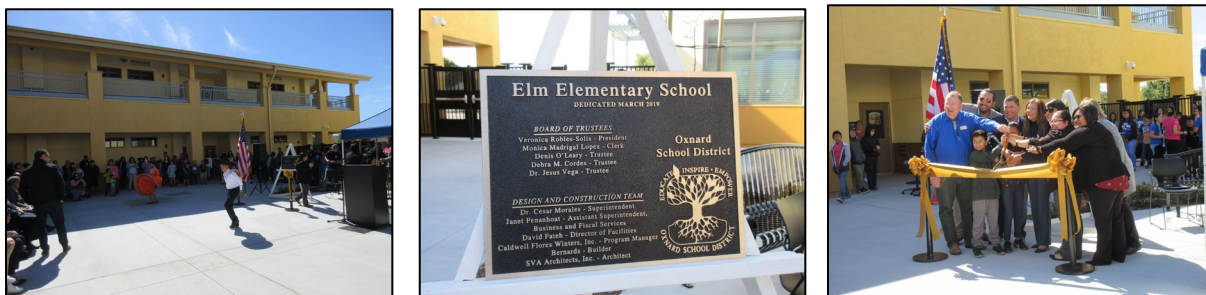
Three reimbursement funding applications have been filed for the Lemonwood Reconstruction project with the OPSC for approximately \$15, 886,394 million in projected SFP grant funding based on estimated pupil grants and site development costs. A new construction application was filed in June 2017 for approximately \$13.1 million that utilized 939 new construction pupil grants and a subsequent \$812,700 modernization application was filed in May 2018 to be used toward new construction under the “Like for Like” provisions of the SFP. In order to further expedite the use of State aid funding, an additional new construction application for \$2,006,432 was submitted in July 2018 under the “use of grants” provisions of the SFP program to allow additional new construction grants to be applied towards this project. These applications are pending OPSC review and SAB approval. It is anticipated that State reimbursements for this project will be available from the existing Proposition 51 SFP program, based on current enrollment. The earliest indication as to the ability of the State fund project reimbursement will most likely be this fall.

4.1.2 ELM RECONSTRUCTION

The new Elm Street Elementary School replaces the original aging buildings with a new 2-story 49,913 square foot facility with 19 permanent classrooms, 4 kindergarten, 1 special day classroom, piano lab, library media center, administrative offices, restrooms, storage, ancillary rooms and playfields providing an entirely new, state of the art campus to serve grades K-5. The first phase of construction included the new buildings and was completed and occupied by the District in February 2019. A very successful grand opening event was held in early March 2019 that was well received by the community.

The move into the new facilities culminated a months long transition planning process similar to the process used at other sites undergoing reconstruction. The transition plan called for teacher training on elements that make up the 21st century classroom space, including technology, multiple TV monitors to display educational content, floor to ceiling markerboards and tackboards, and mobile, flexible classroom furniture and the interaction between all of these elements. Training was also provided to site staff

regarding food service, supervision, maintenance, and the operation of site systems such as lighting and HVAC.



New Elm Street Elementary School Grand Open Event – March 2019



New Elm Street Elementary School Classroom and Library Facilities

The second phase of construction is underway and includes demolition of the original school and creation of new playfields. This effort is anticipated to be completed by July 2019, in time for the District to use the new playfield when school opens in the fall of 2019.

The current Board approved “all in” budget for the Elm reconstruction project is \$30.7 million which has proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract and approved change orders. A recommended budget adjustment of approximately \$2.1 million is proposed to incorporate approved change orders since the December 2018 six-month update associated with code required changes, changes to site fencing, and District requested construction changes.

Approximately \$10.1 million in reimbursement applications have been filed with the OPSC for the Elm project based on estimated State aid pupil grants and estimated site development costs. A new construction grant application was submitted in April 2018 for approximately \$8.9 million based on a total of 613 standard pupil grants and 13 SDC pupil grants. In July 2018 a “Use of Grants” application totaling approximately \$878,184 million based on a total of 72 standard pupil grants. An additional modernization application of approximately \$348,300 was submitted in July 2018 on behalf of existing portable classroom eligibility for the project to be used toward new construction under the “Like for Like” provisions of the SFP. Based on this proposed strategy, approximately \$10.1 million is estimated to be

garnered in State reimbursement funding toward this project. These applications are pending OPSC review and SAB approval. It is anticipated that State reimbursements for this project will be available from the existing Proposition 51 SFP program, based on current enrollment.

Over the next six-months it is anticipated that the demolition of the old campus and the construction of the new playfields will be completed and opened to the site for use in the fall of 2019. It is also anticipated that construction closeout of the project will occur during this period. The earliest indication as to the ability of the State fund project reimbursement will most likely be this fall.

4.1.3 MARSHALL NEW CLASSROOM BUILDING

A new 20,768 square foot, two-story 12 classroom building is under construction at Marshall Elementary School that will provide the school with 9 additional classrooms to house six through eighth grade students to support a long-term K-8 educational program option at the site. The new building will also feature a performance classroom, 2 science labs, workrooms, elevator, storage and ancillary rooms.

Construction commenced in September 2017 and is currently planned to reach substantial completion in June 2019 and to be occupied at the start of the 2019-20 school year. The project's substantial completion will include building exterior envelope, paint, exterior lighting, interior of the building, testing of systems, and close-out documentation to be ready for District use in the fall of 2019. A transition plan for moving into the new classroom building has been developed for occupancy of the building to take place in early July 2019. Remaining construction activities, such as playfield grading and placement of grass, will continue to be monitored and coordinated for the students return in the fall.

The current Board approved "all in" budget for the Marshall project is \$11.4 million which has proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract and approved change orders. Since the December 2018 update, the project has experienced delays due to slow response time from the DSA in processing required changes and general contractor coordination issues. It is recommended that an allowance to the "all-in" budget of approximately \$551,704 be approved in anticipation of delay-related expenses that will be brought to the Board as need for final approval.

In November 2017, a new construction application for \$4,401,416 was filed with the OPSC for reimbursement for new construction project improvements utilizing 316 general pupil grants and estimated site development costs. In order to accelerate State aid funding, an additional "use of grants" application for new construction was submitted in July 2018 based on the use of 80 additional standard pupil grants for \$1,009,552 in additional funding. In total, approximately \$5.4 million is estimated to be garnered in State funding for the project based on the above approach. These applications are pending OPSC review and SAB approval.

Over the next six months, CFW and the District will continue to implement a transition plan with staff, teachers and team members for the opening and operation of the District's latest K-8 school. In addition,

construction will continue to be monitored and coordinated including the installation of classroom technology and furniture.



Marshall New Classroom Building Construction Progress – April 2019

4.2 PHASE 2 PROJECTS

Phase 2 projects include those that are under construction, are in DSA seeking plan or local agency approvals and those that have been selected for implementation, but for which a team has been selected for design or construction. Projections under construction include McKinna and the kinder/flex classrooms at McAuliffe, Ritchen, Brekke and Ramona. Projects seeking agency approvals include Rose, Seabridge, and Doris/Patterson elementary and middle school. Projects yet to be assigned design and construction teams included Marina West reconstruction, the modernization of Frank Middle School, McAuliffe and Ritchen elementary schools and the reconstruction of Fremont Middle School. The following sections provide further detail on the status of Phase 2 projects summarized above and expected outcomes over the next six months.

4.2.1 MCKINNA ELEMENTARY RECONSTRUCTION

The McKinna Elementary School Reconstruction project consists of a 58,229 square foot new two-story 23 general purpose classroom building, with 4 kindergarten, 1 kinder-flex and 2 SDC classrooms, a library, piano lab, administration space, a multipurpose room, playfields and hard courts, and support spaces, including new parking. Upon completion of the facilities, the old school will be demolished, and new play fields and remaining support facilities will be constructed in their place.

Construction is underway and is scheduled to be completed by February 2020. Framing work for the new classroom building started in October 2018, as did the excavation of underground utility trenches. Construction activities to date include completion of grading and compaction of the project site, completion of the underground utility services (sewer, domestic water, electrical, and fire water services), completion of building footings/foundations, and structural framing for all new buildings. Installation of mechanical, electrical, and plumbing infrastructures are in progress throughout the building. At the Kindergarten, Administration, and MPR buildings, plywood roof sheathing has been completed; all other

buildings are currently in progress. During May 2019, installation of roof-mounted connections began at the Administration and Kindergarten buildings in preparation for installation of mechanical equipment.

Three reimbursement funding applications have been filed with the OPSC totaling approximately \$12.0 million in estimated grant funding. Two applications for new construction were filed with OPSC in July 2018 totaling approximately \$11,573,709 million utilizing a combined total of 758 standard pupil and 35 SDC pupil grants. An additional modernization application of approximately \$464,400 was submitted in July on behalf of existing portable classroom eligibility for the project to be used toward new construction under the “Like for Like” provisions of the SFP. These applications are pending OPSC review and SAB approval, based on current enrollment eligibility.

Over the next 6 months, installation of mechanical equipment will be completed overall. Window installation and interior insulation installation is also underway. Completion of exterior and interior finishes will occur; as will installation of low-voltage systems (fire alarm, security system, lighting control, etc.), and parking area asphalt paving, concrete paving, and landscaping. Construction milestones include substantial completion of the new two-story classroom building, library, administration space, and multipurpose room. Substantial Completion milestones include of all building utilities, including electrical, mechanical, plumbing and audio-visual.

The approved “all in” budget for the McKinna project is \$36.5 million which has proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract and approved change orders. No budget adjustments are recommended at this time.



McKinna School Construction Progress – April 2019

4.2.2 NEW KINDERGARTEN/FLEX CLASSROOM FACILITIES

The District has constructed additional modular kindergarten/flex classrooms to support the District's transitional kindergarten (TK), kindergarten, and Special Education programs at McAuliffe, Ritchen, Brekke and Ramona Elementary Schools. Each project is Title 5 compliant and includes the construction of two modular classrooms along with support spaces (restrooms, storage, and work rooms).

In June 2018, construction started at Brekke, McAuliffe, and Ritchen with substantial completion having been achieved at all sites by November 2018. The District has occupied these classrooms. At Ramona, construction commenced in October 2018 and completed in May 2019, with occupancy scheduled for fall of 2019.

Budget adjustments are recommended to reflect prior Board approved adjustments since the last six-month report. At Brekke, a budget adjustment of \$53,727, for an unforeseen waste system improvement, is recommended, adjusting the total budget to approximately \$1.9 million. For McAuliffe, a total budget adjustment of \$204,009 is recommended for soils mitigation and DSA required accessibility upgrades to the school main entrance, resulting in a revised total budget of approximately \$2.6 million. At Ritchen, an increase of \$329,613 is recommended for play structure replacement and soils mitigation, adjusting the total budget to approximately \$2.7 million. For Ramona, a budget increase of \$117,260 is recommended for required play structure replacement to adjust the budget to approximately \$2.2 million.

New construction applications were filed in July 2018 with OPSC, utilizing a total of 72 severe SDC pupil grants (18 SDC pupils per site). Based on the estimated SDC pupil grant amounts and site development costs, applications were submitted for \$665,648 for Brekke, \$883,665 at McAuliffe, \$616,932 at Ramona, and \$828,027 at Ritchen, totaling approximately \$2.9 million in estimated State pupil and site development grants. These applications are pending OPSC review and SAB approval, based on current enrollment eligibility.

4.2.3 DRIFFILL K-8 KINDERGARTEN FACILITY

The District 2012 Facilities Master Plan identified the need to modernize the existing Driffill kindergarten facilities available at that time. Subsequent reviews determined that the site's existing kindergarten facilities required costly upgrades to aging buildings, and new kindergarten facilities would more adequately meet the requirements of the grade reconfiguration. In 2013, the District established a scope, budget, and schedule to reflect the design and construction of four (4) new kindergarten classrooms, demolition of the existing kindergarten classroom wing, and removal of three (3) portables. A budget of \$2,477,832 was established, architectural plans prepared and DSA approval was received for the project in October 2014.

Upon DSA approval, the project was put out for public bid in November 2014 and again in February 2015 with both bids exceeding the budgeted value. Original bids for the project were beyond the budget value provided and a redesign was performed in order to bring the plans and budget in line with the bidding

market. Thereafter the project was placed on hold by the District while other budgeting solutions were developed.

CFW was subsequently directed to submit an application in 2015 for matching State aid new construction funding utilizing 132 standard pupil grants equaling approximately \$1,728,882. However, at the time of submission, the State's authorization for facilities funding had been exhausted. It was decided by the Board that the project would only move forward once matching State aid funds were made available. In October 2018, the District was notified that the OPSC would be reviewing the District's application in anticipation of approving the project for funding under Prop 51. In anticipation of State aid funding, the District commenced pre-construction activities in September in order to maintain the status of DSA approved plans and construction of the facility is estimated to commence in FY 2019-20 following receipt of funds from the State. However, the OPSC subsequently determined that the DSA did not provide adequate direction for the District to commence with the project and the State aid application was returned to the District accompanied with a request to resubmit plans to DSA.

At this time, it is recommended that the Drifill kindergarten project be placed on hold pending resubmission to the DSA of revised plans. It should be further noted that the Drifill kindergarten facility project is being managed by the District's Facilities Department but is included in the Master Construct Program budget. While it is not within the CFW program management scope of work, we strongly support its continued implementation by District staff.

4.2.4 ROSE AVENUE ELEMENTARY RECONSTRUCTION

The Rose Avenue project consists of a 58,347 square foot, two-story 23 general purpose classroom building, with 4 kindergarten classrooms, 1 kinder-flex, and 2 SDC classrooms, piano lab, library, makers room, administration space, multipurpose room, playfields, hard courts, and support spaces. Plans were completed and submitted to DSA in September 2018 and are currently under review by DSA for approval. The project is anticipated to be constructed in two phases, the first being the construction of the actual buildings followed by the demolition of the older school and completion of the play areas DSA approval is anticipated to be available by July 2019.

The school has been designed to be funded and constructed through the SFP Financial Hardship program. However, the recent depletion of the Prop 51 authorization for new construction and hardship funding may delay this project until additional State voter approved authorization is provided, another source of funding is provided, or a combination of both is achieved. At the April 2019 Board Study session, staff was encouraged to proceed with the reconstruction of Rose from local available funds and from SFP reimbursement as they become available.

Subject to the District maintaining sufficient enrollment and upon DSA approval, an application for matching new construction SFP funding utilizing 675 standard pupil grants and 35 SDC pupil grants will be filed with the OPSC, which is anticipated to garner approximately \$10.5 million in new construction grants inclusive of estimated additional grants for site development. A "use of grants" new construction application will also be filed utilizing 83 additional standard pupil grants, totaling approximately \$1 million. In addition, a modernization grant application from eligible portable facilities will be filed for the project

estimated at \$348,300. In total, approximately \$11.9 million in new construction and modernization applications are planned to be filed for the Rose Avenue project.

Over the next six months and upon DSA approval, the team will also initiate efforts to establish a Guaranteed Maximum Price (GMP) contract for the construction of the project. The approved “all in” budget for the Rose Avenue project is \$30.7 million and no adjustment to the overall budget is recommended at this time.

4.2.5 SEABRIDGE ELEMENTARY NEW CONSTRUCTION

The Seabridge K-5 School project consists of a 48,802 square foot, two-story 19 general purpose classroom building, with 4 kindergarten classrooms, 1 SDC classroom, piano lab, library, makers room, administration space, multipurpose room, playfields, hard courts, and support spaces, including parking. The Seabridge project received DSA approval for construction in October 2018. At this time, the District is seeking final approval of a Coastal Development Permit from the City of Oxnard in order to proceed with the construction of the project. An application for a Coastal Development Permit was prepared and submitted to the City for consideration in June 2019.

Approximately \$15.0 million in two new construction applications were filed in December 2018 with the OPSC for the Seabridge project based on 643 standard pupil and 13 SDC pupil grants, estimated site development cost, and land acquisition reimbursement. Over the next six months, the team will continue to coordinate with the City of Oxnard and other parties to receive approval and move forward with construction. It is projected that the Seabridge project can reach approval among all parties in the spring of 2019 and negotiate and finalize the GMP contract for Lease-Lease Back construction activities by the end of the fiscal year. No budget adjustments are proposed at this time.

Over the next six months, it is anticipated that the City will consider the District’s application and pending approval, the District will complete the proposed GMP process and bring it forward for Board consideration in order to commence with construction. The current Board approved “all in” budget for the Seabridge project is \$28.6 million. No budget adjustments are recommended at this time, subject to the bid outcome as described above.

4.2.6 DORIS/PATTERSON NEW CONSTRUCTION

The District has acquired a 25-acre parcel at the corner of Doris Avenue and Patterson Road for the construction of a new 700 student K-5 and 1200 student 6-8 middle school facility, plus the ability to accommodate a District administrative center. The District has completed the California Environmental Quality Act (CEQA) and Department of Toxic Substances Control (DTSC) review requirements for the project. The project also requires annexation into the City of Oxnard, pursuant to the Ventura County Local Agency Formation Commission (LAFCo) approval of several changes of organization, collectively called reorganization. This LAFCO process is currently underway, and the District submitted a pre-application to the City of Oxnard to initiate the overall process in June. It is anticipated that the City’s

portion of the process will conclude by the end of 2019 and that consideration by LAFCo will conclude in mid-2020.

The current Board approved “all in” budget for the environmental planning/LAFCo efforts for the project is \$700,000. A budget increase of \$100,572 is recommended for additional studies and consultant services which may be required to complete the review and approval process. Over the next six months, CFW, the District and its LAFCo consultant will continue to manage the application and approval process, including conducting meetings with the City and other local agencies as the District’s application moves from the City to LAFCo.

4.2.7 MARINA WEST ELEMENTARY RECONSTRUCTION

The Board adopted a Master Construct and Implementation Program in January 2017 that included the reconstruction of the Marina West K-5 School into a two-story 31 classroom building, library/media center, administration spaces, multipurpose room, playfields, hard courts, and support spaces, including parking. Upon completion of construction, the older facilities would be demolished and replaced with play fields and required support facilities. The project is anticipated to be constructed in two phases, the first being the construction of the actual buildings followed by the demolition of the older school and completion of the play areas.

Like the Rose reconstruction project, the District planned on advancing funds to complete the design of the facility for approval by CDE, DSA, OPSC and the SAB as a “financial Hardship” project and subsequent construction would be dependent on the receipt of SFP Hardship funding. Recognizing that Proposition 51 is exhausted, the District determined at its April 10, 2019 Study Session that the design of this project would be placed on hold until additional sources of funding were identified either from local sources, State aid reimbursements or replenishment of the SFP, especially Financial Hardship funding.

The adopted “all-in” budget for Marina West reconstruction is \$30,680,582. No change to the adopted budget is proposed at this time.



Existing (Left) and Conceptual (Right) Configuration of Marina West Elementary School

4.2.8 MCAULIFFE ELEMENTARY PROPOSED IMPROVEMENTS

The Master Construct Program provides for the modernization of McAuliffe Elementary, including its 28 classrooms, STEAM Academy lab and piano lab, and support spaces to comply with the District's vision and specification for 21st Century K-5 classroom and support school facilities. Proposed improvements for permanent classrooms include allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical, furnishings, as well as data and other technology upgrades. Upgrading the library into a Media Center, is proposed as are improvements to the multipurpose room, the HVAC system and converting two adjacent supply rooms into administrative and counselor space. These improvements are in addition to the recently constructed kinder/flex classrooms, currently under construction.

Historically, the modernization of McAuliffe has been proposed to be funded from a combination of local funding sources and SFP grant reimbursements. The site currently qualifies for approximately \$3.2 million in matching SHP modernization grants. In September 2018, the Board reviewed an update assessment of proposed improvements, estimated costs, interim housing and funding options to maximize and accelerate funding. Upon review, it was decided to proceed with the submittal of a SFP Financial Hardship application to fund planning and design with the option for further hardship funding in the future, if available. In February 2019, the OPSC announced that all Proposition 51 funding had been exhausted, including modernization and hardship funding. Since then the project has been placed back in its original schedule for construction to be funded from receipt of State aid reimbursements and locally available funds. Nonetheless, should enrollment continue to decrease and subsequent eligibility for SFP reimbursements from submitted applications on file with the State be lost, additional sources of local funding may be needed.

Based on the above, the adopted "all-in" budget for McAuliffe, including hard and soft costs is \$4,959,744. No change to the adopted budget is proposed at this time.

4.2.9 RITCHEN ELEMENTARY MODERNIZATION

The Master Construct Program provides for the modernization of Ritchen Elementary, including its existing 28 classrooms, science and piano labs, MPR, library and support spaces to comply with the District's vision and specification for 21st Century K-5 classroom and support school facilities. Proposed improvements include allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical, HVAC, and furnishings, as well as data and other technology upgrades and additional administrative spaces. These improvements are in addition to the recently constructed kinder/flex classrooms, currently under construction.

The modernization of Ritchen has been proposed to be funded under the Master Construct Program from a combination of local funding sources and SFP grant reimbursements. The site currently qualifies for approximately \$2.84 million in matching SFP modernization grants. In September 2018, the Board reviewed an update assessment of proposed improvements, estimated costs, interim housing and funding options to maximize and accelerate funding. Upon review, it was decided to proceed with the submittal of a SFP Financial Hardship application to fund planning and design with the option for further hardship funding in the future, if available. In February 2019, the OPSC announced that all Proposition 51 funding

had been exhausted, including modernization and hardship funding. Since then the project has been placed back in its original schedule for construction to be funded from receipt of State aid reimbursements and locally available funds. Nonetheless, should enrollment continue to decrease and subsequent eligibility for SFP reimbursements from submitted applications on file with the State be lost, additional sources of local funding may be needed.

Based on the above, the adopted “all-in” budget for McAuliffe, including hard and soft costs is \$4,905,850. No change to the adopted budget is proposed at this time.

4.2.10 FRANK MIDDLE SCHOOL MODERNIZATION

Frank Middle School is the newest of the District’s 3 dedicated middle school facilities having just turned 25 years of age. In the summer of 2018, the District conducted a modernization assessment of eligible school site. Upon review, proposed improvements to Frank included 21st Century upgrades and modernization of 35 classrooms and installation of 21st Century amenities as well as improvements to the campus’ support facilities and library. Proposed improvements for permanent classrooms and science labs, included allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical and HVAC, furnishings, fixtures and equipment, as well as data and technology upgrades. Conversion of the existing library into a Media Center, including all physical and technology upgrades, was proposed as were improvements to the gym and upgrades to the music room. In total, the proposed improvements to Frank were estimated to cost approximately \$9,023,903.

The Modernization Assessment Plan recommended the modernization of Frank Middle School through inclusion in the Master Construct Program. Funding was proposed under the Financial Hardship program to proceed with modernization design, DSA/CDE approvals and construction. In February 2019, the OPSC announced that all Proposition 51 funding had been exhausted, including modernization and hardship funding. Since then the project has been placed on hold pending the replenishment of the SFP program, receipt of State aid reimbursements, or availability of additional local funding. The school site currently qualifies for approximately \$5.97 million in matching SFP modernization grants. Nonetheless, should enrollment continue to decrease and subsequent eligibility for SFP reimbursements from submitted applications on file with the State be lost, additional sources of local funding may be needed.

At this time the District has authorized all remaining funds to complete reconstruction projects. Absent State aid reimbursements, no new projects may move forward beyond those that already have been approved by the Board. No additional Financial Hardship funding is currently available from the State. Should there be additional local funding to fully fund the entire construction requirement, it is recommended that the District proceed to modernize Frank with local funds and State grant reimbursements.

Table 6 provides an overall summary of modernization and 21st Century improvements proposed at McAuliffe, Ritchen, and Frank. It is estimated that approximately \$18.9 million would be needed to complete these projects. Should enrollment substantially decrease, funding for these projects either from prior project reimbursements or directly from their respective grant eligibility, these projects would be further delayed and may be at risk of being funded without State aid participation.

Table 6: Summary of Proposed Modernization Improvements

Estimated Cost	#CRs	Amount
McAuliffe Elementary		
21st Century upgrades to existing permanent classrooms	28	\$ 3,878,448
21st Century upgrades to library/media center		\$ 372,368
Improvements to the MPR area		\$ 436,372
Upgrades to the HVAC system		\$ 267,556
Convert supply rooms into office space		\$ 5,000
Total	28	\$ 4,959,744
Ritchen Elementary		
21st Century upgrades to existing permanent classrooms	28	\$ 3,822,781
21st Century upgrades to library/media center		\$ 372,368
Improvements to the MPR area		\$ 443,145
Upgrades to the HVAC system		\$ 267,556
Total	28	\$ 4,905,850
Frank Intermediate		
21st Century upgrades to existing permanent classrooms	35	\$ 5,100,097
Modern upgrades to existing science labs	6	\$ 1,464,816
21st Century upgrades to library/media center		\$ 413,059
Modern upgrades to music rooms	2	\$ 467,682
Improvements to the MPR area		\$ 1,092,584
Upgrades to the HVAC system		\$ 485,665
Total	43	\$ 9,023,903
Total Improvements	99	\$ 18,889,497

4.2.11 FREMONT MIDDLE SCHOOL RECONSTRUCTION

The District's 2012 Facilities Master Plan prepared by LPA identified the need to modernize Fremont Middle School. In 2013, the Measure "R" Reconfiguration and Implementation Program proposed and constructed science lab improvements to accommodate the reconfiguration of the District's schools into a K-5, 6-8 and K-8 educational program. In 2016, the Master Construct Program analyzed the feasibility of providing additional site improvements, including a new gym as well as site studies to reconstruct the facility as a new 21st Century middle school. Alternate site studies were also conducted. Based on these reviews and a comparative cost analysis, it was recommended that the Fremont site be reconstructed as additional funds became available.

Pursuant to the District's adopted educational specifications for 6-8 middle schools, the proposed new facility will consist of 41 general purpose classrooms, three special day classrooms, one art lab, one band/orchestra room, 5 educational support spaces, an administrative building with office space, conference room, and nurse's office, a library media center with small breakout rooms, and a gym/MPR with a food preparation kitchen, changing rooms/lockers and storage. In total, the reconstructed school is estimated to consist of approximately 74,825 square feet of new buildings and facilities. Upon completion of construction, the older facilities would be demolished and replaced with play fields and required support facilities.

There is an insufficient amount of site specific or district wide SFP grant eligibility available at this time to support additional grade 6-8 improvements as the Master Construct Program prioritized projects that would allow the District to increase grade 6-8 capacity. All current grade 6-8 State eligibility is being concentrated on increasing the District's overall capacity to house future grade 6-8 students in the

construction of the Marshall grade 6-8 expansion and in the construction of the new middle school at the Doris/Patterson site to provide additional student capacity and interim housing to accommodate modernization and reconstruction efforts of the District's existing middle schools.



Conceptual Configuration of Fremont Middle

A recent 2019 analysis based on the District's adopted educational specifications for grade 6-8 middle schools established an "all-in" budget for the reconstruction of Fremont of approximately \$63.9 million. To the extent additional funds are made available, it is recommended that the District proceed with the reconstruction of Fremont Middle School as part of the Master Construct Program

4.3 RECOMMENDATIONS

Over the next six-month period, the work program proposes continued Board review and consideration of projects as presented through an ongoing series of workshops or Board action items. As part of this report, it is recommended that the Board accept recommendations within this section to add proposed projects, adjust budgets, schedules and timelines as indicated, based on Board approval as needed.

PROGRAM FUNDING & EXPENDITURES

This section reviews existing and anticipated sources of funds for implementing the proposed facilities for the Master Construct and Implementation Program. Major funding sources include Measure “R” and Measure “D” bond proceeds, developer fees, Mello Roos funds, prior State aid reimbursements, and capital program balances. The Program seeks to maximize remaining State aid eligibility for modernization and new construction grant funding of school facilities as State funds become available under the State SFP and other related State programs that fund public school facilities construction.

To date, approximately \$72.9 million in State aid new construction and modernization applications have been submitted to the OPSC through the State SFP. A new Full-Day Kindergarten Facilities Grant Program has been established by the State providing \$100 million in one-time grants for new construction or retrofit of existing facilities for the purpose of providing kindergarten classrooms to support full-day kindergarten instruction. The District has applied on a competitive basis for the Kinder Facilities Program but has yet to receive an appropriation. A further review of the SFP and Kindergarten Grant programs and estimated District eligibility is provided below.

All Mello Roos and Measure “R” bond proceeds have been received, and available capital program balances have been applied towards Phase 1 improvements. Local developer fees continue to flow into the program as additional residential construction is approved within the boundaries of the District. The District has issued approximately \$95 million in Measure “D” bonds in support of Phase 2 improvements, leaving approximately \$47.5 million in remaining authorization. All previous bond authorization has been fully issued and utilized.

The following provides an update to the prior December 2018 funding and expenditures report to the Board. This section provides a comprehensive review of the funding program, including a review of State aid grants, projected local developer fees, and local general obligation bond proceeds, all which may assist in the implementation of the remaining Master Construct Program. The report recommends adjustments to the Master Budget and Schedule that are required in accordance with financial or policy decisions undertaken by the District and the State from the prior periods and proposed activities over the next six-month period. Potential shortfalls due to enrollment decline or further delays in receipt of State aid are identified and provided for review and further consideration.

5.1 STATE MATCHING GRANTS

Through the OPSC, the State of California provides funding assistance to eligible public school districts through the SFP. OPSC operates various programs pursuant to State Law and provides projects to be considered by the State Allocation Board (SAB) for specific funding. Funding is provided to school districts in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other project specific costs. Individual pupil grant amounts are periodically reviewed for adjustment by the SAB. The program provides new construction and modernization grants to construct new school facilities or modernize existing schools. To receive State grants, a district is required to match the grant portion from available district funds. This may include proceeds from local general obligation bonds, developer fees, and a district's general fund. Under certain specific conditions, a district may qualify and apply for a release of its local match requirement through a hardship review and approval by the OPSC and the SAB, subject to additional constraints and requirements.

As of December 2018, the District has submitted approximately \$72.9 million in State aid applications through the SFP, including approximately \$69.5 million in new construction applications and approximately \$3.4 million in modernization applications. Of these, approximately \$10.9 million in applications have been approved by the OPSC and SAB, with funding anticipated to be released by the end of 2019. These applications are for pupil grant reimbursements the District was found eligible to receive for the reconstruction of Harrington Elementary and the modernization of Fremont and McAuliffe science lab and kindergarten projects completed during Phase 1 of the Program.

The District has also applied for approximately \$7.1 million under the new Kinder Facility Program, a program funded by the State General Fund to expand full day kindergarten facilities through the provision of matching funds for new or modernized facilities that meet Title 5 standards for such classrooms. These are competitive and criteria based matching grants, subject to an annual set appropriation in the State's General Fund budget. Two rounds of funding were proposed for FY 2019-20; the District participated in the initial February competition without receipt of award but was prompted by the State to resubmit its application for the second round of consideration which just ended in May. Results of the District's efforts are still pending as of the drafting of this report.

CFW continues to monitor grant applications to the State and activities of the SAB for the allocation of eligible State funding. The strategic blending of these programs is required to support the balance of local investment that may be required to fully implement the Master Construct Program. These programs are summarized below as well as the District's current and projected eligibility for program funding. Applications that have been approved by the District and submitted to OPSC are catalogued and projected applications for potential funding of additional projects are also presented.

5.1.1 STATE AID MODERNIZATION

The State's Modernization Program provides funds on a 60-40 state and local sharing basis for improvements that educationally enhance existing school facilities. Eligible projects include modifications

such as air conditioning, plumbing, lighting, and electrical systems. Applications are submitted to the OPSC in two stages:

1. **Eligibility:** Modernization eligibility is established separately for each school site and requires that permanent facilities be at least 25 years old and portable facilities be at least 20 years old. Students must be enrolled in those facilities based on State classroom loading standards of 25 per classroom for grades K-6 and 27 per classroom for grades 7-8. Once established, site eligibility is not subject to annual review.
2. **Funding:** A district with modernization eligibility may request funding on a 60-40 State grant/local match basis. The 2019 pupil grant is currently \$4,644 for elementary grades and \$4,912 for middle grades. Eligible costs include design, construction, educational technology, testing, inspection, furniture and equipment. Limited supplemental funding is available for excessive cost such as fire safety and accessibility improvements. Grant levels are periodically reviewed by the State. Program funding is subject to project performance and certification at the completion of construction.

Under SB 50, the State provides the option of a “Like for Like” approach towards utilizing available modernization eligibility towards new construction. The “Like for Like” approach allows school districts to utilize modernization funding for new construction projects, if the new construction is replacing a facility with a similar facility that requires modernization. These funds do not affect a district’s new construction pupil grant eligibility and are in addition to any available new construction funding. Funds allocated under “Like for Like” would be based on the modernization grant eligibility on a site by site basis. The District continues to utilize this approach, where applicable, to augment the amount of funding available to construct replacement school facilities.

Tables 7 and 8 summarize the District’s remaining estimated eligibility for State modernization grants for 302 permanent and 49 portable facilities that by the end of the Program would have been last modernized or placed in service at least 25 or 20 years ago, respectively. The estimated grant amounts have been updated to reflect the 2019 per pupil grant amounts established by the State. Assuming there is sufficient students enrolled at the time an application is submitted for those facilities based on State classroom loading standards of 25 per classroom for grades K-6 and 27 per classroom for grades 7-8, there is a potential combined eligibility over the period of the Program of approximately \$39.7 million in matching modernization grants.

As shown in Table 7, the District may be eligible for approximately \$36.9 million in remaining matching modernization grants from permanent classrooms. Approximately \$16.2 million is currently available through FY2020 for two elementary schools (McAuliffe and Ritcher) and two of the middle schools (Haydock and Frank), with Frank having the largest amount of grant eligibility available. The majority of the remaining eligibility of approximately \$12.1 million is not fully eligible for grant funding until the FY 2026-29 period. To access any of these funds, the District must design and receive DSA project approval prior to the submittal of an application for modernization funding of a facility.

Table 7: Estimated Remaining Modernization Eligibility from Permanent Classrooms: 60/40 Program

School Site	CRMs	Phase I (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total Amount
		CRMs	Amount	CRMs	Amount	CRMs	Amount	CRMs	Amount	
Brekke	24	0		0		24	\$2,804,976	0		\$2,804,976
Chavez	29	0		0		0		29	\$3,366,900	\$3,366,900
Curren	0	0		0		0		0		\$0
Driffill	0	0		0		0		0		\$0
Elm	0	0		0		0		0		\$0
Frank	45	0		45	\$5,968,080	0		0		\$5,968,080
Fremont	31	0		0		0		31	\$4,170,288	\$4,170,288
Harrington	0	0		0		0		0		\$0
Haydock	32	32	\$4,243,968	0		0		0		\$4,243,968
Kamala	0	0		0		0		0		\$0
Lemonwood	0	0		0		0		0		\$0
Marina West	20	0		0		20	\$2,322,000	0		\$2,322,000
Marshall	24	0		0		0		24	\$2,753,892	\$2,753,892
McAuliffe	27	27	\$3,125,412	0		0		0		\$3,125,412
McKinna	0	0		0		0		0		\$0
Ramona	24	0		0		24	\$2,814,264	0		\$2,814,264
Ritchen	24	24	\$2,842,128	0		0		0		\$2,842,128
Rose Avenue	0	0		0		0		0		\$0
Sierra Linda	21	0		0		0		21	\$2,438,100	\$2,438,100
Soria	0	0		0		0		0		\$0
Total	302	83	\$10,211,508	45	\$5,968,080	68	\$7,941,240	105	\$12,729,180	\$36,850,008

*Current dollars

Table 8: Estimated Remaining Modernization Eligibility from Portable Classrooms: 60/40 Program

School Site	CRMs	Phase I (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total Amount
		CRMs	Amount	CRMs	Amount	CRMs	Amount	CRMs	Amount	
Brekke	0	0		0		0		0		\$0
Chavez	0	0		0		0		0		\$0
Curren	2	0		0		2	\$232,200	0		\$232,200
Driffill	0	0		0		0		0		\$0
Elm	3	0		3	\$348,300	0		0		\$348,300
Frank	0	0		0		0		0		\$0
Fremont	8	8	\$1,060,992	0		0		0		\$1,060,992
Harrington	5	3	\$348,300	2	\$232,200	0		0		\$580,500
Haydock	1	0		0		1	\$152,272	0		\$152,272
Kamala	6	0		5	\$580,500	1	\$116,100	0		\$696,600
Lemonwood	7	6	\$696,600	1	\$116,100	0		0		\$812,700
Marina West	4	0		4	\$441,180	0		0		\$441,180
Marshall	0	0		0		0		0		\$0
McAuliffe	1	1	\$116,100	0		0		0		\$116,100
McKinna	4	4	\$464,400	0		0		0		\$464,400
Ramona	0	0		0		0		0		\$0
Ritchen	0	0		0		0		0		\$0
Rose Avenue	3	0		3	\$348,300	0		0		\$348,300
Sierra Linda	5	0		5	\$631,584	0		0		\$631,584
Soria	0	0		0		0		0		\$0
Total	49	22	\$2,686,392	23	\$2,698,164	4	\$500,572	0	\$0	\$5,885,128
Submitted Applications										
Project 1 - Fremont		8	\$1,060,992							
Project 1 - McAuliffe		1	\$116,100							
Harrington Kinder Annex				5	\$580,500					
Lemonwood K-8 Portables		6	\$696,600	1	\$116,100					
Elm Portables				3	\$348,300					
McKinna Portables		4	\$464,400							
Total		19	\$2,338,092	9	\$696,600	0	\$0	0	\$0	\$3,034,692
Remaining Eligibility		3	\$348,300	14	\$2,001,564	4	\$500,572	0	\$0	\$2,850,436

*Current dollars

Table 8 demonstrates a remaining eligibility of approximately \$2.86 million for portable classrooms that exceed their 20-year life and are eligible for modernization during the term of the Program. To date, approximately \$3.0 million in modernization applications have been submitted to the OPSC for grant reimbursements. These amounts exclude any estimated additional grants anticipated beyond the base pupil grants for associated site development costs. All modernization applications require a local match to be provided by the District, unless Financial Hardship is utilized as explained later in this section.

Wherever possible, the District has attempted to amalgamate as much eligibility as possible before proceeding with the demolition and reconstruction of eligible facilities, including replacement schools. Because portable classrooms were introduced at specific sites at various alternate dates to accommodate accelerating enrollment in prior periods, not all portable classrooms are eligible for reimbursement at the same time nor on the scheduled implementation of the Master Construct Program. Therefore, in certain cases, not all eligibility has been able to be utilized on a project-by-project basis before commencing with the replacement of a facility.

Most recently this has been the case with the Elm and McKinna reconstruction projects where less than the total estimated amount of modernization grants were able to be used. An adjusted decrease of approximately \$1.4 million to the December 2018 estimated Elm modernization eligibility amount is presented as 12 remaining portables were removed during construction that were not yet fully eligible for grant funding, thus they are no longer available for future grant reimbursement. A similar decrease adjustment of \$1.0 million was incorporated into the reconstruction of the McKinna school facilities prior to the actual eligibility date of 7 remaining portables that were also removed during construction.

As reported in the December 2018 update, should enrollment variables change over time at each site and at the time of a modernization application, the estimated grant amounts may increase or decrease further. In addition, at time of application, additional grant dollars may be garnered by identification of eligible Special Day (SDC) pupils per site as SDC pupils are assigned a higher per pupil grant amount than standard pupils. The ability to use all of these grants, however, is contingent on the priority of projects to be funded by the Board, the planned use of these classrooms to house students, available matching funds, continued enrollment, and the corresponding timeline and schedule adopted as part of the Master Construct Program.

Collectively, these modernization amounts are used as inputs and integrated where possible in the facilities Master Budget and Schedule to implement proposed Master Construct projects. In August 2018, the District, adopted a Modernization Assessment Plan for the use of available modernization eligibility in support of select project to be included in the Master Construct Program. Approximately \$18.9 million in combined modernization improvements at McAuliffe, Ritchen, and Frank were assessed and proposed to be funded under the SFP Financial Hardship program. Proposed improvements were to accommodate a 21st Century reconfiguration and improvement program, including 21st century upgrades to all existing permanent classrooms, library and MPR/Gym spaces, HVAC upgrades, and piano and academy labs, respectively. In February 2019, OPSC announced that all remaining Proposition 51 funding for modernization projects had been exhausted.

At this time, there are no alternate sources of funds to replace the amount of Hardship funding otherwise available. The District may elect to proceed under the 60/40 match program, in which case the district would need to augment the source of local funding under the Basic Strategy equal to 40 percent of the match requirement of approximately \$7.56 million. However, should enrollment continue to decline, it may be necessary for the District to replenish the Basic Strategy with additional sources of local funds to fund 100 percent of these additional modernization improvements. In that case, the District may be in need of \$18.9 million to make up the shortfall overall or at least in the funding of modernization improvements to Frank Middle School, a major priority project for the District.

5.1.2 STATE AID NEW CONSTRUCTION

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

1. **Eligibility:** Eligibility for new construction funding is not site specific and is determined by the gap between a district's projected enrollment and its existing permanent classroom capacity. Classroom capacity is based on State loading standards of 25 students per classroom for elementary grades and 27 students per classroom for middle grades. Historical and projected student enrollment, plus approved, but not yet built residential units, are utilized to estimate the gap between the number of future students and the current ability to house students in permanent facilities. Portable classrooms are not counted by the State as being permanently available to house pupils. Until approved for construction, eligibility is subject to annual review.
2. **Funding:** Once eligibility is approved; a district may apply for funding on a 50/50 State grant/local match basis. The 2019 pupil grant is currently \$12,197 for elementary grades and \$12,901 for middle grades and is counted based on each student found to exceed a district's permanent capacity to house students. Eligible costs include design, construction, testing, inspection, furniture and equipment, and other costs closely related to the actual construction of school buildings. Supplemental grants are available for site acquisition, utilities, on/off-site and general site development, and other excessive costs. Grant levels are periodically reviewed by the State.

As in other cases, the method by which a district qualifies for new construction eligibility has been changed by OPSC and the SAB since the passage of Proposition 51. The new requirement states that districts must update their new construction eligibility whenever their application is reviewed by OPSC. In essence, a District with multiple applications filed over succeeding periods will be required to update their new construction eligibility each year, based in large part on the annual change in CALPADS enrollment as measured each October. The eligibility analysis is based in large part on the trend of a district's last four years of enrollment with the most recent years weighed more heavily than the first. Approved, but not

yet built residential units are also included and added to future enrollment projections at a rate of 0.5 students per approved, but unbuilt unit. Jointly, this tends to substantially accentuate the trend moving forward, especially in a declining enrollment or decreased residential construction situation.

Previously, a district established its baseline eligibility on a date specific and that eligibility was carried forward throughout the period. This allowed for longer term planning and construction of required facilities. The new eligibility requirement has created the opportunity for major swings in ongoing eligibility; especially during periods of enrollment decline or fluctuations in residential development. Coupled with the new focus of the SFP to operate as a reimbursement program, it now requires districts to more heavily maintain an ongoing local source of facilities funding to off-set and moderate the annual swings in eligibility and funding. In this case, the District's approach to facility funding under the Basic Strategy has served it well.

Nonetheless, the OPSC has maintained the opportunity for districts to be reimbursed up to 5 years after the date of construction of new facilities should there be an upswing in enrollment or increased residential development that would justify additional eligibility. Such new eligibility may be documented and applied for reimbursement of previously constructed facilities within the 5-year window. To be effective, however, requires the State to have an ongoing active and fully funded facilities program at that time, otherwise a district may once again be subject to fluctuations in enrollment while waiting in line. This has been the case in the Oxnard school district over the last 5 years.

As previously stated in Table 4, enrollment peaked in the Oxnard School District in FY2015-16, moderately decreased through FY2016-17 and has been declining at an accelerated rate in the intervening years. Due to local controls on new development, residential construction during this period has been likewise restrained and generally available for "in-fill" development only, restricting enrollment growth overall. Based on the enrollment available in FY2015-16, enrollment decreased by 782 students through FY2018-19. Based on the District's consultant, the rate of enrollment decline is anticipated to moderate by FY2021. As of the December 2018 six-month report, 1512 units were considered by the state as having been approved but not yet built, adding approximately 756 students to the enrollment eligibility at that time. As of February 2019, the state recognized a reduced total of 986 units as having been approved but not yet built yielding a corresponding increase to enrollment eligibility of approximately 493 students. These declines have had an impact on the District's eligibility for grant reimbursements.

Jointly, the cumulative decrease in enrollment and the reduced number of approved residential units awaiting construction has substantially reduced the amount of new construction eligibility that the District can claim for State grant reimbursements at this time. Unfortunately, the current and forthcoming six-month period is the time when many of the District's submitted and pending applications will be reviewed by OPSC and recommended for SAB funding based on the projected levels of current enrollment and residential construction. Both of these are at recent historical lows at this time.

Table 9 provides a summary of the District's adjusted baseline new construction grant eligibility under the new requirements and as approved by the SAB in February 2019 for pending applications, subject to grant funding recommendation in May 2019. In total, the District qualifies for approximately 1,904 pupil grants.

When compared to the estimated eligibility provided in the December 2018 update, this amount represents a projected substantial decrease in pupil grant eligibility of 4,719 pupils. This decrease is primarily due to a substantial enrollment decline within the District coupled with reduced residential development during this period that when projected on a weighted basis over the next 5-year period generates the potential severe decline noted above. Should enrollment and approval of new residential units increase during the next or subsequent six-month periods, eligibility will be increased.

Table 9: New Construction Eligibility: 50/50 Program

Grade Level	Eligible Pupils	Grant Value (2019)	*Est. Grant Amount (50%)	Est. Local Match (50%)
K-6	1,349	\$12,197	\$16,453,753	\$16,453,753
7-8	265	\$12,901	\$3,418,765	\$3,418,765
SDC Non Severe	140	\$22,922	\$3,209,080	\$3,209,080
SDC Severe	42	\$34,274	\$1,439,508	\$1,439,508
Subtotal	1,796		\$24,521,106	\$24,521,106
Additional Pupils**	108	\$12,197	\$1,317,276	\$1,317,276
Total	1,904		\$25,838,382	\$25,838,382
Plus Estimated Supplemental Grants			\$3,084,276	\$3,084,276
Grand Total			\$28,922,658	\$28,922,658

* Does not include State reimbursements for land acquisition.

**Assumes 108 pupils from the Gallery at River Ridge development

Based on existing pupil grant amounts, the District currently qualifies for approximately \$25.8 million in State new construction funding of which approximately \$4.6 million is available for Severe and Non-severe special education facilities. This amount includes the pupil grant allocation approved by the SAB in May for Harrington and Project 1. An additional \$3.1 million or approximately 15 percent of the State pupil grant amount is anticipated as an allowance, to be established by the State, for site development expenditures to accommodate required classroom improvements.

OPSC and the SAB maintain a rank order of applications awaiting funding. Table 10 presents the latest rank order of State dollars to be allocated to fund the remaining applications for Master Construct projects that await funding subsequent to the May 2019 allocation by the SAB. According to this list, there are approximately \$2.1 billion to \$2.7 billion worth of applications ahead of the next two projects to be funded – Lemonwood and Thurgood Marshall. These applications are currently estimated to yield approximately \$16.3 million in project reimbursements for the reconstruction of Lemonwood and the construction of the Marshall classroom additions. The balance of District projects requires between \$3.6 and \$4.1 billion in funding. To the extent the enrollment projection does not change and the State elects to sell and fund at least \$2.7 billion in projects over the next six-month period, the earliest that additional District reimbursements could be funded would be in November 2019, if not spring.

This latter period, however, overlaps the next CALPADS enrollment count in October and should enrollment decline accelerate further, the District could face reduced levels of reimbursements. Subsequent District applications in line for further funding in the future have additional time available before their eligibility is recalculated and certified, thus giving the District time to implement additional measures to increase enrollment, if desired.

Table 10: Estimated State Rank Order Funding of District Applications

School	Type	Total Grant*	Applications Ahead
Lemonwood Elementary	New Construction	\$12,225,183	\$2,141,741,339
Thurgood Marshall Elementary	New Construction	\$4,113,728	\$2,785,195,265
Elm Street Elementary	New Construction	\$8,595,811	\$3,529,504,914
Harrington Elementary	Modernization	\$584,890	\$3,602,833,443
Lemonwood Elementary	Modernization	\$818,846	\$3,718,176,645
Emilie Ritchen Elementary	New Construction	\$808,227	\$4,047,169,924
Norman R Brekke Elementary	New Construction	\$645,848	\$4,047,978,151
Christa McAuliffe Elementary	New Construction	\$863,865	\$4,048,623,999
Lemonwood Elementary	New Construction	\$1,937,447	\$4,085,267,485
Elm Street Elementary	New Construction	\$832,824	\$4,087,204,932
Thurgood Marshall Elementary	New Construction	\$957,376	\$4,088,037,756
McKinna Elementary	New Construction	\$10,247,550	\$4,088,995,132
McKinna Elementary	New Construction	\$960,061	\$4,099,242,682
Elm Street Elementary	Modernization	\$404,879	\$4,100,202,743
McKinna Elementary	Modernization	\$467,912	\$4,100,607,622
Ramona Elementary	New Construction	\$660,882	\$4,105,465,827
Seabridge Elementary + Land	New Construction	\$13,517,344	Beyond Authority List
Seabridge Elementary	New Construction	\$786,556	Beyond Authority List
Total		\$59,429,229	

**Total grant is based on State workload list and may vary once application is reviewed by the State*

Specific recommended strategies include:

- Reducing District transfers-out, where possible
- More exhaustive recruitment and coordination with private and existing preschools for TK and K matriculation to District schools
- Extending after care for TK-K students to increase parent interest and options
- Increasing public information of the added benefits of District programs, including academies and special programs
- Exhibiting the various advantages of the District's 21st century schools when compared to those of neighboring districts
- Improving the collection and accuracy of City approved residential units approved, but pending development

Should enrollment continue to decline in spite of the above recommendations, it may be necessary for the District to replenish the Basic Strategy with additional sources of local funds. If enrollment and the consequent eligibility do not rebound in time to access the funding of the above applications by the SAB, the District would be in need of approximately \$44.08 million in additional local funding to make up for the shortfall. That number represents the difference between the remaining eligibility at this time in Table

9 (\$28.9 million) and the total of all applications already submitted to the State in Table 5 (\$72.9 million) for funding under Proposition 51.

Table 11: Remaining Project Improvements for K-5/K-8 MPR and Support Spaces

Project	Est. Total Remaining Amount
Driffill K-8 (MPR)	\$6,913,427
Chavez K-8 (MPR)	\$6,913,427
Curren K-8 (MPR)	\$6,913,427
Kamala K-8 (MPR)	\$6,913,427
McAuliffe ES (Modernization)	\$4,959,744
Brekke ES (MPR/Support)	\$1,156,930
Ritchen ES (KModernization)	\$4,905,850
Ramona ES (MPR/Support)	\$2,047,625
Subtotal	\$40,723,857
Program Reserve	\$3,356,143
Total	\$44,080,000

Pursuant to the Master Construct Program, the priority use of these reimbursements has been to fund the major improvements required to bring the P/P and K-8 schools into compliance with the District’s educational specifications, including adequate administrative, multipurpose room, library and 21st Century classroom improvements. Table 11 identifies the projects remaining to be funded from State aid reimbursements. These improvements would bring comparable MPR facilities to all the P/P and K-8 facilities and support improvements identified in the Master Construct Program for Brekke, Ritchen, Ramona and McAuliffe; all which have been waiting in line since inception of the Program. In total 8 existing schools would benefit.

5.1.3 FULL-DAY KINDERGARTEN GRANT PROGRAM

As part of the State’s budget for 2018-19, AB 1808, Article 7 created the Full-Day Kindergarten Facilities Grant Program providing \$100 million in one-time grants to construct new or retrofit existing facilities for the purpose of providing kindergarten classrooms to support full-day kindergarten instruction. For this purpose, “Full-Day Kindergarten” is defined as a school day program exceeding 4 hours, exclusive of recesses. Projects may consist of the construction of a new facility or the acquisition and conversion of an existing building for public school use. This program is not designed to provide full-day kindergarten classrooms for projected kindergarten enrollment growth.

Grants are awarded to districts that lack the facilities to provide full-day kindergarten or lack facilities that satisfy the design requirements for new kindergarten classrooms. Districts are required to provide 50 percent of the cost of new construction and 40 percent of retrofit projects, unless the district meets the requirements for Financial Hardship. Program funds made available to districts are to supplement, not supplant, existing funds available for school facilities construction. Moreover, projects utilizing Full Day Kindergarten Program grants may not combine kindergarten pupil grants with the SFP.

Eligibility is determined on a site-by-site basis; however, priority for funding is based on districtwide criteria. A school site is considered lacking full-day kindergarten facilities if the kindergarten enrollment at the site exceeds the classroom capacity at the site using the SFP loading standard of 25 pupils per

classroom and if the existing facilities do not meet current California Department of Education (CDE) requirements. Districts must also rank the priority of multiple applications for funding consideration. If there are sufficient funds to apportion all submitted valid and completed applications, projects will be funded based on the date the application are received. If funds are insufficient to fully fund all of the applications, priority points will be given to districts that meet the following criteria:

- Meet eligibility requirements for Financial Hardship (40 points)
- Have a high concentration of underserved communities (up to 40 points) defined as a school district with a high population of pupils who are eligible for Free and Reduced-Price Meals

The State has published definitive regulations for processing applications to be funded over two rounds, beginning January 2, 2019 and May 1, 2019. Based on the State's new requirements and regulations, an update review of the District's adopted Master Plan and existing Master Construct Program were conducted, presented to the Board for review, and upon direction from the District in December, eligible kindergarten facilities applications for new construction were submitted for consideration.

Collectively, classrooms at 4 sites were found to be eligible for up to \$5.2 million in direct grants, plus an additional \$1.8 million in estimated site improvement costs. The selected sites do not comply with Title 5 requirements at this time and could benefit from larger classroom areas, in room bathrooms, shared work areas and 21st Century improvements. The District submitted four applications for the January 2019 funding round but did not receive funding due to the program being oversubscribed. As such, the District resubmitted the four eligible applications for the May 2019 funding round opportunity; no decision has yet been made. As shown in Table 12, the District may be eligible for up to \$7.1 million in program funding. If received, any such funding would reduce the demand on SFP pupil grants that would otherwise be required, or in the absence of any additional SFP funding, lower the amount that would otherwise need to be funded locally under the Basic Strategy.

Notice of awards are projected to be available in September and funds received will be used to off-set the impact on local funding and to increase the amount of full day kindergarten facilities available for District students. Due to the competitive nature of funding, these amounts are not included in the available Sources and Uses of Funds identified in the adopted Master Construct Budget until they are secured.

Table 12: Proposed Kindergarten Grant Applications

Priority	School	Type	K/TK CRs to be Built	2018-19 K/TK Enrollment	Eligible Pupils	Eligible CRs	Base Grant	Site Dev. Grant (35%)	Total Grant (50%)	Financial Hardship (50%)	Total Project Costs (100%)
1	Marina West	K-5	5	105	125	5	\$1,524,625	\$533,619	\$2,084,244	\$2,084,244	\$4,168,488
2	Rose Avenue	K-5	5	93	100	4	\$1,219,700	\$426,895	\$1,667,395	\$1,667,395	\$3,334,790
3	Ramona	K-5	2	143	50	2	\$609,850	\$213,448	\$833,698	\$833,698	\$1,667,395
4	Sierra Linda	K-5	6	132	150	6	\$1,829,550	\$640,343	\$2,501,093	\$2,501,093	\$5,002,185
TOTAL			18	473	425	17	\$5,183,725	\$1,814,304	\$7,086,429	\$7,086,429	\$14,172,858

Notes:

1. All kindergarten grant funds must be encumbered by 6/30/21 and requires a local match
2. Pupils used under the Kindergarten program will supplement, not supplant, pupils used under the School Facilities Program
3. Projects utilizing Kindergarten grants may not also use Kindergarten pupil grants under the School Facilities Program

5.1.4 FINANCIAL HARDSHIP FUNDING

The State also provides a Financial Hardship Program to assist districts that cannot provide all or part of their local match for an approved modernization or new construction SFP project. In Financial Hardship, the State funds its normal grant amount, and if a district is found to be eligible, provides an additional grant amount equal to the portion of the match that would have been required to be funded by a district. This in effect increases the amount of grant funding a district would otherwise receive. To qualify, a district must be charging the maximum developer fee and meet one of the following criteria:

- Bonded indebtedness of 60 percent or greater
- Successful passage of a Prop. 39 Bond
- District total bonding capacity of less than \$5 million

At this time, the Oxnard District has exceeded its net bonding capacity by 60 percent and may be eligible for Financial Hardship.

Under the current Financial Hardship Program, a district must have exhausted all unencumbered capital fund balances available for modernization or new construction at the time of application. 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 in lieu of the District's match, proportionally. Audits of available capital facilities funding (e.g., Funds 21, 25, 35) are required throughout the project period that a district is in Hardship funding and at "close out", or completion of the project. Until approved for construction, eligibility is subject to review every 6 months. A district can apply for both planning and/or construction funds.

Except for land acquisition and some site service costs, 100 percent hardship 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, alternate methods of construction (e.g. modular) must be employed to achieve the desired space requirement for housing students or additional local funding must be provided thereafter to complete a hardship project.

As pointed out in other cases, the OPSC has implemented a change to the Financial Hardship program requiring that the Financial Hardship period begin on the date of application, regardless of the date an application is reviewed by OPSC or approved by the SAB – restricting its use. This requires that the District sequence projects proposed for Financial Hardship after any and all anticipated and available capital funds are encumbered which may result in a push of Financial Hardship projects to later implementation phases of the Master Construct Program, once other funds have been exhausted.

Financial hardship funding is proposed to be used strategically, with careful consideration to minimize the impact on the use of other sources of funding as identified above. Careful sequencing of all remaining projects and projected reimbursements is required, so projects are designed, and funds encumbered before entering the Hardship period. This may require the advanced funding of design components for remaining projects from local sources in advance of securing Hardship funding. The District will need to prioritize remaining projects to be considered for this option.

As of the December 2018 six-month report, the District had budgeted the reconstruction of Rose, Marina West and Sierra Linda to be funded under the Hardship Program. Upfront funding for these projects has been proposed to be funded under the Basic Strategy with the balance to follow upon DSA approval through a Hardship grant award by the SAB. To the extent any additional funding would be needed to complete these projects, local funds would be used.

As of September 2018 and February 2019, the OPSC has forwarded notice to all districts that the amount of new construction and modernization grant funding under Proposition 51, including Hardship funding, has been exhausted and that any new applications are to be placed on a to be funded list should additional bond authority be granted by the electorate. This required a re-evaluation by the District.

At the April 10, 2019 Master Construct Study Session, the Board was presented with the status of the State aid program, Hardship funding and the Master Construct Program. Options were presented to amalgamate all remaining funds to proceed with the funding of either:

- Construct Rose Avenue Reconstruction from local available funds and from SFP reimbursement as they become available
- Design the Reconstruction of Marina West with local available funds and construct as additional funds, including State aid reimbursements become available.
- Design and construct the modernization of Ritchen and McAuliffe elementary schools

Direction was provided to proceed with the construction of Rose Avenue from local available funds and from SFP reimbursement as they become available. Absent additional Hardship funding, the balance of improvements is proposed to be funded from local sources to the extent funds become available. The lack of available Hardship funding at this time for the reconstruction of Rose Elementary requires that the District proceed with local available funds for its reconstruction, subject to submitting an application for matching State grants upon DSA approval. This requires a decrease adjustment to the Sources of Funds to the Master Construct Program equal to approximately \$9.85 million, demonstrating the 50 percent reduction in anticipated State aid due to the shift from Hardship funding to the match reimbursement program for the reconstruction of Rose Elementary.

5.1.5 SUBMITTED AND PENDING STATE AID APPLICATIONS

Table 13 provides a summary of the estimated new construction eligibility as of the December 2018 six-month report. Based on enrollment and other information at that time, it was assumed that the District was eligible for approximately 6,623 pupil grants. Based on current grant levels, it is assumed that approximately \$85.2 million in funding could be achieved. This would require a like amount of match from District local sources. This amount excludes any potential additional grants available for site development or land acquisition reimbursements.

Table 13: Allocation of New Construction Pupil Grants

	Pupil Grants			Grant Amount
	K-6	7-8	Total	
Estimated Dec. 2018 Pupil Eligibility	5,691	932	6,623	
Less SDC Pupils Used*	242	0	242	\$6,670,972
	5,449	932	6,381	
<i>Less grants for projects to be used at:</i>				
Reconstruction of Harrington	625	0	625	\$7,623,125
Reconstruction of Lemonwood	575	351	926	\$11,541,526
Marshall New Classroom Building	100	216	316	\$4,006,316
Reconstruction of Elm	600	0	600	\$7,318,200
Lemonwood Use of Grants	82	78	160	\$2,006,432
Elm Use of Grants	72	0	72	\$878,184
Marshall Use of Grants	32	48	80	\$1,009,552
Reconstruction of McKinna	675	0	675	\$8,232,975
McKinna Use of Grants	83	0	83	\$1,012,351
New Seabridge Elementary	575	0	575	\$7,013,275
Seabridge Use of Grants	68	0	68	\$829,396
Reconstruction of Rose Avenue	675	0	675	\$8,232,975
Rose Avenue Use of Grants	83	0	83	\$1,012,351
New Doris Patterson 6-8	0	239	239	\$3,083,339
New Doris Patterson K-5	446	0	446	\$5,439,862
Reconstruction of Marina West	675	0	675	\$8,232,975
Marina West Use of Grants	83	0	83	\$1,012,351
Total grants used	5,449	932	6,381	\$78,485,185
Balance of Pupil Grants Remaining	0	0	0	
Total Estimated New Construction Grants				\$85,156,157

*Includes new construction applications for kinder/flex projects and SDC pupils at reconstructed and new schools

Table 14 presents State aid applications that have been filed with the OPSC, totaling approximately \$72.9 million. It also reflects the current pupil grant amounts in effect for 2019 by the SAB and estimated additional anticipated allowances for supplemental grants such as site development and land acquisition costs. The majority of these applications rely on the actual or projected number of students and associated pupil grants available to house those students. The balance relies in large part on the application of a “use of grants” provision allowed by the SFP to accelerate additional funding by applying for additional grants to be used in the construction of a school facility.

The “use of grants” approach allows a district to utilize higher pupil loading standards than the State standard on its funding application, as long as those standards are within the approved district’s teacher contract and do not exceed 33 pupils per classroom. A higher loading standard increases the number of pupil grants that the State would allocate to a project, which in turn increases the amount of State funding for that project. Notwithstanding the application, a district is not required to actually load the classroom at the higher local standard when built. By using a higher standard on the application but a lower standard in the actual loading of classrooms, the share of the project cost shouldered by the State is increased while decreasing that of the District.

This funding mechanism can decrease the local cost of new facilities for a district, but it requires the diversion of pupil grants from other district projects that the State would otherwise have found eligible. The use of grants mechanism does not increase the district’s overall number of pupil grants; instead, it transfers to one project a portion of the grants that would have otherwise been used on another eligible

project. This approach has enabled the District to apply for eligible pupil grants sooner than anticipated by enabling the ability to apply these additional grants to existing projects.

Table 14: Submitted State Aid Applications

Projects	Type	Standard Pupils	K-6	7-8	SDC Pupils	Non Severe	Severe	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
Fremont Project 1	Mod.	131	0	131	8	8	0	\$1,003,960	\$93,926	\$1,097,886
Harrington	New Const.	625	625	0	26	26	0	\$8,219,097	\$1,461,426	\$9,680,523
McAuliffe Project 1	Mod.	25	25	0	0	0	0	\$116,100	\$3,106	\$119,206
Lemonwood	New Const.	926	575	351	13	13	0	\$11,839,512	\$1,227,750	\$13,067,262
Marshall	New Const.	316	100	216	0	0	0	\$4,006,316	\$395,100	\$4,401,416
Elm	New Const.	600	600	0	13	13	0	\$7,616,186	\$1,242,354	\$8,858,540
Harrington Kinder Annex	Mod.	125	125	0	0	0	0	\$580,500	\$45,540	\$626,040
Lemonwood Portables	Mod.	175	175	0	0	0	0	\$812,700	\$0	\$812,700
Ritchen Kinder	New Const.	0	0	0	18	0	18	\$616,932	\$211,095	\$828,027
Brekke Kinder	New Const.	0	0	0	18	0	18	\$616,932	\$48,716	\$665,648
McAuliffe Kinder	New Const.	0	0	0	18	0	18	\$616,932	\$266,733	\$883,665
Lemonwood Use of Grants	New Const.	160	82	78	0	0	0	\$2,006,432	\$0	\$2,006,432
Elm Use of Grants	New Const.	72	72	0	0	0	0	\$878,184	\$0	\$878,184
Marshall Use of Grants	New Const.	80	32	48	0	0	0	\$1,009,552	\$0	\$1,009,552
McKinna	New Const.	675	675	0	35	26	9	\$9,137,413	\$1,423,945	\$10,561,358
McKinna Use of Grants	New Const.	83	83	0	0	0	0	\$1,012,351	\$0	\$1,012,351
Elm Portables	Mod.	75	75	0	0	0	0	\$348,300	\$0	\$348,300
McKinna Portables	Mod.	100	100	0	0	0	0	\$464,400	\$0	\$464,400
Ramona Kinder	New Const.	0	0	0	18	0	18	\$616,932	\$0	\$616,932
Seabridge + Land	New Const.	575	575	0	13	13	0	\$7,311,261	\$6,874,043	\$14,185,304
Seabridge Use of Grants	New Const.	68	68	0	0	0	0	\$829,396	\$0	\$829,396
Total		4,811	3,987	824	180	99	81	\$59,659,388	\$13,293,734	\$72,953,122
Total New Construction Pupils Used		4,180	3,487	693	172	91	81			
Total Modernization Pupils Used		631	500	131	8	8	0			

At this time, the District has submitted 21 applications for State reimbursement, with seven applications pending submittal upon DSA approval of the Rose Avenue, Marina West, and Doris Patterson plans for construction. Over the last six months, efforts were completed to respond to application review letters and requests from the OPSC for the next set of projects to be contemplated for funding by the SAB - Harrington, Fremont, and McAuliffe applications. At this time, approximately \$10.9 million in funding is anticipated to be received by the District in 2019 for these applications in the fall. The prior submitted application for the kindergarten project at Drifill Elementary was rescinded due to the expiration of the DSA stamped approval of plans. The District and architect are addressing the submittal of updated design plans for a new DSA approval and subsequent filing of an updated application.

Taking into consideration the new construction applications that have been filed as explained above, the District has utilized 4,180 standard pupil and 172 SDC pupil grants totaling 4,352 pupil grants. Based on the December 2018 estimated total new construction eligibility of 6,623 pupils, an estimated 2,271 remains in new construction pupil grants. Table 15 provides a summary of the proposed use of those remaining pupil grants assigned to the new construction projects planned at Rose Avenue, Marina West and the Doris Patterson new school site. As shown, approximately \$28.8 million in additional funding may be anticipated from based pupil grants, assuming a 50/50 local match. This is an adjustment to the previous amount due to the lack of Hardship funding currently available to assist in the construction of Rose, and Marina West. An additional \$4.0 million may be garnered from estimated additional site

development grants, for a grand total of approximately \$32.8 million. As previously stated, this amount assumes the District is able to regain or maintain its previous enrollment, otherwise any shortfall will need to be funded from local sources under the Basic Strategy.

Table 15: Future New Construction State Aid Applications

Project	Type	Standard Pupils	K-6	7-8	SDC Pupils	Non Severe	Severe	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
Rose Ave. K-5	New Const.	675	675	0	35	26	9	\$9,137,413	\$1,370,612	\$10,508,025
Rose Ave. K-5 Use of Grants	New Const.	83	83	0	0	0	0	\$1,012,351	\$0	\$1,012,351
Doris Patterson 6-8	New Const.	239	0	239	0	0	0	\$3,083,339	\$462,501	\$3,545,840
Doris Patterson K-5	New Const.	446	446	0	0	0	0	\$5,439,862	\$815,979	\$6,255,841
Marina West K-5	New Const.	675	675	0	35	26	9	\$9,137,413	\$1,370,612	\$10,508,025
Marina West K-5 Use of Grants	New Const.	83	83	0	0	0	0	\$1,012,351	\$0	\$1,012,351
Total		2201	1962	239	70	52	18	\$28,822,729	\$4,019,704	\$32,842,433
Total New Construction Pupils Used		2201	1962	239	70	52	18			

As shown in Table 16, approximately \$348,300 in portable classroom modernization eligibility is pending OPSC submittal for the Rose Avenue project under the “Like for Like” provisions of the SFP. This application would be submitted at the time of DSA approval of the design plans.

Table 16: Future Modernization State Aid Applications

Project	Type	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
Rose Avenue Portables	Mod.	\$348,300	\$0	\$348,300
Total		\$348,300	\$0	\$348,300

Collectively, the District has approximately \$72.9 million in State aid applications that are under consideration with OPSC, and an additional \$33.2 million in projects that are pending OPSC submittal. In total, the District has approximately \$106.2 million in foreseeable State aid eligibility, based on the assumptions noted above. Over the next six months, the team will continue to monitor application status with OPSC and respond to any new opportunities, exceptions and review notices received in order to keep the District as informed as possible on any needs for program adjustments.

5.2 DEVELOPER FEES

Developer fees levied on new residential and commercial construction in a school district attendance area are permissible under State Education Code, Section 17620. The purpose of these fees is to offset the student enrollment impact that would be generated by new development. Fees may be used to fund the construction of new school facilities, the modernization of existing facilities, or the reopening of closed facilities. The code also permits an inflation-based increase in developer fees every two years based on changes in the Class B construction index. There are three levels of Developer Fees that can be assessed:

- Level 1 fees are established by statute and adjusted by the State Allocation Board and are currently \$3.79 per square foot of residential development and \$0.61 per square foot of commercial and industrial development

- Level 2 fees constitute up to 50% of the State allowed cost for construction and sites, if the school district meets specified eligibility tests and assumes that the will State pay for the other 50% of cost through the SFP
- Level 3 fees are the same as Level 2, but include the State's 50% share as well, but only when the State declares it is out of funds for new construction

A district justification study must be completed in order to levy Level 1 or Level 2 fees and in the event that the State declares that it is out of new construction state grant funds, the same report may allow the District to levy Level 3 fees. At the Program's inception in 2013, approximately \$3.4 million in developer fee fund balance was allocated to the Program. Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$7.5 million in additional developer fee revenues as of May 31, 2019, for a grand total of \$10.9 million in collected revenues.

As reported in December 2018, the District adopted a Residential Development School Fee Justification Study in April 2018 prepared by Cooperative Strategies that established the justification for collecting Level 1 fees at the adjusted level of \$3.79 per square foot of residential construction and \$0.61 per square foot of commercial or industrial construction. Based on the District's fee sharing agreement with the Oxnard Union High School District, the District collects 66% of the maximum Level 1 fees, or \$2.50 per square foot for residential and \$0.403 per square foot for commercial.

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by the Southern California Association of Governments approximately 9,331 additional residential units could be constructed within the School District's boundaries through calendar year 2035. Of these 9,331 future units, 5,879 are expected to be single family detached and 3,452 are expected to be multi-family attached units. By dividing the total amount of anticipated units (9,331) by the buildout period (17 years), it is anticipated that 549 units will be built each year from 2018 through 2035. This average buildout and the corresponding square footage of new residential development is the basis for the anticipated annual developer fees revenues to be realized by the District during this period. Based on the current Level 1 fee of \$2.50 per square foot of new residential development and the total square footage of approximately 1.2 million resulting from the construction of 549 units, the District would expect to receive \$3.0 million in developer fees annually.

However, in April 2019, the District adopted a School Facilities Needs Analysis, prepared by Cooperative Strategies to establish and justify the collection of Level 2 developer fees at a rate of \$4.09 per square foot for all new future residential units built within the District's boundaries. Using available County and local data, the Study estimates that only 1,540 residential single and multi-family homes, totaling 2,388,750 square feet, will be built in the District over the next five years. For the five-year period being examined, this would equate to approximately 308 new residential units per year instead of the 549 unit average calculated in the Level 1 Study. The resulting expected revenue from Level 2 developer fees for this five-year period is approximately \$9.8 million or \$1.95 million per year starting in 2019-20 fiscal year. The District is required to complete an annual update to the Level 2 Study in order to continue collecting

Level 2 fees during this period at which time this analysis will be reevaluated. Accounting for the long-term projection of development provided by Cooperative Strategies, the Program assumes that development will pick up over time and that the overall number of units to be built during Program's remaining duration will equate to the totals projected by Cooperative Strategies in the 2018 Residential Development School Fee Justification Study.

These fees have been made available to the Program to fund new construction projects as well as to repay the District's outstanding Certificates of Participation (COPs) which were originally issued in 1997 to complete the construction of Norman Brekke Elementary. It is estimated that approximately \$3.4 million will be required to fully repay the COPs by 2026 as currently scheduled. The District is evaluating options to refund or prepay the outstanding COPs to generate savings to free up additional dollars for projects.

Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$7.5 million in additional developer fee revenues as of May 31, 2019, for a grand total of \$10.9 million in collected revenues. Based on the projections provided by Cooperative Strategies in the 2018 Residential Development School Fee Justification Study and 2019 School Facilities Needs Analysis, it is estimated that the District will collect approximately \$65 million in developer fees over the life of the bonds using the current Level 2 fee of \$4.08.

The current projections to not include any additional developer fee mitigation amounts from the Doris/Patterson project should it be annexed by the City and development allowed to occur pursuant to the existing Mitigation Agreement. The District entered into a Mitigation Agreement with the developer of the proposed Teal Club development adjacent to the District's new site at Doris Avenue and Patterson Road on April 30, 2018. The development will consist of 990 residential units of varying density, single-family, townhomes, condominium, and apartment units. The Mitigation Agreement states that the developer will pay a School Impact Fee of \$7.28 per square foot of new residential construction within the Teal Club development in lieu of statutory developer Level 1 or Level 2 developer fees. The agreed upon School Impact Fee is subject to annual increase for inflation set forth in the statewide cost index for Class B construction which shall be applied each subsequent year on April 30.

5.3 GENERAL OBLIGATION BONDS

The District has used local General Obligation (G.O.) bonds previously to fund major school facility improvements and has been successful in making use of public financing options and garnering community support to improve school facilities. These G.O. bonds are secured by an annual levy on all taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the County, pursuant to Prop. 13. Traditionally, G.O. bonds carry far lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to a district to finance improvements over time.

The Master Construct and Implementation Program utilizes two local G.O. bond measures: Measure "R" approved by voters in 2012 and Measure "D" approved by voters on November 8, 2016. Measure "R"

authorized the sale of \$90 million in G.O. bonds and has been used in combination with other local funds to support the reconfiguration of school facilities, provide the local funding to reconstruct Harrington, Elm, and Lemonwood, and to provide additional grade 6-8 capacity at Marshall. To date, all G.O. bonds from the Measure “R” authorization have been sold and the District is awaiting State reimbursements from the above projects to fund additional facility improvements.

Measure “D” was approved by voters on November 8, 2016 and authorized \$142.5 million in G.O. bonds to fund additional school improvements as part of Phases 2, 3 and 4 of ongoing facilities improvements. On March 15, 2017, District staff, CFW and the financing team sold \$81.0 million in G.O. bonds, Series 2017A, to strong investor demand. The bonds had a total interest cost of approximately 4.21% and a term of 30 years. The total gross debt service for the bond issuance is \$172.7 million, resulting in a debt repayment ratio of 2.13 to 1, well below the 3.36 to 1 estimated to voters. Proceeds from the Series 2017A bond issuance are funding a portion of Phase 2 of the ongoing new school construction and classroom modernization program and will also be used to meet the local match requirement for State SFP grants and leverage reimbursements from State aid matching grants. On March 29, 2018, the District concluded the sale of \$14 million in G.O. Bonds, Series 2018B to strong investor demand. The Series B bonds carry a true interest cost of 4.15% and a term of 30 years. The total gross debt service for the bond issuance is approximately \$30.3 million, resulting in a debt repayment ratio of 2.22 to 1, well below the 3.36 to 1 estimated to voters and the maximum level of 4.0 to 1 the State deems acceptable for similar bond issuances. Proceeds from the Series 2018B bond issuance were used to fund projects underway and to provide the local match for eligible SFP matching State grants. Delays in the receipt of funding under Prop. 51 have necessitated the District to utilize local funding sources exclusively to date.

Combined with the District’s Series 2017A bonds, approximately \$95.1 million in Measure “D” bonds have been issued to date, leaving approximately \$47.5 million in remaining Measure “D” bond authorization.

Table 17: Summary of Measure D Bond Sales to Date

	Series 2017A	Series 2018B
Par Amount	\$81.0 million	\$14 million
Total Debt Service	\$172.7 million	\$30.3 million
Repayment Ratio	2.13 to 1	2.16 to 1
Average Interest Rate (TIC)	4.21%	4.15%
2018-19 Tax Rate to Repay Outstanding Measure “D” Bonds	\$27.60 per \$100,000 AV	

5.3.1 AVAILABILITY OF FUTURE BOND FUNDING

Potential future funding from Measure “D” is determined in large part by three primary components: (i) statutory bonding capacity; (ii) assessed valuation (AV); and, (iii) the \$30 tax rate allowance under Prop. 39. State law governs how much long-term principal debt California school district may incur at any one time. Unless a waiver is processed by the California Department of Education and approved by the State Board of Education, the statutory bonding capacity, or debt limit of an elementary school district is equal to 1.25% of the total district assessed value of all taxable properties within the district’s boundaries.

Based on the District's assessed value of \$13.4 billion for fiscal year 2018-19, the District's 1.25 percent gross bonding capacity is estimated at \$167.6 million. To comply with the California Education Code and issue additional bonds, the District applied to CDE and was granted a waiver in March of 2017 authorizing the District to exceed its bonding limit of 1.25 percent to an amount equal to 2.12 percent (or less) of total assessed valuation at the time of bond issuance. The waiver has an expiration date of August 1, 2025. Pursuant to Table 18, the District's gross bonding capacity as of FY 2018-19 is approximately \$284.3 million of which \$262.3 million is currently outstanding in principal amount from prior bond sales to date. As a result, the District's remaining net bonding at this time is estimated at \$22.0 million. The District's net bonding capacity is estimated to increase as assessed value increases and outstanding principal debt is repaid in the coming years.

Table 18: Bonding Capacity Analysis

As of April 1, 2019	
ASSESSED VALUATION (2018-19)	
Secured Assessed Valuation	\$12,744,783,101
Unsecured Assessed Valuation	\$665,603,830
Total Assessed Valuation	\$13,410,386,931
DEBT LIMITATION	
Total Assessed Valuation	\$13,410,386,931
Applicable Bond Debt Limit with Waiver ⁽¹⁾	2.12%
Bonding Capacity	\$284,300,203
Outstanding Bonded Indebtedness	\$262,301,666
NET BONDING CAPACITY	\$21,998,537
% of Capacity Currently Used	92.26%
⁽¹⁾ 2017 Debt Waiver	
HARDSHIP ANALYSIS	
Hardship Requirement	60.00%
Statutory Bonding Capacity (1.25%)	\$167,629,837
Outstanding Bonded Indebtedness	\$262,301,666
% of Statutory Capacity Currently Used	156.48%

The District's assessed value serves as the source from which tax revenues are derived for purpose of repaying bond debt service. As assessed value grows, so too the District's ability to repay a greater amount of bond debt service and therefore its ability to issue additional bonds. Table 19 presents a history of the District's assessed value. Historically, assessed value has increased with some minimal periods of decline. During the early to late 2000's, the District experienced assessed value growth ranging from approximately 9 to 14 percent annually. This coincided with a period of strong economic performance

statewide. Conversely, as the economy contracted during the Great Recession, the District's assessed value experienced periods of contraction in FY2010 through FY2012. Overall, assessed value averaged 5.4 percent annually over the last 17-years. Most recently, over the last 5-year period, the annual assessed valuation growth rate has averaged 5.0 percent. While annual assessed valuation growth has slowed compared to the mid-2000's, it may indicate a more sustainable pace of economic expansion within the District.

Table 19: Historical Assessed Valuation

Historical Assessed Value		
<u>Fiscal Year</u>	<u>Total</u>	<u>% Δ</u>
2002	\$5,456,598,521	-
2003	\$5,963,113,197	9.3%
2004	\$6,635,172,071	11.3%
2005	\$7,583,558,704	14.3%
2006	\$8,657,971,155	14.2%
2007	\$9,931,635,061	14.7%
2008	\$10,883,340,116	9.6%
2009	\$10,923,360,081	0.4%
2010	\$10,256,972,528	-6.1%
2011	\$10,222,956,307	-0.3%
2012	\$10,128,841,659	-0.9%
2013	\$10,224,776,805	0.9%
2014	\$10,523,302,599	2.9%
2015	\$11,258,539,314	7.0%
2016	\$11,811,053,863	4.9%
2017	\$12,231,081,218	3.6%
2018	\$12,813,934,964	4.8%
2019	\$13,410,386,931	4.7%
5-Year Annualized Average		5.0%
10-Year Annualized Average		2.1%
17-Year Annualized Average		5.4%

The availability of future bond funds is dependent on the District's assessed valuation growth to accommodate the Prop. 39 tax rate allowance of \$30 per \$100,000 of assessed value for elementary school districts in California. Based on Prop. 39, under which Measure "D" was held, the District is legally permitted to sell bonds up to the amount authorized by voters, so long as the bonds may be reasonably supported by a maximum tax rate per year of \$30 per every \$100,000 of assessed property value. The tax rate to repay the outstanding Measure D bonds commenced in fiscal year 2018-19 and is currently being levied by the County at a rate of \$27.60 per \$100,000 of assessed property value, below the legally permitted \$30 tax rate.

Figure 5 presents the amount of bonds issued to date and the amount that may be issued in the future assuming certain assumptions. First, it is assumed that assessed value will continue to grow at 80 percent of its last five-year average rate or 4 percent per year. It also assumes that the repayment of any new bonds to be sold will not exceed the \$30 per \$100,000 tax rate. Bond terms are assumed to be 30 years. Figure 5 illustrates the estimated timing and size of remaining bond issuances in support of the Master Construct Program. In total \$47.5 million in authorization remains from Measure "D" which may be issued as indicated over three bond sales, if needed.

Figure 5: Estimated Timing and Sizing of Measure D Bond Issuances as of December 2018 Report

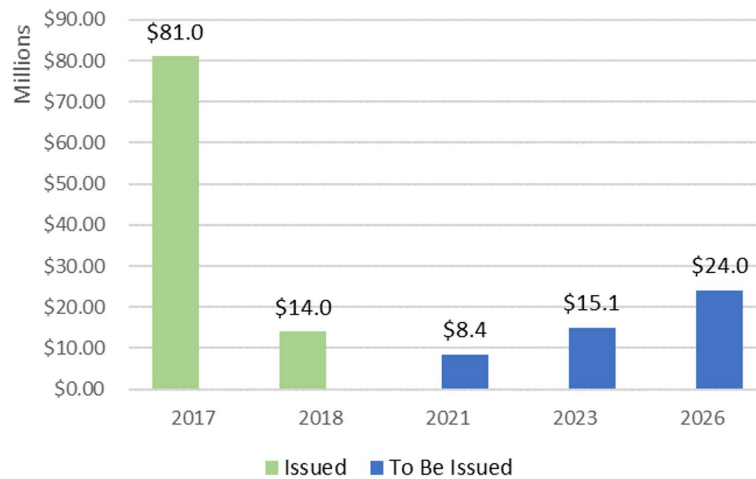
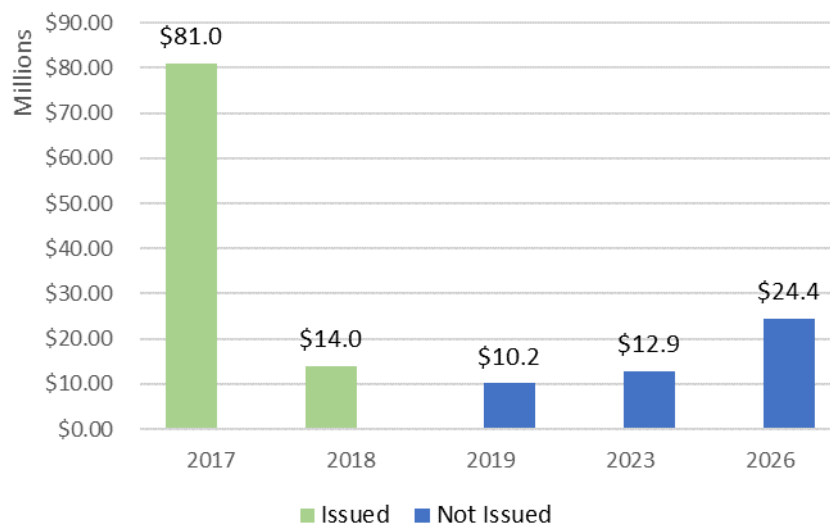


Figure 6: Estimated Timing and Sizing of Accelerated Measure D Bond Issuances



Alternatively, the District may have the opportunity to accelerate the next issuance of bonds to mitigate the effect of delays of State aid reimbursement receipts, if needed. For example, the District currently has the capability to issue up to \$10.2 million in new Series C bonds from the Measure “D” authorization today. The availability of additional funds is credited to the District’s recent growth in assessed values and current interest rates for similarly rated California school districts. Instead of waiting for the planned issuance of bonds in 2021, the District could issue bonds today and provide additional local funding to continue implementing the program and reducing delays from the State’s prolonged approval process for State aid reimbursements. To access the bond proceeds and to conform to the Program’s constraints such as the \$30 tax rate, the District would have to utilize Capital Appreciation Bonds (CABs). CABs are bonds that may defer principal and interest repayments in order to better accommodate debt service repayment

requirements and available tax revenues. As such, they tend to require a higher rate of interest for repayment. This may increase the overall cost of borrowing; however, the overall program has benefited from lower than expected interest rates and it is estimated based on current market conditions that the total repayment ratio for all Measure D bonds will be approximately 2.20 to 1 which is lower than the overall repayment ratio of 3.36 to 1 estimated to voters at the time of the election. It is estimated that the balance of the Measure D authorization will be issued over two future tranches currently scheduled for 2023 and 2026, subject to Board review and approval.

5.3.2 ASSESSMENT OF IMPACT OF DECREASED ENROLLMENT AND REMAINING FACILITY NEEDS

As noted throughout the report, should enrollment decline substantially in the interim or long term, the impact to the work program may be significant. The following section attempts to quantify the impact on the demand for additional funding should State aid be greatly reduced or unavailable. This section builds on previous components that have been expressed as part of the overall report.

Delays by the State in the processing of eligible District grant applications and in the limited sale of voter approved Prop. 51 bonds have reduced grant reimbursements by the State. In addition, OPSC and SAB changes to the SFP program have also delayed the submittal of eligible grant applications. Meanwhile, District enrollment has peaked, and projected declines may reduce the receipt of funds from remaining eligible projects. Local approvals by LAFCo and the City are also causing delays in construction. Such delays in program implementation make remaining projects subject to escalating market costs which may reduce the number of projects that may be funded overall.

Over the long-term, the District may be required, once again, to supplement the Basic Strategy and start planning to seek a local solution to absorb the balance of required facility improvements and the next phase of the Program while the State continues to struggle to implement the SFP, Prop 51 and the Governor's future State bond program.

A review has been conducted as to the potential impact of further delays in the implementation of the SFP by the State and its ability to process eligible grant reimburse to the District for projects already constructed. In addition, the District has conducted various analyses of remaining SFP eligibility for additional reconstruction of grade 6-8 facilities. Approximately \$144.3 million in project funding may be required to fully fund the next increment of the Master Construct Program. These can be categorized as follows:

- Delays in the reimbursement of submitted applications to fund major improvements required to bring the eight P/P and K-5 schools into compliance with the District's educational specifications, including adequate administrative, multipurpose room, library and 21st Century classroom improvements. In total 8 existing schools would benefit.

Estimated Cost: \$40.70 million

- The lack of remaining SFP Financial Hardship funding for the reconstruction of Marina West Elementary and modernization of Frank Middle School into a 21st Century school facility
Estimated Cost: \$39.70 million
- The Lack of remaining SFP grade 6-8 eligibility to modernize or reconstruct the Fremont Middle School campus at this time into a comparable 21st Century middle school consistent with the specifications and standards of its feeder schools.

Estimated Cost: \$63.91 million

Like in previous instances where the State's bonding authority to fund the SFP has been depleted or delayed, the District may have to rely on an additional local funding source to continue the current program schedule, address remaining needs at the middle school sites, and cover any shortfalls created by an increase in construction costs due to the delay in State aid receipts or local agency approvals.

Table 20: Estimated Impact of SFP Delays

Project	Est. Total Remaining Amount
State Aid Reimbursement Delays	
Driffill K-8 (MPR)	\$6,913,427
Chavez K-8 (MPR)	\$6,913,427
Curren K-8 (MPR)	\$6,913,427
Kamala K-8 (MPR)	\$6,913,427
Brekke ES (MPR/Support)	\$1,156,930
Ramona ES (MPR/Support)	\$2,047,625
McAuliffe ES (Modernization)	\$4,959,744
Ritchen ES (Modernization)	\$4,905,850
Subtotal	\$40,723,857
Lack of SFP Financial Hardship Funding	
Marina West Reconstruction	\$30,680,582
Frank Modernization	\$9,023,903
Subtotal	\$39,704,485
Middle School Reconstruction (Current SFP Eligibility: 0)	
Fremont Reconstruction	\$63,912,757
Subtotal	\$63,912,757
Total Projects	\$144,341,099
Program Reserve (18.5%)	\$26,821,974
Total	\$171,163,073

5.3.3 ADDITIONAL G.O. BOND AUTHORITY REQUIRED TO MITIGATE SFP FUNDING

Proposition 39 authorizes school districts to issue new bonds upon a 55% affirmative vote by the local electorate in a regularly scheduled election. For an elementary school district, the maximum tax rate to be levied at the time bonds are sold must not exceed \$30 per \$100,000 of assessed value. In addition, districts must agree to be subject to certain conditions, including the establishment of a project list, an

independent citizens’ oversight committee, and annual performance and financial audits. The Oxnard School District has a history of conducting Proposition 39 elections and issuing bonds consistent with these requirements.

If desired, a new general obligation bond may be structured to meet the above requirements and mitigate the delay or future lack of State aid funding of proposed projects. Based on the estimated impact identified in Table 20, there is a need to authorize approximately \$171 million in general bonds to meet the local match requirement for State facility grants or to fund proposed improvements directly.

Figure 7 demonstrates a projected Proposition 39 bond sales program over time. Assuming that the District’s assessed valuation continues to grow grows at an annual average of 4.0 percent and that the District implements the maximum tax rate of \$30 per \$100,000 of assessed value allowed by Proposition 39 over a 30 year term for each bond sale, the District could generate approximately \$171.1 million in bond proceeds over a projected 8 year period based on current market conditions.

Assuming bond sales as provided below, bond series are structured to allow projected assessed valuation growth between bond issuances so that required tax rates for bond repayments stay within the estimated Proposition 39 rate of \$30 per \$100,000 of assessed valuation. Recognizing that prevailing law and market conditions may change over time, the first bond series is estimated to generate approximately \$69.5 million in Series A bonds and \$51.3 million and \$50.4 million in Series B and C bonds, respectively over an eight-year period. Subject to prioritization by the Board, this may allow the District to further expand the Basic program, as illustrated in Table 21, by providing additional local funds to the Program in anticipation of further delays or in lieu of projected State aid reimbursements should enrollment and SFP eligibility drop precipitously.

Figure 7: Estimated Timing and Sizing of Bond Issuances

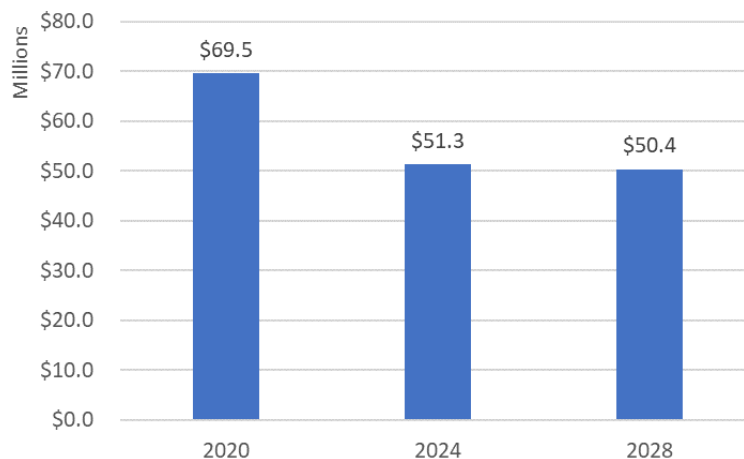


Table 21: Proposed Project Uses for Expanded Local Strategy

Project	Est. Total Remaining Amount
State Aid Reimbursement Delays	
Driffill K-8 (MPR)	\$6,913,427
Chavez K-8 (MPR)	\$6,913,427
Curren K-8 (MPR)	\$6,913,427
Kamala K-8 (MPR)	\$6,913,427
Brekke ES (MPR/Support)	\$1,156,930
Ramona ES (MPR/Support)	\$2,047,625
McAuliffe ES (Modernization)	\$4,959,744
Ritchen ES (Modernization)	\$4,905,850
Subtotal	\$40,723,857
Lack of SFP Financial Hardship Funding	
Marina West Reconstruction	\$30,680,582
Frank Modernization	\$9,023,903
Subtotal	\$39,704,485
Middle School Reconstruction (Current SFP Eligibility: 0)	
Fremont Reconstruction	\$63,912,757
Subtotal	\$63,912,757
Total Projects	\$144,341,099
Program Reserve (18.5%)	\$26,821,974
Total	\$171,163,073

5.4 PROGRAM EXPENDITURES TO DATE

A budget and expenditure tracking protocol has been established and utilized for Phase 1 and Phase 2 projects under current implementation. As of the December 2018 Semi-Annual Report, the total Phase 1 and Phase 2 budget was approximately \$234.7 million for projects under current implementation, inclusive of the program reserve. Any changes to sources, uses, and schedules included in this report have considered actual District expenditures for the respective projects and are tracked against established project budgets. As needed, the program reserves and estimated ending fund balance will be utilized to accommodate unforeseen but required budget adjustments.

Table 22 provides a summary report of expenditures made for the Program during the period July 1, 2012 – May 31, 2019 totaling approximately \$170 million. Expenditures made after this period will be accounted for in the next Semi-Annual update. The District's financial system accounts for expenditures by Fiscal Year (July 1 – June 30) and are used in reporting these expenditures. The report is organized by Fiscal Year and includes expenditures across various construction funds. It should be noted that expenditures reporting is based on the budget approved as part of the December 2018 Semi-Annual Report. Once the recommended budget adjustments are approved as part of this June 2019 report, subsequent expenditure reports will reflect the revised budget value.

From July 1, 2012 through May 31, 2019, the District expended approximately \$29.7 million in expenditures for additional facilities improvements, of which \$8.9 million were expended for eligible projects beginning with \$3.7 million of Developer Fee Fund Balances prior to the adoption of the Jan 2013

Implementation Plan, plus additional expenditures thereafter which were planned for State aid reimbursement. Given the deferral of State reimbursements, these expenditures are now being assumed by the Master Construct Program until such time that State aid reimbursement becomes available. Eligible improvements included, but are not limited to, replacement or addition of relocatable facilities, improvements and DSA closeout of prior projects, District energy efficiency improvements, and other facility improvements. The remaining \$20.8 million in expenditures outside of the Program were funded by the District's prior Measure M bond program.

Expenditure reports related to the current bond programs are made available for review by the Citizens Oversight Committees and expenditures are audited annually for the Board's review.

Table 22: Estimated Phase I and Phase II Expenditures to Date

Project	Adopted Budget	Fiscal Year Expenditures							Total
		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19 ¹	
Acquire Site New Elem K-5	\$7,756,852	\$7,676,384	\$34,158	\$0	\$46,736	\$16,375	\$575	(\$575)	\$7,773,653
Doris/Patterson Acquire Land	\$8,750,000	\$0	\$0	\$0	\$74,346	\$197,260	\$8,896,866	\$12,186	\$9,180,658
Doris/Patterson LAFCO Planning	\$700,000	\$0	\$14,625	\$37,345	\$28,680	\$142,458	\$253,248	\$12,042	\$488,397
Design & Reconstruct Harrington Elem K-5	\$23,846,732	\$148,739	\$1,507,490	\$12,234,363	\$9,704,101	\$224,482	\$2,431	\$0	\$23,821,605
Design & Reconstruct Lemonwood Elem K-8	\$39,873,403	\$139,027	\$848,471	\$1,447,476	\$1,740,316	\$15,492,431	\$14,820,328	\$4,941,978	\$39,430,028
Design & Reconstruct Elm Elem K-5	\$30,716,606	\$0	\$364,124	\$1,186,383	\$333,994	\$3,307,308	\$13,205,318	\$12,283,158	\$30,680,284
Design & Construct Seabridge K-5	\$28,568,432	\$0	\$0	\$0	\$0	\$217,366	\$1,860,435	\$446,705	\$2,524,505
Design & Reconstruct McKinna K-5	\$36,558,911	\$0	\$0	\$0	\$0	\$666,926	\$1,881,082	\$12,113,837	\$14,661,845
Design & Reconstruct Rose Avenue K-5	\$3,681,670	\$0	\$0	\$0	\$0	\$56,415	\$1,099,501	\$684,934	\$1,840,850
Design & Reconstruct Marina West K-5	\$3,681,670	\$0	\$0	\$0	\$0	\$0	\$0	\$112,090	\$112,090
Design & Construct Doris/Patterson K-5	\$0	\$0	\$0	\$0	\$437,202	\$0	\$0	\$60,974	\$498,177
Design & Construct Doris/Patterson 6-8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,786	\$236,786
Design & Improve K-5 Kindergarten Facilities									
Ritchen	\$456,837	\$16,509	\$73,699	\$342,049	\$16,563	\$119	\$0	\$0	\$448,939
Brekke	\$276,090	\$12,078	\$58,117	\$199,612	\$6,513	\$112	\$0	\$0	\$276,432
McAuliffe	\$336,509	\$11,939	\$87,922	\$214,681	\$8,898	\$107	\$0	\$0	\$323,548
Drifill	\$409,771	\$51,334	\$56,711	\$242,911	\$0	\$817	\$0	\$0	\$351,773
Total K-5 Kindergarten Facilities	\$1,479,208	\$91,861	\$276,449	\$999,253	\$31,974	\$1,155	\$0	\$0	\$1,400,693
Design & Construct Science Labs/Academies									
Chavez	\$649,009	\$17,941	\$169,762	\$443,763	\$19,273	\$182	\$0	\$0	\$650,920
Curren	\$598,330	\$17,261	\$119,641	\$445,771	\$17,485	\$176	\$0	\$0	\$600,333
Kamala	\$619,123	\$17,676	\$156,290	\$429,111	\$18,299	\$186	\$0	\$0	\$621,562
Haydock	\$1,081,480	\$64,167	\$302,186	\$664,913	\$23,810	\$25,687	\$1,000	\$0	\$1,081,764
Fremont	\$1,893,796	\$85,669	\$512,574	\$1,209,678	\$12,709	\$83,718	\$0	\$0	\$1,904,348
Total Science Labs/Academies	\$4,841,738	\$202,713	\$1,260,453	\$3,193,236	\$91,576	\$109,948	\$1,000	\$0	\$4,858,926
Project 1 Remaining Adjustment	\$145,349								
Kindergarten Flex Classrooms									
Brekke	\$1,872,541	\$0	\$0	\$0	\$0	\$0	\$918,679	\$942,180	\$1,860,859
McAuliffe	\$2,347,264	\$0	\$0	\$0	\$0	\$0	\$747,417	\$1,588,054	\$2,335,471
Ramona	\$2,040,948	\$0	\$0	\$0	\$0	\$0	\$151,523	\$1,652,772	\$1,804,295
Ritchen	\$2,379,461	\$0	\$0	\$0	\$0	\$0	\$712,251	\$1,610,621	\$2,322,871
Total Kindergarten Flex Classrooms	\$8,640,214	\$0	\$0	\$0	\$0	\$0	\$2,529,870	\$5,793,627	\$8,323,497
Kindergarten Annex Improvements									
Harrington	\$3,075,863	\$0	\$0	\$28,290	\$111,590	\$61,162	\$1,825,326	\$1,051,284	\$3,077,652
Lemonwood	\$860,386	\$0	\$0	\$5,564	\$8,899	\$8,183	\$6,483	\$5,321	\$34,450
Total Kindergarten Annex Improvements	\$3,936,249	\$0	\$0	\$33,854	\$120,489	\$69,345	\$1,831,809	\$1,056,605	\$3,112,101
Ritchen New Special Day Classroom	\$175,000	\$0	\$0	\$9,011	\$100,210	\$0	\$0	\$0	\$109,221
Marshall K-8 12 Classroom Addition	\$11,422,558	\$0	\$0	\$84,910	\$559,540	\$173,746	\$4,055,109	\$3,210,651	\$8,083,956
Planning related to MPRs for P/P K-8 Schools	\$175,000	\$0	\$0	\$0	\$212,483	(\$36,139)	(\$2,386)	\$0	\$173,957
Drifill MPR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,507	\$66,507
Technology Phase 1	\$11,216,175	\$1,282,941	\$7,517,381	\$2,165,863	\$269,612	\$920,735	\$0	\$0	\$12,156,533
Technology Phase 2	\$0	\$0	\$0	\$0	\$0	\$63,700	\$184,995	\$13,807	\$262,502
Drifill Construct Kindergarten Classrooms	\$2,068,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McAuliffe 21st Century Modernization	\$595,169	\$0	\$0	\$0	\$0	\$0	\$0	\$9,060	\$9,060
Ritchen 21st Century Modernization	\$588,702	\$0	\$0	\$0	\$0	\$0	\$0	\$8,962	\$8,962
Program Planning	\$150,474	\$150,000	\$474	\$0	\$0	\$0	\$0	\$0	\$150,474
Program Reserve	\$5,162,851								
TOTAL	\$234,731,023	\$9,691,666	\$11,823,625	\$21,391,694	\$13,751,259	\$21,623,508	\$50,620,180	\$41,063,335	\$169,965,267

Notes:

1. Fiscal Year 2018-19 expenditures are as of May 31, 2019
2. Budgets have been adjusted per the December 2018 Master Construct and Implementation Program approved by Board
3. Figures presented above are unaudited
4. Approximately \$7.7 million in reported FY2017-18 expenditures for the Doris/Patterson Acquire Land was paid out of COP funds

MASTER BUDGET & SCHEDULE

The Master Construct and Implementation Program provides a consolidated master budget and schedule which merges and integrates proposed projects reliant on the funds from the Measure “R” and Measure “D” bond programs and other local sources including developer fees, Mello Roos funds, pending State aid reimbursements and capital program balances. The Program also seeks to maximize State aid reimbursements for modernization and construction of school facilities as State funds become available.

The Master Construct Program is proposed to be implemented in four improvement phases which commenced in 2013 and are anticipated to be complete in 2029. The total adopted budget for all phases is approximately \$463.9 million, inclusive of a Program Reserve to accommodate changes in program as mandated from time to time by the State and as may be needed to accommodate local program requirements. Each project is unique in its scope, schedule, and amount of funding. All projects must be addressed with the amount of available funding. The budget represents an “all-in” master program budget that combines hard construction costs (e.g. bricks, mortar, steel, etc.) with anticipated soft costs (e.g., design fees, contractor’s fees, consulting services, testing and inspection services, agency approval fees, etc.) resulting in the total “all-in” cost estimated to fully implement the Program.

The following components update the Board on the status of the previously adopted Master Budget, schedule and timeline as of the December 2018 six-month review and provides recommended adjustments for the next six-month period. Adjustments include proposed budget increases previously approved by the Board to current projects including Lemonwood, Elm, Marshall, Doris/Patterson LAFCo Planning, and the Kindergarten/Flex Classroom projects at Brekke, McAuliffe, Ramona, and Ritchen, due to specific project construction needs and required professional services. In addition, adjustments are recommended to the Lemonwood Kindergarten Annex budget to accommodate anticipated increases to the total project costs. Lastly, although it is not part of the scope of the Program, it is recommended that the kindergarten improvements at Driffill K-8 be placed on hold pending resubmission of architectural plans to DSA and the receipt of matching State funds.

6.1 ADOPTED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 23 presents the Adopted Master Construct Program budget as of December 2018 and identifies available sources of funding and anticipated expenditures. The total adopted budget for all proposed four phases is approximately \$463.9 million and is funded from a combination of local and State resources. A Program Reserve is included for Phases 2 through 4 to accommodate changes in program as mandated from time to time and as may be needed to accommodate local program specifications and requirements.

Table 23: Adopted Master Construct & Implementation Program Budget

Sources	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Measure "R"					
Series A	\$ 18,055,496	\$ 18,055,496	\$ -	\$ -	\$ -
Series B	\$ 25,266,398	\$ 25,266,398	\$ -	\$ -	\$ -
Series C	\$ 15,578,000	\$ 15,578,000	\$ -	\$ -	\$ -
Series D	\$ 30,160,000	\$ 30,160,000	\$ -	\$ -	\$ -
Total Measure "R" Bonds	\$ 89,059,894				
Master Construct Authorization					
Series A	\$ 80,725,000	\$ -	\$ 80,725,000	\$ -	\$ -
Series B	\$ 13,693,719	\$ -	\$ 13,693,719	\$ -	\$ -
Series C	\$ 8,400,000	\$ -	\$ -	\$ 8,400,000	\$ -
Series D	\$ 15,100,000	\$ -	\$ -	\$ 15,100,000	\$ -
Series E	\$ 24,000,000	\$ -	\$ -		\$ 24,000,000
Total Master Construct Bonds	\$ 141,918,719				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
Total COP Proceeds	\$ 7,606,764				
Measure "L" Authorization					
State Bonds	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
Est. State Reimbursements**	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. Developer Fees	\$ 130,060,782	\$ -	\$ 13,614,746	\$ 116,446,037	\$ -
Mello Roos Proceeds	\$ 65,814,554	\$ 7,454,555	\$ 11,763,519	\$ 25,370,997	\$ 21,225,483
State Reimbursements (Drifill)	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
	\$ 7,797,984	\$ 1,594,953	\$ 2,000,610	\$ 3,372,344	\$ 830,077
Est. Total Sources	\$ 463,931,209	\$ 127,388,677	\$ 121,797,594	\$ 168,689,378	\$ 46,055,560
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,756,852	\$ 7,756,852	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,450,000	\$ 700,000	\$ 8,750,000	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ -	\$ 29,556,164	\$ -
Construct Doris/Patterson 6-8	\$ 49,057,213	\$ -	\$ -	\$ 49,057,213	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 28,568,432	\$ -	\$ -
Reconstruct Harrington Elementary	\$ 23,846,732	\$ 23,846,732	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 30,716,606	\$ 30,716,606	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 39,873,403	\$ 39,873,403	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5**	\$ 30,680,582	\$ -	\$ 3,681,670	\$ 26,998,912	\$ -
Reconstruct Rose Avenue K-5**	\$ 30,680,582	\$ -	\$ 3,681,670	\$ 26,998,912	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 11,422,558	\$ 11,422,558	\$ -	\$ -	\$ -
Drifill K-8 (K/MPR)	\$ 9,391,259	\$ 409,771	\$ 2,068,061	\$ 6,913,427	\$ -
Chavez K-8 (SL/MPR)	\$ 7,562,436	\$ 649,009	\$ -	\$ -	\$ 6,913,427
Curren K-8 (SL/MPR)	\$ 7,511,757	\$ 598,330	\$ -	\$ -	\$ 6,913,427
Kamala K-8 (SL/MPR)	\$ 7,532,550	\$ 619,123	\$ -	\$ -	\$ 6,913,427
McAuliffe ES (K/Modular/Modernization*)	\$ 7,643,517	\$ 336,509	\$ 2,942,433	\$ 4,364,575	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,305,561	\$ 276,090	\$ 1,872,541	\$ -	\$ 1,156,930
Ritchen ES (K/Modular/Modernization*)	\$ 7,917,148	\$ 631,837	\$ 2,968,163	\$ 4,317,148	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,088,573	\$ -	\$ 2,040,948	\$ -	\$ 2,047,625
Project 1 Adjustment	\$ 145,349	\$ 145,349	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,451,231	\$ 1,893,796	\$ -	\$ -	\$ 5,557,436
Haydock MS (SL/Gym)	\$ 2,581,480	\$ 1,081,480	\$ -	\$ -	\$ 1,500,000
Planning for K-8 MPRs	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,075,863	\$ 3,075,863	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 860,386	\$ -	\$ 860,386	\$ -	\$ -
Technology	\$ 11,216,175	\$ 11,216,175	\$ -	\$ -	\$ -
Subtotal	\$ 408,626,321	\$ 135,424,482	\$ 93,993,215	\$ 148,206,351	\$ 31,002,272
Brekke ES COP Lease Payments	\$ 4,291,014	\$ -	\$ 1,419,606	\$ 2,390,860	\$ 480,548
Land Acquisition COP Lease Payments	\$ 4,863,500	\$ -	\$ 480,000	\$ 2,062,500	\$ 2,321,000
Additional Program Expenditures	\$ 4,519,836	\$ -	\$ 4,519,836	\$ -	\$ -
Subtotal	\$ 13,674,350	\$ -	\$ 6,419,442	\$ 4,453,360	\$ 2,801,548
Program Reserve	\$ 33,594,733	\$ (8,035,806)	\$ 13,349,131	\$ 16,029,667	\$ 12,251,740
Est. Total Uses	\$ 463,931,209	\$ 135,424,482	\$ 113,761,789	\$ 168,689,378	\$ 46,055,560
Est. Ending Fund Balance	\$ -				
Total Combined Master Budget	\$ 463,931,209				

*Assumes State Aid joint funding for Ritchen and McAuliffe modernization projects

**Assumes State Aid financial hardship for Rose and Marina West

Phase 1 spanned the period from FY2013-2017. Phase 1 progress included:

- Completion of improvements to kindergarten facilities at Ritchen, Brekke, McAuliffe, and Driffill schools, and construction of science labs at Chavez, Curren, Kamala, Haydock, and Fremont schools to accommodate the educational reconfiguration plan
- purchase of the Seabridge New Elementary School site
- occupancy of the newly constructed Harrington, Elm, and Lemonwood elementary school sites to replace the prior obsolete facilities
- completion of a kindergarten annex at Harrington Elementary and current construction of a new grade 6-8 classroom building at Marshall
- completion of the environmental review and ongoing LAFCo efforts of a joint second elementary school site and an additional middle school site
- deployment of State-of-the-art learning resources, including 1:1 mobile devices for all students and teachers at every school district wide

Phase 2 commenced in January 2017 and extends through the fiscal year ending in 2020. Phase 2 launched Measure “D” projects with the following progress and activities:

- current reconstruction of McKinna as well as the design and planning efforts associated with the reconstruction of Rose Avenue and Marina West
- design approval from DSA and construction of the new Seabridge K- 5 elementary school
- completion of new kindergarten/flex classrooms at Brekke, McAuliffe, Ritchen, and Ramona elementary schools
- acquisition of a new Doris/Patterson K-5 and 6-8 school site
- anticipated construction of a kindergarten facility at Driffill and the construction of a kindergarten annex at Lemonwood
- planning and design activities associated with the modernization efforts planned at McAuliffe and Ritchen elementary schools

The Program also incorporates existing ongoing lease payments for the District’s Certificates of Participation (COPs) related to prior funded improvements to Brekke Elementary and the acquisition of the new elementary and middle school sites.

Launching in 2021, Phase 3 completes the planned reconstruction of both Rose Avenue and Marina West and the design and construction of Doris/Patterson K-5 and 6-8 schools. Phase 3 also includes the construction activities associated with the planned modernization improvements at McAuliffe and Ritchen elementary schools and a multipurpose room/gym at Driffill. Phase 3 accounts for continued lease payments related to the District’s outstanding Brekke and Doris/Patterson COPs.

Phase 4 provides additional MPR improvements for remaining K-5 schools, as well as middle school gymnasium/multipurpose room improvements at Haydock and Fremont. Construction of new multipurpose room/gyms will be undertaken at Chavez, Curren, and Kamala. COP payments are scheduled to continue in Phase 4. However, lease payments related to Brekke Elementary are scheduled to conclude

in 2025-26. Additionally, the District's lease payments for its COPs related to the Doris/Patterson land acquisition will be eligible for refunding on August 1, 2026 at which time the District may elect to prepay or refund the outstanding COPs to either decrease or eliminate future payments, assuming funds are available.

6.2 REVISED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 24 below presents the proposed Revised Master Construct and Implementation Program Budget for Board consideration as part of the current six-month update report. Total sources of funding are anticipated to decrease to approximately \$437.6 million primarily due to decreases in the availability of Financial Hardship funding of \$25.7 million for the Rose and Marina West Elementary Reconstruction projects of \$11.9 million and \$13.8 million, respectively. Additional decreases in State aid include an OPSC return of application for new construction grant funding of the Driffill kindergarten project of approximately \$1,728,882 as well as the return of a "like for like" application for three portable buildings at Elm for approximately \$343,300. Based on the above, total, anticipated State aid reimbursements decreased by \$27.9 million during this period.

Total developer fee revenues across all phases are estimated to remain the same; however, the sequencing of the revenues has been backloaded to reflect the overall buildout schedule in the District's Level 1 and Level 2 School Fee Justification Study and School Facilities Needs Analysis. It is now estimated that the District will collect a total of \$5.4 million in Phase 2 which is a reduction of approximately \$6.4 million which has in turn been reallocated to Phases 3 and 4. This reduction reflects the actual developer fees collected thru May 31, 2019 of \$1.5 million and incorporates an estimated of \$1.95 million of collections for fiscal year 2019-20 as projected in the District's 2019 School Facilities Needs Analysis.

It is also anticipated that the District will accelerate its planned third issuance of bonds for an additional \$10.2 million in G.O. bonds proceeds during fiscal year 2019-20 to offset decreases in State aid reimbursements and to take advantage of faster than anticipated growth in assessed values and lower current interest rate market conditions. This will leave approximately \$37.3 million in remaining Measure "D" authorization which are planned to be issued in in FY 2023 and FY 2026 for approximately \$12.9 million and \$24.4 million, respectively. Total interest earnings for the Program are anticipated to increase from \$7.8 million to \$9.4 million based on the anticipated level of funds available.

The combined total expenditures have decreased from \$408.6 million to \$385.6 million or \$23 million. This decrease is mainly attributed to the proposed removal of funding for the Marina West project at this time due to the lack of adequate State aid reimbursements and sufficient local funding to accommodate its adopted \$30.7 million budget. The balance is attributable to the elimination of \$3.2 million of funding for the Driffill kindergarten project until such time as plans are redrawn and approved by DSA. These project savings are offset by budget adjustments including proposed budget increases previously approved by the Board to current projects including Lemonwood, Elm, Marshall, Doris/Patterson LAFCo Planning, and the Kindergarten/Flex Classroom projects at Brekke, McAuliffe, Ramona, and Ritchen. A budget increase is also recommended for the Lemonwood Kindergarten Annex project. In total an

increase of \$5.8 million is proposed for Phase 1 projects to be allocated from the revised Phase 2 Program Reserve.

Table 24: Revised Master Construct & Implementation Program Budget

Sources	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Measure "R"					
Series A	\$ 18,055,486	\$ 18,055,486	\$ -	\$ -	\$ -
Series B	\$ 25,266,398	\$ 25,266,398	\$ -	\$ -	\$ -
Series C	\$ 15,578,000	\$ 15,578,000	\$ -	\$ -	\$ -
Series D	\$ 30,160,000	\$ 30,160,000	\$ -	\$ -	\$ -
Total Measure "R" Bonds	\$ 89,059,884				
Master Construct Authorization					
Series A	\$ 80,725,000	\$ -	\$ 80,725,000	\$ -	\$ -
Series B	\$ 13,693,719	\$ -	\$ 13,693,719	\$ -	\$ -
Series C	\$ 10,161,532	\$ -	\$ 10,161,532	\$ -	\$ -
Series D	\$ 12,911,084	\$ -	\$ -	\$ 12,911,084	\$ -
Series E	\$ 24,430,758	\$ -	\$ -	\$ -	\$ 24,430,758
Total Master Construct Bonds	\$ 141,922,093				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
Total COP Proceeds	\$ 7,606,764				
Measure "L" Authorization	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
State Bonds	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. State Reimbursements*	\$ 102,136,688	\$ -	\$ 10,897,622	\$ 76,224,366	\$ 15,014,700
Est. Developer Fees	\$ 65,814,554	\$ 7,454,555	\$ 5,401,116	\$ 25,305,413	\$ 27,653,469
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 9,412,785	\$ 1,594,953	\$ 1,793,137	\$ 1,435,480	\$ 4,589,216
Est. Total Sources	\$ 437,625,289	\$ 127,388,677	\$ 122,672,125	\$ 115,876,343	\$ 71,688,144
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,773,653	\$ 7,773,653	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,981,230	\$ 800,572	\$ 9,180,658	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ -	\$ -	\$ 29,556,164
Construct Doris/Patterson 6-8	\$ 49,057,213	\$ -	\$ -	\$ 49,057,213	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 28,568,432	\$ -	\$ -
Reconstruct Harrington Elementary	\$ 23,846,732	\$ 23,846,732	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,872,208	\$ 32,872,208	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 42,171,543	\$ 42,171,543	\$ -	\$ -	\$ -
Reconstruct McKinnin K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 30,680,582	\$ -	\$ 3,681,670	\$ 26,998,912	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 11,974,262	\$ 11,974,262	\$ -	\$ -	\$ -
Drifill K-8 (SL/MPR)	\$ 7,265,200	\$ 351,773	\$ -	\$ 6,913,427	\$ -
Chavez K-8 (SL/MPR)	\$ 7,564,347	\$ 650,920	\$ -	\$ -	\$ 6,913,427
Curren K-8 (SL/MPR)	\$ 7,513,760	\$ 600,333	\$ -	\$ -	\$ 6,913,427
Kamala K-8 (SL/MPR)	\$ 7,534,989	\$ 621,562	\$ -	\$ -	\$ 6,913,427
McAuliffe ES (K/Modular/Modernization*)	\$ 7,834,565	\$ 323,548	\$ 2,551,273	\$ 4,959,744	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,359,630	\$ 276,432	\$ 1,926,268	\$ -	\$ 1,156,930
Ritchen ES (K/Modular/Modernization*)	\$ 8,173,084	\$ 558,160	\$ 2,709,074	\$ 4,905,850	\$ -
Ramon a ES (Modular/MPR/Support)	\$ 4,205,833	\$ -	\$ 2,158,208	\$ -	\$ 2,047,625
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,461,783	\$ 1,904,348	\$ -	\$ -	\$ 5,557,436
Haydock MS (SL/Gym)	\$ 2,581,764	\$ 1,081,764	\$ -	\$ -	\$ 1,500,000
Planning for K-8 MPRs	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,075,863	\$ 3,075,863	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,156,533	\$ 12,156,533	\$ -	\$ -	\$ -
Subtotal	\$ 385,598,527	\$ 141,215,204	\$ 90,989,741	\$ 92,835,146	\$ 60,558,436
Brekke ES COP Lease Payments	\$ 4,291,014	\$ -	\$ 1,419,606	\$ 2,390,860	\$ 480,548
Land Acquisition COP Lease Payments	\$ 4,863,500	\$ -	\$ 480,000	\$ 2,062,500	\$ 2,321,000
Additional Program Expenditures	\$ 4,519,836	\$ -	\$ 4,519,836	\$ -	\$ -
Portables Lease Payments	\$ 564,000	\$ -	\$ 564,000	\$ -	\$ -
Subtotal	\$ 14,238,350	\$ -	\$ 6,983,442	\$ 4,453,360	\$ 2,801,548
Program Reserve	\$ 37,788,412	\$ (13,826,528)	\$ 10,872,414	\$ 18,587,837	\$ 8,328,160
Est. Total Uses	\$ 437,625,289	\$ 141,215,204	\$ 108,845,598	\$ 115,876,343	\$ 71,688,144
Est. Ending Fund Balance	\$ -				
Total Combined Master Budget	\$ 437,625,289				

*Estimated State grant amounts are dependent on maintaining program eligibility

*Assumes State Aid joint funding for Ritchen and McAuliffe modernization projects

The Proposed Master Budget also accounts for \$9.1 million in scheduled lease payments for the District's two outstanding COPs during the term of the Program; \$4.3 million for COPs issued to complete Norma Brekke Elementary in the late 1990s and \$4.8 million for COPs issued to purchase the District's Doris/Patterson school site. An additional \$564,000 was added to the budget in Phase 2 to accommodate some of the District's existing portable leases. Lastly, approximately \$4.5 million in additional program expenditures are accounted for in the Master Budget for District expenditures beyond the scope of the Master Construct Program.

6.3 PHASE 1 MASTER BUDGET AND SCHEDULE

Primarily funded through Measure "R" bond proceeds, Phase 1 efforts are substantially complete, except for the new classroom building at Marshall elementary school, which is anticipated to be completed for occupancy for the 2019-20 school year. Accomplishments include completed improvements to kindergarten and science lab facilities across eight schools to accommodate the educational reconfiguration plan and the deployment of State-of-the-art learning resources, including 1:1 mobile devices for all students and teachers at every school districtwide. In addition, three new reconstructed schools have been provided at Harrington, Elm, and Lemonwood elementary schools. Phase 1 also includes the completion of a kindergarten annex facility at Harrington elementary school and the purchase of the Seabridge and Doris /Patterson school sites.

Major adjustments to the Phase 1 budget incorporate prior approved Board actions for construction and professional services associated with Lemonwood and Elm. An additional allowance is being requested for Marshall to accommodate anticipated costs of additional DSA reviews and delays in construction. Additional increases are proposed for the Doris/Patterson LAFCo and Seabridge planning to accommodate the extended local review and permit process. Budget decreases of approximately \$289,000 are being returned to the Program Reserve as savings from Project 1. In total, the Phase 1 budget has been increased by \$5.8 million to reflect these adjustments, including a onetime \$940,358 adjustment by the District for additional technology expenses.

Table 25: Proposed Phase 1 Master Budget and Schedule (FY 2013-17)

Project	Schedule Dec 2018	Schedule June 2019	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Acquire New Sites					
Seabridge Elementary School	2013	2013	\$7,756,852	\$7,773,653	\$16,801
Doris/Patterson K-5 / Middle School	2014/16	2014/16	\$700,000	\$800,572	\$100,572
Subtotal				\$8,574,225	\$117,373
Design & Reconstruct Sites					
Harrington Elem. K-5	2013/14	2013/14	\$23,846,732		\$0
Lemonwood K-8	2014/18	2014/18	\$39,873,403	\$42,171,543	\$2,298,140
Elm Elem. K-5	2014/16	2014/19	\$30,716,606	\$32,872,208	\$2,155,602
Subtotal				\$98,890,483	\$4,453,743
Design & Improve K-5 Kindergarten Facilities	2013/14	2013/14			
Ritchen**			\$631,837	\$558,160	(\$73,677)
Brekke			\$276,090	\$276,432	\$342
McAuliffe			\$336,509	\$323,548	(\$12,961)
Drifill			\$409,771	\$351,773	(\$57,998)
Subtotal				\$1,509,913	(\$144,295)
Design & Construct Science Labs (Project 1)	2013/14	2013/14			
Chavez Science Labs K-8			\$649,009	\$650,920	\$1,910
Curren Science Labs K-8			\$598,330	\$600,333	\$2,002
Kamala Science Labs K-8			\$619,123	\$621,562	\$2,440
Haydock Science Labs 6-8 & Utility Upgrades			\$1,081,480	\$1,081,764	\$283
Fremont Science Labs 6-8 & Utility Upgrades			\$1,893,796	\$1,904,348	\$10,552
Subtotal				\$4,858,926	\$17,188
Project 1 Adjustment			\$145,349	\$0	(\$145,349)
Childhood Development Center Improvements					
Harrington	2015	2015	\$3,075,863		\$0
Subtotal				\$3,075,863	\$0
Planning for K-8 MPRs	2016	2016	\$175,000		\$0
Marshall K-8: 12 Classroom Building	2015/17	2015/17	\$11,422,558	\$11,974,262	\$551,704
Technology	2013/15	2013/15	\$11,216,175	\$12,156,533	\$940,358
Program Improvements Subtotal				\$141,215,204	\$5,790,722
Program Reserve			(\$8,035,806)	(\$13,826,528)	(\$5,790,722)
Program Improvements Total				\$141,215,204	\$5,790,722

*Current dollars

**Includes New Special Day Classroom

6.4 PHASE 2 MASTER BUDGET AND SCHEDULE

The reconstruction of McKinna Elementary School is underway and construction of the new Seabridge K-5 school is anticipated to commence construction pending final City of Oxnard approvals associated with obtaining a Coastal Development Permit. Design and planning efforts are complete for the reconstruction of Rose Avenue school, with DSA approval anticipated during the next six-month period. New Kindergarten/Flex classrooms are complete at Brekke, McAuliffe, Ritchen, and Ramona elementary schools. The District has completed the land purchase of the Doris/Patterson school site. Phase 2 also includes the construction of a kindergarten annex at Lemonwood. Phase 2 incorporates existing ongoing lease payments for the District's COPs related to prior improvements to Brekke Elementary and the acquisition of the new Doris/Patterson elementary and middle school sites.

Proposed adjustments to the Phase 2 budget include additional construction and professional services costs associated with the kindergarten/flex classroom projects at Brekke, McAuliffe, Ramona, and Ritchen which were approved by the Board during the last six-month period totaling \$704,609. The budget for the acquisition of the Doris/Patterson site has been increased by \$430,658 to \$9.2 million to reflect the actual purchase price and actual expenditures as of May 31, 2019 for professional services related to the land acquisition. A GMP contract for approximately \$2.9 million has been negotiated for the construction

of the Lemonwood Kindergarten Annex improvements and is to be presented for consideration and award at the next Board meeting. The Lemonwood Kindergarten Annex budget is recommended to increase to \$3.7 million. The planning and design efforts associated with the reconstruction of Marina West are recommended to be removed at this time resulting in a decrease of expenditures of \$3.7 million. 21st century improvements to McAuliffe and Ritchen are also recommended to be moved to Phase 3 based on estimated availability of joint State funding. Additional budget is proposed to accommodate District commitments associated with portable lease payments of \$564,000. Lastly, the kindergarten improvements of \$2.1 million at Driffill elementary school are recommended to be placed on hold. The District and architect are addressing the submittal of updated design plans for a new DSA approval.

As shown in Table 26, the Phase 2 budget has been decreased by approximately \$4.9 million to approximately \$108.8 million. The Phase 2 Program Reserve is proposed to decrease from \$13.3 million to \$10.8 million or 11.9%.

Table 26: Proposed Phase 2 Master Budget and Schedule (FY 2017-20)

Project	Schedule Dec 2018	Schedule June 2019	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Acquire New Sites					
Doris/Patterson K-5 / Middle School	2018	2018	\$8,750,000	\$9,180,658	\$430,658
Subtotal				\$9,180,658	\$430,658
Construct New School Sites: Master Construct					
Seabridge K-5	2018/2020	2018/2020	\$28,568,432		\$0
Reconstruct School Sites: Master Construct					
Rose Avenue K-5 (Classrooms)	2018/2021	2018/2021	\$3,681,670	\$3,681,670	\$0
Marina West K-5 (Classrooms)	2021/2022	2021	\$3,681,670	\$0	(\$3,681,670)
McKinna K-5	2017	2017	\$36,558,911		\$0
Construct Kinder/SDC Classrooms					
Brekke	2018	2018	\$1,872,541	\$1,926,268	\$53,727
McAuliffe	2018	2018	\$2,347,264	\$2,551,273	\$204,009
Ramona	2018	2018	\$2,040,948	\$2,158,208	\$117,260
Ritchen	2018	2018	\$2,379,461	\$2,709,074	\$329,613
Classroom/Library/MPR Modernizations					
McAuliffe (Planning/Design)*	2019	2019	\$595,169	\$0	\$ (595,169)
Ritchen (Planning/Design)*	2019	2019	\$588,702	\$0	\$ (588,702)
Construct Kindergarten Classrooms					
Driffill	2019	2019	\$2,068,061	\$0	(\$2,068,061)
Childhood Development Center Improvements					
Lemonwood	2019	2019	\$860,386	\$3,655,246	\$2,794,860
Subtotal				\$81,809,083	(\$3,434,132)
Technology			\$0		\$0
Program Improvements Subtotal				\$90,989,741	(\$3,003,474)
Program Reserve			\$13,349,131	\$10,872,414	(\$2,476,717)
Additional Facilities Expenditures	2018	2018	\$4,519,836		\$0
Program Lease Payments					
Brekke ES COP	2026	2026	\$1,419,606		\$0
COP for Land Acquisition	2026-29	2026-29	\$480,000		\$0
Portables Lease Payments		2019		\$564,000	\$564,000
Subtotal				\$6,983,442	\$564,000
Program Improvements Total				\$108,845,598	(\$4,916,191)

6.5 PHASE 3 MASTER BUDGET AND SCHEDULE

Phase 3 completes the reconstruction of Rose Avenue as well as the design and construction of the Doris/Patterson 6-8 middle school following the completion of the LAFCo process. The design and construction of the Doris/Patterson K-5 school is proposed to be moved to Phase 4 and the reconstruction of Marina West is proposed to be removed. Design and construction activities associated with the planned modernization improvements at McAuliffe and Ritchen are also proposed as well as the construction of a multipurpose room/gym at Drifill.

Adjustments to the Phase 3 budget include the move of the construction of Doris Patterson K-5 to Phase 4 and the removal of the reconstruction of Marina West. This results in a reduction of planned expenditures in Phase 3 of \$55.6 million. Modernization efforts for McAuliffe and Ritchen will include planning and design in addition to the previously stated construction budget in Phase 3 and amounts to an increase of \$1.2 million in planned expenditures for the modernization projects. The Phase 3 Program Reserve is estimated to increase by \$2.6 million to \$18.6 million.

Phase 3 also accounts for continued lease payments related to the District's outstanding Brekke and Doris/Patterson COPs. These amounts remain unchanged from the previous report. Table 27 provides a summary of the proposed Phase 3 budget and schedule totaling approximately \$115.9 million, a decrease by approximately \$52.8 million.

Table 27: Proposed Phase 3 Master Budget and Schedule (FY 2021-25)

Project	Schedule Dec 2018	Schedule June 2019	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Construct New School Sites: Master Construct					
Dorris Patterson K-5 (Planning/Design)	2021/2024	2021/2026	\$29,556,164	\$0	(\$29,556,164)
Dorris Patterson 6-8	2021	2021	\$49,057,213		\$0
Rose Avenue	2018/2021	2018/2021	\$26,998,912	\$26,998,912	(\$0)
Marina West	2021/2022	2021	\$26,998,912	\$0	(\$26,998,912)
Classroom/Library/MPR Modernizations					
McAuliffe	2021	2021	\$4,364,575	\$4,959,744	\$595,169
Ritchen	2021	2021	\$4,317,148	\$4,905,850	\$588,702
Construct K-8 Multipurpose Room					
Drifill	2021	2021	\$6,913,427		\$0
Program Improvemetns Subtotal				\$92,835,146	(\$55,371,205)
Program Reserve			\$16,029,667	\$18,587,837	\$2,558,171
Program Lease Payments					
Brekke ES COP	2021-25		\$2,390,860		\$0
COP for Land Acquisition	2026-29		\$2,062,500		\$0
Subtotal				\$4,453,360	\$0
Program Improvements Total				\$115,876,343	(\$52,813,034)

*Current dollars

6.6 PHASE 4 MASTER BUDGET AND SCHEDULE

Phase 4 completes the Master Construct and Implementation Program providing additional MPR improvements for remaining K-5 schools, as well as middle school gymnasium/multipurpose room improvements at Haydock and Fremont. The construction of Doris/Patterson K-5 school is proposed to be moved from Phase 3 to Phase 4. Construction of new multipurpose room/gyms will be undertaken at Chavez, Curren, and Kamala. Phase 4 is also scheduled to continue COP payments. However, lease

payments related to Brekke Elementary are scheduled to conclude in 2025-26. Additionally, the District's lease payments for its COPs related to the Doris/Patterson land acquisition will be eligible for refunding on August 1, 2026 at which time the District may elect to prepay or refund the outstanding COPs to either decrease or eliminate future payments, assuming funds are available.

The major adjustment to the proposed Phase 4 budget and schedule is the move of the Doris/Patterson K-5 school construction to Phase 4. This increases the total project expenditures in Phase 4 by \$29.6 million. The Phase 4 Program Reserve is proposed to be decreased by approximately \$3.9 million. All other Phase 4 project budgets and schedules remain unchanged at this time.

As summarized in Table 28, the total Phase 4 budget has been increased by approximately \$25.6 million to approximately \$71.7 million.

Table 28: Proposed Phase 4 Master Budget and Schedule (FY 2026-29)

Project	Schedule Dec 2018	Schedule June 2019	Estimated Budget	Variance
Master Construct & Implementation Program Improvements				
Construct New School Sites: Master Construct Dorris Patterson K-5 (Planning/Design)	2021/2024	2021/2026	\$0 \$29,556,164	\$29,556,164
Construct Academic Program Space: Master Construct				
Brekke	2026	2026	\$459,373	\$0
Ramona	2026	2026	\$292,151	\$0
Construct Gym & Modernize MPR				
Fremont	2026	2026	\$5,557,436	\$0
Modernize MPR				
Haydock	2026	2026	\$1,500,000	\$0
Modernize K-5 Multipurpose Rooms				
Brekke	2029	2029	\$697,557	\$0
Ramona	2029	2029	\$1,755,474	\$0
Construct K-8 Multipurpose Rooms				
Chavez	2027	2027	\$6,913,427	\$0
Curren	2026	2026	\$6,913,427	\$0
Kamala	2026	2026	\$6,913,427	\$0
Subtotal			\$60,558,436	\$29,556,164
Program Improvements Subtotal			\$60,558,436	\$29,556,164
Program Reserve			12,251,740 \$8,328,160	(\$3,923,580)
Program Lease Payments				
Brekke ES COP	2026		\$480,548	\$0
COP for Land Acquisition	2026-29		\$2,321,000	\$0
Subtotal			\$2,801,548	\$0
Program Improvements Total			\$71,688,144	\$25,632,584

*Current dollars

6.7 MASTER SCHEDULE

The following summary schedule provides an overview of an updated proposed phasing strategy for the Master Construct and Implementation Program. Table 29 illustrates the proposed phasing of the integrated Program and is organized by the continued reconstruction of existing schools, the construction of new school sites, 21st century modernizations, and improvements to multipurpose rooms and support facilities to accommodate the District's educational program.

For projects currently under implementation, several schedule changes are presented. For the Marshall new classroom building project, the previously reported February 2019 occupancy date has been adjusted to June 2019. This adjustment is due to slow response time from the DSA in processing required changes

and general contractor coordination issues. The scheduled end date for the new Seabridge elementary school has been adjusted from April 2020 to December 2020 to accommodate a projected late summer/early fall 2019 start of construction. For the kindergarten/flex project at Ramona elementary, the project was completed in May 2019, a change from the previously reported February 2019 end date due to a longer than expected DSA approval period and rain delays in the months of December 2018 – February 2019.

The 21st century modernization improvements at McAuliffe and Ritchen have been moved starting in Fiscal Year 2018-19 to commencing in Fiscal Year 2020-21 to accommodate projected availability of funding. The reconstruction of Marina West is scheduled to commence in 2021 and the Doris/Patterson K-5 is proposed to be placed in Phase 4.

Table 29: Summary Schedule

		Fiscal Year															
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Reconstruct:																	
Harrington		Complete															
Harrington Kindergarten Annex			Complete														
Lemonwood			Complete														
Lemonwood Kindergarten Annex																	
Elm			Complete														
McKinna																	
Rose Avenue																	
Construct:																	
Marshall 6-8 Classrooms																	
Seabridge K-5																	
Doris/Patterson K-5																	
Doris/Patterson 6-8																	
Construct Kinder + SDC Classrooms/Additional Support Space:																	
Ramona																	
Brekke			Complete														
Ritchen			Complete														
McAuliffe			Complete														
21st Century Modernizations:																	
McAuliffe																	
Ritchen																	
Multipurpose Rooms:																	
Fremont																	
Haydock																	
Kamala																	
Chavez																	
Curren																	
Driffill																	
Ramona																	
Brekke																	

Based on the identified phasing plan, Table 30 provides a summary of projects under management, including those that are currently underway and are to be implemented, totaling approximately \$158.8 million.

Table 30: Projects Under Management

Project Name	Start Date	End Date	Master Budget (Current Dollars)
Reconstruct:			
Lemonwood K-8	Feb-2013	Apr-2019	\$42,171,543
Lemonwood Kindergarten Annex	Nov-2014	Feb-2020	\$3,655,246
Elm K-5	Jul-2013	Jun-2019	\$32,872,208
Construct:			
Marshall 6-8 Classroom Building	Dec-2014	Jun-2019	\$11,974,262
Seabridge K-5	Jan-2017	Dec-2020	\$28,568,432
McKinna K-5	Jan-2017	Feb-2020	\$36,558,911
Construct Kinder + SDC Classrooms:			
Ramona	Jul-2017	May-2019	\$2,158,208
Planning/Land Acquisition:			
Doris/Patterson LAFCO Planning	Jul-2015	Mar-2019	\$800,572
Total			\$158,759,382

RECOMMENDATIONS

7.1 CONCLUSION & RECOMMENDATIONS

Over the next six months of implementation, the Master budget will continue to be monitored and enforced. Expenditure reporting will continue and be updated to reflect recommended budget adjustments provided in this June 2019 update report. Budgets will also be reviewed and adjusted, where required, to accommodate actual contract commitments approved by the Board over the next six-month period. Steps will continue to be taken to file for eligible State aid applications and required agency approvals for project development and construction. Status reports will be provided to the Board as needed.

As part of the formal review process, it is recommended that the Board:

- Accept and adopt this semi-annual update to the Master Construct and Implementation Program
- Direct staff and CFW to proceed with recommended adjustments to the Program for its immediate implementation
- Establish a date for the next six-month review by the Board

EXHIBIT A

PRESENTATIONS, WORKSHOPS & UPDATES TO THE BOARD OF TRUSTEES

The table below contains a listing of presentations, workshops, and updates to the Board of Trustees for the Oxnard School District Facilities Implementation Program. Documentation of all Board activities are provided for the prior six months. For documentation of prior related Board Action items, please reference the same section of previous reports.

Date	Board Agenda Item	Agenda Description	Purpose	Action
14-Nov-18	C.4	Approval of Amendment #007 for SVA Architects regarding Lemonwood K-8 School Reconstruction.	Amendment #007 to agreement #12-231 to provide Additional Architectural Services.	Approved
14-Nov-18	C.5	Approval of Amendment #006 for SVA Architects regarding Elm Elementary School Reconstruction.	Amendment #006 to agreement #13-231 to provide Additional Architectural Services.	Approved
14-Nov-18	C.6	Approval of Change Order #015 for Swinerton Builders for the Lemonwood K-8 School Reconstruction	Change Order #015 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
14-Nov-18	C.7	Approval of Change Order #005 for Ardalan Construction Company for the Harrington EDC Project.	Change Order #005 to agreement #17-139 provides for work related to additional scope of work requested by the District	Approved
12-Dec-18	C.3	Approval of Amendment #004 for CSDA Design Group regarding Marshall New Classroom Building Project.	Amendment #004 to agreement #15-89 to provide Additional Architectural Services.	Approved
12-Dec-18	C.4	Approval of Amendment #001 for Perkins East Dougherty regarding McKinna Elementary School Reconstruction.	Amendment #001 to agreement #16-249 to provide Additional Architectural Services.	Approved
12-Dec-18	C.5	Approval of Contractor Contingency Allocation #007 for Bernards Bros regarding the Marshall New Classroom Building Project	Contractor Contingency Allocation #007 to agreement #17-117 is a COST to the Contractor Contingency line item for additional items of work	Approved
12-Dec-18	C.6	Approval of WAL #11S for Earth Systems Pacific regarding the McCauliffe Kinder/Flex Project	WAL #11S to agreement #13-122 provides for Geotechnical Engineering & Materials Inspection and Testing Services	Approved
12-Dec-18	C.7	Ratification of WAL #16 for Earth Systems Pacific regarding the Marshall New Classroom Building Project	WAL #16 to agreement #13-122 provides for Geotechnical Observation and Testing Services	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
12-Dec-18	C.8	Approval of Change Order #016 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction Project	Change Order #016 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
16-Jan-19	C.7	Approval of WAL #8S for MNS Engineers regarding the McKinna Elementary School Reconstruction Project	WAL #8S to agreement #13-126 provides for Waterline Easements	Approved
16-Jan-19	C.8	Approval of Credit Change Order #002 for Viola Constructors INC. regarding the Brekke Kinder/Flex Project.	Credit Change Order #002 to agreement #17-209 provides for work related to unforeseen conditions.	Approved
16-Jan-19	C.9	Ratification of Change Order #002 for Viola Constructors INC. regarding the McCauliffe Kinder/Flex Project.	Change Order #002 to agreement #17-212 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
16-Jan-19	C.10	Ratification of Change Order #004 for Viola Constructors INC. regarding the Ritchen Kinder/Flex Project.	Change Order #004 to agreement #17-218 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
16-Jan-19	C.11	Ratification of Amendment #005 for CSDA Design Group regarding the Marshall New Classroom Building Project	Amendment #005 to agreement #15-89 provides for additional architectural and engineering services	Approved
16-Jan-19	C.12	Approval and Adoption of the December 2018 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	The Semi-Annual Implementation Program Update reflects conditions of the District's Program between July and the time of the report's publishing in December 2018	Approved
16-Jan-19	D.5	Ratification of Change Order #003 for Bernards Bros, INC. regarding the Elm Elementary School Reconstruction Project.	Change Order #003 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
6-Feb-19	C.2	Ratification of Change Order #001 for Silver Creek Industries INC. regarding the McCauliffe Kinder/Flex Project.	Ratification of Change Order #001 to PO #P18-03887 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
6-Feb-19	C.2	Ratification of Change Order #001 for Silver Creek Industries INC. regarding the Ritchen Kinder/Flex Project.	Ratification of Change Order #001 to PO #P18-03890 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
20-Feb-19	C.1	Approval of Agreement with Sites Pacific, INC. regarding Seabridge New School Project.	Approval of agreement #18-212 with Sites Pacific, Inc. for Planning and Land Use Consulting Services.	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
20-Feb-19	C.4	Ratification of Change Order #017 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction Project.	Ratification of Change Order #017 to agreement #15-198 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
20-Feb-19	C.5	Ratification of Change Order #001 for Silver Creek Industries INC. regarding the Ramona Kinder/Flex Project.	Ratification of Change Order #001 to PO #P18-03889 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
20-Feb-19	C.6	Ratification of Change Order #002 for Silver Creek Industries INC. regarding the Ramona Kinder/Flex Project.	Ratification of Change Order #002 to PO #P18-03889 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
20-Feb-19	D.5	Ratification of Change Order #004 for Bernards Bros, INC. regarding the Elm Elementary School Reconstruction Project.	Change Order #004 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
20-Feb-19	D.6	Ratification of Change Order #005 for Bernards Bros, INC. regarding the Elm Elementary School Reconstruction Project.	Change Order #005 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
6-Mar-19	C.2	Approval of Assignment Agreements for Bernards Bros, Inc. regarding Elm Elementary School Reconstruction Project, Marshall New Classroom Building Project and McKinna Elementary School Reconstruction Project.	Approval of agreement for Elm (#18-213), Marshall (#18-214 and McKinna (#18-215) Projects for the payment of the remaining lease payments after the construction of the improvements.	Approved
6-Mar-19	C.4	Ratification of Change Order #003 for Viola Constructors INC. regarding the McCauliffe Kinder/Flex Project.	Ratification of Change Order #003 to Agreement #17-212 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
6-Mar-19	C.5	Ratification of Change Order #003 for Silver Creek Industries INC. regarding the Ramona Kinder/Flex Project.	Ratification of Change Order #003 to PO #P18-03889 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
3-Apr-19	C.3	Ratification of Change order #002 for Bernards Bros, Inc. regarding the Marshall New Classroom Building Project.	Ratification of Change order #002 to Agreement #17-117 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
3-Apr-19	C.4	Approval of Contractor Contingency Allocation #008 for Bernards Bros regarding the Marshall New Classroom Building Project	Contractor Contingency Allocation #008 to agreement #17-117 is a COST to the Contractor Contingency line item for additional items of work	Approved
3-Apr-19	C.8	Approval of WAL #10S for NV5 West Inc regarding the Marshall New Classroom Building Project	WAL #10S to agreement #13-130 provides for DSA Inspector of Record Services	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
3-Apr-19	C.9	Approval of WAL #10 for NV5 West Inc regarding the McKinna Elementary School Reconstruction Project	WAL #10S to agreement #13-154 provides for Environmental Support Services	Approved
3-Apr-19	C.10	Approval of Notice of Completion regarding Brekke Kinder/Flex	Notice of Completion for Agreement #17-209 with Viola Constructors, Inc.	Approved
3-Apr-19	C.11	Approval of Notice of Completion regarding Harrington ECDC Project.	Notice of Completion for Agreement #17-01 with Ardalan Construction Company Inc.	Approved
3-Apr-19	D.1	Ratification of Change Order #018 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction Project	Change Order #018 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
1-May-19	C.2	Ratification of Fence License for Elm Reconstruction Project	Fence line easement to agreement #18-229 with the City of Oxnard for Elm Reconstruction Project	Approved
1-May-19	C.3	Ratification of WAL #16S for Earth Systems Pacific regarding the Marshall New Classroom Building Project	WAL #16S to agreement #13-122 provides for Geotechnical Observation and Testing Services	Approved
1-May-19	C.4	Ratification of WAL #7 for Knowland Construction Services regarding the Mc Auliffe and Ritche KinderFlex Projects	WAL #7 to agreement #13-129 provides DSA Inspection services for Mc Auliffe and Ritche KinderFlex projects	Approved
1-May-19	C.5	Ratification of Amendment #006 for CSDA Design Group regarding the Marshall New Classroom Building Project	Amendment #006 to agreement #15-89 provides for additional architectural and engineering services	Approved