



December 2019



OXNARD  
SCHOOL  
DISTRICT

# MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM

Semi-Annual Report to the Board of Trustees



**CFW**  
— INC.



Prepared by:

**Caldwell Flores Winters, Inc.**

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

**Board of Trustees**

Veronica Robles-Solis, President  
Monica Madrigal Lopez, Clerk  
Denis O’Leary, Trustee  
Debra M. Cordes, Trustee  
Dr. Jesus Vega, Trustee

**District Administrators**

Dr. Karling Aguilera-Fort, Superintendent  
Janet Penanhoat, Assistant Superintendent, Business and Fiscal Services  
Dr. Ana DeGenna, Assistant Superintendent, Educational Services  
Dr. Jesus Vaca, Assistant Superintendent, Human Resources and Support Services  
Letitia Austin, Chief Information Officer

# TABLE OF CONTENTS

Table of Contents.....	iii
Index of Tables .....	iv
Index of Figures .....	iv
Program Overview .....	5
1.1 Educational Program .....	5
1.2 Facilities Program .....	6
1.3 Funding & Sequencing .....	7
1.4 Recommendations.....	7
Educational Program .....	9
2.1 Educational Program Update.....	9
2.2 21 <sup>st</sup> Century Design Standards.....	12
Facilities Program .....	13
3.1 Phase 1 Projects.....	13
3.2 Phase 2 Projects.....	16
3.3 Recommendations.....	20
Program Funding & Expenditures .....	21
4.1 State Matching Grants .....	22
4.2 Developer Fees .....	32
4.3 General Obligation Bonds.....	34
4.4 Program Expenditures to Date .....	41
Master Budget & Schedule .....	43
5.1 Adopted Master Construct and Implementation Program Budget .....	43
5.2 Revised Master Construct and Implementation Program Budget.....	46
5.3 Phase 1 Master Budget and Schedule .....	48
5.4 Phase 2 Master Budget and Schedule .....	49
5.5 Phase 3 Master Budget and Schedule .....	50
5.6 Phase 4 Master Budget and Schedule .....	51
5.7 Master Schedule .....	52
Recommendations.....	55
6.1 Conclusion & Recommendations.....	55
Exhibit A .....	56
Presentations, Workshops & Updates to the Board of Trustees.....	56

# INDEX OF TABLES

Table 1: Summary Schedule .....	8
Table 2: Estimated Remaining Modernization Eligibility from Permanent Classrooms: 60/40 Program .....	24
Table 3: Estimated Remaining Modernization Eligibility from Portable Classrooms: 60/40 Program .....	25
Table 4: Estimated State Ranked Funding Order of Submitted District Applications .....	28
Table 5: Submitted State Aid Applications .....	31
Table 6: Summary of Measure D Bond Sales to Date .....	35
Table 7: Bonding Capacity Analysis .....	36
Table 8: Historical Assessed Valuation .....	37
Table 9: Proposed Project Uses for Expanded Local Funding Strategy .....	40
Table 10: Estimated Expenditures to Date for Projects Under Implementation .....	42
Table 11: Adopted Master Construct & Implementation Program Budget .....	44
Table 12: Revised Master Construct & Implementation Program Budget .....	47
Table 13: Proposed Phase 1 Master Budget and Schedule (FY 2013-17) .....	48
Table 14: Proposed Phase 2 Master Budget and Schedule (FY 2017-20) .....	50
Table 15: Proposed Phase 3 Master Budget and Schedule (FY 2021-25) .....	51
Table 16: Proposed Phase 4 Master Budget and Schedule (FY 2026-29) .....	52
Table 17: Summary Schedule .....	53
Table 18: Projects Under Management .....	54

# INDEX OF FIGURES

Figure 1: Estimated Timing and Sizing of Measure D Bond Issuances as of December 2018 Report .....	38
Figure 2: Estimated Timing and Sizing of Accelerated Measure D Bond Issuances .....	38
Figure 3: Estimated Timing and Sizing of Bond Issuances .....	40

# PROGRAM OVERVIEW

Caldwell Flores Winters, Inc. (“CFW”) is pleased to present the fourteenth 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 June 2019 and the time of this document’s publishing in December 2019. 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 is in the second year of a three-year plan to fully implement standards based instruction using the Common Core State Standards (CCSS) and the Next Generation Science Standards (NGSS) and to integrate the Academic Strand Focus and Academy program into this comprehensive reform. The purpose is to develop coherence within the District programs, improve instructional practices, build capacity within the District and schools, improve student learning, increase the rigor of instruction, and develop a deeper understanding of the Common Core Standards (CCSS) and Next Generation Science Standards (NGSS). The first year of this plan resulted in the mapping of the standards for kindergarten through first grade and developing instructional units for the standards. Beginning in the fall of 2019, teachers are piloting and

revising the instructional units. In addition, 250 teachers in second through fifth grades were trained on how to map standards and develop instructional units to the standards during the summer of 2019.

The District has built upon the “Instructional Rounds” protocol that was used last year and adopted a “Learning Walks” protocol that focuses on what was observed in the classroom that leads to evidence of learning. This process involves training principals on what good instruction looks like and how to give teachers feedback to increase good first instruction. The District has placed a high premium on monitoring the implementation of this initiative to ensure that it is being well executed. Principals have received training on best practices to improve learning and what to look for when in the classroom. The aim is to increase the overall quality of initial instruction so that the need for intervention programs decreases.

To that end, the District is moving away from intervention programs. The money that was previously used on interventions is now being used to train teachers. A student receives far more good instruction when good and effective first instruction is happening in the classroom than with a half hour pull out intervention program. The District continues to provide support for students that need additional interventions to promote appropriate behaviors at school.

The District offers the full range of special education programs to students who have additional learning needs and can benefit from additional services. These programs include speech, psychological services, Resource Specialist Program (RSP), Special Day Class Mild to Moderate (SDC Non-Severe), and Special Day Class Moderate to Severe (SDC SH). The District has adopted Educational Specifications for the specific space requirements of these uses. Regarding the RSP program, the education specification calls for one room of 480 square feet. The District desires to change this to one 960 square foot room that can be utilized by two RSP teachers at any given time. This arrangement offers flexibility in the use of the classroom as the number of children needing RSP services varies year to year.

## 1.2 FACILITIES PROGRAM

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

- Grand opening celebration for the completion of the second phase of the new Lemonwood K-8 school and the construction start of the Lemonwood Kindergarten annex project
- Completion and grand opening of the new grade 6-8 classroom building at Marshall Elementary School
- Continued construction of the new McKinna Elementary School
- DSA approval 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
- Receipt of approximately \$10.8 million in State aid reimbursements grants in November 2019

Over the long term, the Board and District have discussed and are evaluating the need to further consider options to once again to seek an interim local solution to mitigate 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 increase to approximately \$437.9 million due to an increase in overall interest earnings anticipated over the life of the Program offset by decreases in projected State Aid, with a modest decrease attributed to lower than anticipated Developer Fee revenues during Fiscal Years 2018-19 and 2019-20. Planned expenditures are projected to equal \$400.2 million with Program Reserves projected at \$37.7 million overall to accommodate expected increases in future program expenses.

Adjustments to the approved budget include proposed budget increases to accommodate actual and projected remaining expenditures for the Doris/Patterson land acquisition efforts, Ramona kindergarten/flex classroom project, and districtwide technology efforts. Further adjustments have been made to accommodate earlier phased design, planning and implementation costs associated with the Doris/Patterson elementary and middle school projects, McAuliffe and Ritchen modernization, and Drifill MPR projects, however, the total budgets for these projects remain unchanged. Other adjustments include moving select Phase 4 projects into Phase 3 to accommodate the anticipated timing of funds.

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 affect current State aid eligibility for Program reimbursements and implementation providing the need to consider further local funding options.

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**

	<i>Fiscal Year</i>															
	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
<b>Reconstruct:</b>																
Harrington	<i>Complete</i>															
Harrington Kindergarten Annex		<i>Complete</i>														
Lemonwood		<i>Complete</i>														
Lemonwood Kindergarten Annex																
Elm		<i>Complete</i>														
McKinna																
Rose Avenue																
<b>Construct:</b>																
Marshall 6-8 Classrooms		<i>Complete</i>														
Seabridge K-5																
Doris/Patterson K-5																
Doris/Patterson 6-8																
<b>Construct Kinder + SDC Classrooms/Additional Support Space:</b>																
Ramona																
Brekke																
Ritchen																
McAuliffe																
<b>21st Century Modernizations:</b>																
McAuliffe																
Ritchen																
<b>Multipurpose Rooms:</b>																
Fremont																
Haydock																
Kamala																
Chavez																
Curren																
Driffill																
Ramona																
Brekke																



# EDUCATIONAL PROGRAM

## 2.1 EDUCATIONAL PROGRAM UPDATE

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).

The District's 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 high-quality instructional practices and a common language regarding these practices. To this end, the District began implementing programs to increase communication between District and site administrators. One of these programs implemented "Lab Days" beginning late fall of 2018 in which each District office administrator oversees a group of principals. They would meet with their group once a month. At their meetings, they would visit one of the schools and 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. This process was developed by Harvard Graduate School of Education professors Richard Elmore, Elizabeth City, and Lee Teitel. The primary purpose of the instructional rounds is to observe teachers and 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.

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.

At the monthly Instructional Rounds, each group circulated through the classrooms and observed the instruction followed by an analysis of what was happening in the classroom. They observed 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.

Information and observations gathered during the instructional rounds was used to guide subsequent professional development sessions. Building on the practice of conducting instructional rounds, “Learning Walks” were introduced this year. This process involves training principals on what good instruction looks like and how to give teachers feedback to increase good first instruction. Associated training for the “Learning Walks” is provided by Karen Beam of Teaching for Biliteracy Institute.

The District has placed a high premium on monitoring the implementation of this initiative to ensure that it is being well executed. Principals have received training on best practices to improve learning and what to look for when in the classroom. Principals in turn have trained their staff on these best practices. When District staff visit a classroom, they ask teachers, “Tell me what your principal is looking for when they come into your room?” If the teacher responds with one or more of the best practices, then implementation is happening. If the teacher does not know what the principal is looking for, then the District will work with the principal to ensure that all teachers know what good instruction entails. In addition, the implementation of the standards based instruction is also being monitored as well as the new units of instruction that were developed for grades K-1.

In parallel, the District is in the second year of its plan to fully implement standards based instruction using the CCSS and the Next Generation Science Standards NGSS and to integrate the Academic Strand Focus and Academy program into this comprehensive reform. The first year of this plan resulted in the mapping

of the standards for kindergarten and first grade and developing instructional units for the standards. Beginning in the fall of 2019, teachers started piloting the units and making the necessary adjustments to the curriculum as needed. The standards are the same for DLI and Structured English Immersion (SEI), only the language of instruction is different. This work is also used as a model for other grade levels as they begin this work.

In the second year of implementation, the District continues to develop coherence within the District programs, improve instructional practices, build capacity within the District and schools, improve student learning, increase the rigor of instruction, and develop a deeper understanding of the CCSS and NGSS. During the summer of 2019, the District continued the mapping process for grades two through five. A total of 250 teachers of the second through fifth grades were trained on how to map standards and develop instructional units to the standards. Following the training, instructional units were evaluated on a similar basis to the units developed for kindergarten and first grade instruction. The resulting second through fifth grade instructional units are currently being audited for rigor and grade level appropriateness by Karen Beam of Teaching for Biliteracy Institute and the goal is to begin piloting the second through fifth grade instructional this upcoming spring.

Additional training on standards implementation for the CCSS, NGSS, and History Social Science standards was also provided to teachers over the summer. The teachers who did not attend the summer training are receiving specific training after school on the development of curriculum by using the standards as the basis for the instruction. In addition, they are receiving training from a science Teacher on Special Assignment (TOSA) on the NGSS. Networks of teachers have been created throughout the District that are brought together afterschool to continue the training and mapping the standards in grades 2-5. Administrators meet with the teacher networks to ask what is working and what is not working to monitor and adjust the work that is being done.

To promote more rigorous instruction, principals have been trained on how to use the Matrix of Depth of Complexity and how to cross reference this with the test scores so that teachers can offer appropriate scaffolding for instruction. During teacher collaboration, principals meet with teacher groups, discuss the current depth of complexity found in the instructional plans, and then how to change the lesson to increase the depth of knowledge as well as strategies to use for scaffolding of the instruction for students who did not learn the material.

To further support the District's educational program, the District has included the ongoing implementation of the Academic Strand Focus and Academies at the school sites under LCAP Goal 1, Action 17 with the allocation of money to the school sites for use on enrichment activities, materials for instructional supplies and strand/STEAM/NGSS focus, subscriptions and applications for student iPads and interventions/tutoring. Intervention programs the District is using are Accelerated Reader and myOn program to support reading comprehension.

The District is moving away from intervention programs. The state testing data as well as District benchmarks suggest that the interventions were not effective. The goal is to have good first instruction. The money that was previously used on interventions is now being used to train teachers. A student

receives far more good instruction when good and effective first instruction is happening in the classroom than with a half hour pull out intervention program.

The District continues to provide support for students that need additional interventions to promote appropriate behaviors at school through the LCAP Goal 2. The District hires outreach consultants, counselors, behavior specialists, school resource officers, assistant principals to help with these efforts. These support personnel require an office in which to work and to meet with students.

## 2.2 21<sup>ST</sup> CENTURY DESIGN STANDARDS

The District now has four 21<sup>st</sup> Century schools, with an additional one completed and ready for occupancy beginning February 2020. 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 instructional shifts necessary to effect 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.

Building on the review of 21<sup>st</sup> Century Design Standards presented in the previous report, the District is proposing to implement a change in specification for instructional spaces related to intervention and special education. The District offers the full range of special education programs to students who have additional learning needs and can benefit from additional services. These programs include speech, psychological services, Resource Specialist Program (RSP), Special Day Class Mild to Moderate (SDC Non-Severe), and Special Day Class Moderate to Severe (SDC SH). The Education Specification for these educational support environments calls for the speech room to be 250 square feet as the speech therapist works with small groups of students ranging from one to six students in a group. The psychologist needs an office of 150 square feet to meet with one or two students at a time and to use for individual testing of students. The District embraces the push-in model for the RSP program with the RSP teacher working with the general education teacher to provide good instructional strategies within the general education classroom. There are times when the RSP teacher works with small groups of students, rarely more than 12 at a time, on a pull out basis. The current education specification calls for one room of 480 square feet. The District desires to change this specification to one 960 square foot room that can be utilized by two RSP teachers at any given time. This arrangement offers flexibility in the use of the classroom as the number of children needing RSP services varies year to year. Children in the SDC Mild to Moderate program will continue to be housed in a classroom that is comparable to the general education classrooms at the school sites while students in the SDC SH program will continue to be housed in a larger classroom of 1,350 square feet with an adjoining toilet and changing room and for older students a laundry facility and a small kitchen.

## FACILITIES PROGRAM

The Master Construct Program provides for 21<sup>st</sup> Century facilities over a series of improvement phases 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. To accomplish this goal, some of the smaller schools were transformed into K-5 schools, all the larger elementary schools were converted to K-8 schools and the remaining junior high facilities were transformed into grade 6-8 middle schools.

Commencing in 2013, the program adopted specifications to support academy programs, reconstruct older schools and support facilities, and remove portable classrooms. The program was further expanded in 2016 with increased funding sources and scope of improvements allocated to the program. To date, most replacement school projects are either complete or underway.

The next phases of improvements call for the construction of new elementary and middle school facilities and reconstructing Rose Avenue school. Additional 21<sup>st</sup> Century upgrades are also planned to classrooms, MPRs, administrative, and library facilities at select school sites. Funding for these improvements is primarily from a combination of existing local sources and anticipated State aid reimbursements.

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 along with 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.

### 3.1 PHASE 1 PROJECTS

All Phase 1 facility improvements for the Master Construct Program are completed pursuant to the Basic Strategy. Completed Phase 1 projects include upgrades to kindergarten and science labs across eight school sites; the reconstruction of Harrington, Lemonwood and Elm; construction of Kindergarten Annex facilities at Harrington; addition of the new 6-8 building at Marshall and the acquisition of the Seabridge K-5 elementary school site. There are no remaining Phase 1 improvements under construction. However, the Lemonwood Kindergarten Annex project is currently under construction and has been identified as a Phase 2 project and is included within this section for purposes of grouping these improvements within the Lemonwood update. Funding for all Phase 1 projects to date has been from local sources, primarily Measure "R" and portions of Measure "D".

### 3.1.1 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. A grand opening event was conducted in September 2019 and was well attended and positively received by the community.



Lemonwood Grand Opening Event

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 of the project began in June 2019. Foundation work is complete and framing of the building additions and installation of the building mechanical, electrical and plumbing systems is progressing. The renovation is expected to be ready for occupancy in February 2020.

The Board approved "all in" budget for the Lemonwood reconstruction project is \$42.2 million and \$3.7 million for the Lemonwood Kindergarten Annex project, both of which have proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract. No budget adjustments are recommended at this time for these projects.

### 3.1.2 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. The second phase of construction was completed in July 2019 and included demolition of the original school and creation of new playfields. The playfield was viewed and accepted by District's maintenance staff in November 2019, and the Certificate of Completion will be presented for consideration at the December 2019 Board meeting. Following Board approval, the completed cost verification forms will be sent to the Division of State Architect (DSA) as the final step for project certification.

The Board approved "all in" budget for the Elm Reconstruction Project is \$32.9 million which has proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract. No budget adjustments are recommended at this time.



**New Elm Street Elementary School**

### 3.1.3 MARSHALL NEW CLASSROOM BUILDING

A new 20,768 square foot, two-story 12 classroom building is complete at Marshall Elementary School and provides 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 also features a performance classroom, 2 science labs, workrooms, elevator, storage and ancillary rooms. Construction commenced in September 2017 and reached substantial completion in August 2019 and was occupied at the start of the 2019-20 school year. A grand opening event was held in September 2019 and was well received by the community.



**New Marshall Classroom Building and Grand Opening Event**

The current Board approved “all in” budget for the Marshall project is \$12 million which has proceeded under a Lease Lease-Back agreement with a Guaranteed Maximum Price (GMP) construction contract and approved change orders. While no budget adjustments are recommended at this time, negotiations regarding costs related to the delay of construction due to DSA requests are underway and an adjustment is anticipated to be discussed in the next six-month report.

### 3.2 PHASE 2 PROJECTS

Phase 2 projects include those that are complete or under construction, have received DSA approval, and those that have been selected for implementation and will soon be assigned a team for design. McKinna Elementary is currently under construction, and completed projects include kindergarten/flex classrooms at McAuliffe, Ritchen, Brekke, and Ramona. Seabridge and Rose Avenue have received DSA approval. Planning efforts associated with the LAFCo approval for the Doris/Patterson project continue, however the project has not yet begun the design process. Projects beginning the design process include the modernization of McAuliffe and Ritchen elementary schools. The following sections provide further detail on the status of Phase 2 projects summarized above and expected outcomes over the next six months.

#### 3.2.1 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.



**New Classroom Building and Administration Building**

Construction is currently underway and on schedule, and the campus contains five new buildings: the classroom building, kindergarten building, MPR building, administration building, and the library/media center. All five buildings have been framed, mechanical, electrical and plumbing systems have been installed, and finishes have been applied on the exterior and interior. Sitework, such as fencing, parking lot construction and landscaping, is progressing, and the District is scheduled to occupy the campus in February 2020. Occupancy may be delayed due to additional reviews conducted by DSA field staff. DSA is



requesting additional components in order to increase the fire durability of the covered walkways. CFW will continue to monitor the situation and advise staff of any potential delays.

The approved “all in” budget for the McKinna Elementary project is \$36.5 million which has proceeded under a Lease-Leaseback 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 – November 2019

### 3.2.2 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. At Ramona, construction commenced in October 2018 and completed in June 2019. The District has occupied these classrooms.

The approved “all in” budgets for the following modular kindergarten/flex classrooms projects are as follows: Brekke- \$1.9 million, Ritchen- \$2.7 million, McAuliffe- \$2.6 million, and Ramona- \$2.2 million, all of which have proceeded under a Lease-Leaseback agreement with a Guaranteed Maximum Price (GMP) construction contracts and approved change orders. A budget increase of \$32,264 is recommended to Ramona to accommodate actual expenditures to date plus estimated remaining fees associated with California Department of Education. No other budget adjustments are recommended at this time for these projects.

### 3.2.3 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. The project is anticipated to be constructed in two phases, the first being the construction of the actual building followed by the demolition of the older school and completion of the play areas. DSA approval of the

plans were received in July 2019 and construction of the project is on hold pending the availability of State reimbursements and/or matching State grants.

It is important that the improvements be completed before expiration of any plans approved by DSA. Specifically, a school district shall, according to DSA and governing regulations, commence construction before the one-year anniversary of DSA approval otherwise risk voiding the approval. The regulations allow DSA to renew the approval annually not to exceed four years but authorize DSA to require school districts to revise the plans and specifications at its discretion to meet current regulations (e.g. Title 24 code changes). As such, the completion of all work must be completed within four years of DSA approval.

Subject to the District maintaining sufficient enrollment, an application for new construction School Facility Program (SFP) Financial Hardship funding was submitted to the State in October 2019 for an estimated \$21.2 million. 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.

#### 3.2.4 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 and is still under review. An initial bidding of the project resulted in cost estimates exceeding the allocated budget. A rebid of the project is estimated to be conducted over the next six months with the goal of maintaining the established budget. The current Board approved “all in” budget for the Seabridge project is \$28.6 million. No budget adjustments are recommended at this time; however, adjustments may be required subject to future bid outcomes as described above.

#### 3.2.5 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 1,200 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 is anticipated to conclude in mid-2020.

The current Board-approved budget for the environmental planning/LAFCo efforts for the project is \$800,572 and \$9.2 million for land acquisition. No budget adjustments to the environmental planning/LAFCo efforts is recommended at this time. An adjustment of \$11,842 is recommended to the

land acquisition costs to accommodate actual expenditures to date. Further, an overall adjustment of \$762,287 is proposed to be moved forward into Phase 2 to accommodate actual expenditures associated with the planning and implementation efforts for the K-5 and 6-8 Doris Patterson project budgets, however, this adjustment will not increase the total budgets for these projects. These adjustments are proposed to be accommodated through available program reserves within Phase 2.

#### 3.2.6 MCAULIFFE ELEMENTARY MODERNIZATION

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 21<sup>st</sup> 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. An architect selection process was conducted in September 2019 to assign a firm to the proposed improvements. The selected architect's proposal for the improvements is anticipated to be reviewed by the Board in December 2019.

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

#### 3.2.7 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 21<sup>st</sup> 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. In conjunction with the McAuliffe modernization, an architect selection process was conducted in September 2019 with the selected architect's proposal anticipated to be reviewed by the Board in December 2019.

The adopted "all-in" budget for the Ritchen project, including hard and soft costs is \$4,905,850. No change to the adopted budget is proposed at this time.

#### 3.2.8 ENHANCED MASTER CONSTRUCT IMPROVEMENTS

In 2016, the Board established a Master Construct Program to expand the Program's goals and specifications, increase the sources and scope of improvements allocated to the Program, and identify and leverage the level of proposed improvements over the next 5-year period for implementation by the Board. To date, the facilities component has led to the design of 8 new schools, the construction of 6 schools, the acquisition of 2 new school sites, plus construction of TK/K and special education facilities at various existing sites. Based on a series of updates, special workshops and identified needs, the Board has requested that a review be undertaken that integrates the District's vision for educational initiatives with

the ongoing educational and remaining facilities program and includes an analysis of existing and proposed programs and facilities to enhance the scope of the Master Construct Program, increase equity at remaining school sites to be improved, and present options for Board consideration.

The first of three planned Board study sessions was conducted on October 18, 2019 and provided the framework for evaluating the feasibility of providing 21<sup>st</sup> Century Learning Environments to all remaining school sites. The complete report is scheduled to be delivered to the District in early spring for Board consideration.

### 3.3 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 for school facilities as State funds become available under the School Facility Program (SFP) and other related programs that fund public school facilities construction.

In November 2019, the District received approximately \$10.8 million in new construction and modernization reimbursement grants from the State. Approximately \$83.2 million in submitted new construction and modernization applications remain in line at the State for review and funding. In addition, the District submitted applications during all available funding rounds under the Full-Day Kindergarten Facilities Grant Program but was not funded due to the program being oversubscribed. 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, and all previous bond authorization has been fully issued and utilized.

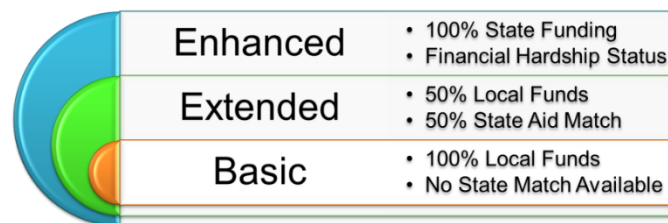
The following provides an update to the prior Program funding and expenditures provided to the Board in the June 2019 report. This section provides a comprehensive review of the funding program, including a review of State aid grants, projected local developer fees, and local general obligation bond 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.

## 4.1 STATE MATCHING GRANTS

Through the Office of Public School Construction (OPSC), the State of California provides funding assistance to eligible 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 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.

The Master Construct Program utilizes an integrated strategy to leverage State aid new construction and modernization grants. The Basic Strategy is to fund the upfront design and construction of projects with 100 percent local funds that are eligible for State aid reimbursement by qualifying for State matching grants. The Extended Strategy uses reimbursed State grant monies to extend construction beyond local funding of remaining State aid eligible/non-eligible projects. Once all local funding and State aid reimbursements are encumbered, the District may qualify for Financial Hardship status and receive 100% State funding for eligible projects, which is the Enhanced Strategy. Currently, the Basic and Extended Strategies are in effect as Financial Hardship funds are not being provided in a timely manner.

**Figure 1: State Aid Strategy**



In November 2019, the District received approximately \$10.8 million in new construction and modernization reimbursement grants from the State for the completed Harrington reconstruction and Fremont modernization projects. Approximately \$83.2 million in remaining new construction and modernization applications remain in line at the State for review and funding; however eligibility for these funds have been impacted by substantial enrollment decline. While the District submitted for all available funding application rounds under the Full-Day Kindergarten Facilities Grant Program, the District was not funded due to the program being oversubscribed. The governor has made \$300 million in additional State funding available to the Full-Day Kindergarten Facilities Grant Program, but only districts who do not currently offer full-day kindergarten instruction are eligible in the initial funding round, leaving the Oxnard School District ineligible to participate at this time.

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 also presented.

#### 4.1.1 STATE AID MODERNIZATION

The SFP Modernization Program provides funds on a 60-40 State and local sharing basis for improvements that 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 school 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 2 and 3 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 grants amounts reflect the estimated eligible classrooms and the District's FY2018-19 enrollment of students per site. Upon receipt of the official FY2019-20 enrollment published by the State in January 2020, a subsequent review will need to be conducted as to any impact of enrollment changes since the previous year.



Since the June 2019 report, the estimated grant amounts have been updated to reflect prior pupil grants utilized at these school sites, resulting in estimated grants at certain sites projected to become available at a later time. No change is estimated to the grand total grant amounts. As reported in June 2019, assuming there are 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 2, the estimated grants for Marina West are projected to become available at a later date, shifting from Phase III (2021-25) to Phase IV (2026-29), based on documentation provided by the District regarding previous projects which utilized school site modernization pupil grants. 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 Ritchen) and two of the middle schools (Haydock and Frank), with Frank having the largest amount of grant eligibility available. Approximately \$5.6 million in grants are estimated to be eligible in the FY 2021-25 period. The majority of the remaining eligibility of approximately \$15.1 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 2: 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		0		20	\$2,322,000	\$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
<b>Total</b>	<b>302</b>	<b>83</b>	<b>\$10,211,508</b>	<b>45</b>	<b>\$5,968,080</b>	<b>48</b>	<b>\$5,619,240</b>	<b>125</b>	<b>\$15,051,180</b>	<b>\$36,850,008</b>

\*Current dollars



**Table 3: 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		0		0		4	\$441,180	\$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		0		3	\$348,300	0		\$348,300
Sierra Linda	5	0		0		5	\$631,584	0		\$631,584
Soria	0	0		0		0		0		\$0
<b>Total</b>	<b>49</b>	<b>22</b>	<b>\$2,686,392</b>	<b>11</b>	<b>\$1,277,100</b>	<b>13</b>	<b>\$1,480,456</b>	<b>4</b>	<b>\$441,180</b>	<b>\$5,885,128</b>
<b>Submitted Applications</b>										
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							
<b>Total</b>		<b>19</b>	<b>\$2,338,092</b>	<b>9</b>	<b>\$696,600</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$3,034,692</b>
<b>Remaining Eligibility</b>		<b>3</b>	<b>\$348,300</b>	<b>2</b>	<b>\$580,500</b>	<b>13</b>	<b>\$1,480,456</b>	<b>4</b>	<b>\$441,180</b>	<b>\$2,850,436</b>

\*Current dollars

Table 3 demonstrates remaining eligibility of approximately \$2.85 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. Since the June 2019 report, the estimated grants during Phase II (2018-20) time frame have been reduced and moved instead into later phases due to newly provided information regarding previously utilized pupil grants for projects at Rose Avenue, Sierra Linda, and Marina West schools.

Wherever possible, the District has attempted to accrue as much State aid eligibility as possible before proceeding with the demolition and reconstruction of eligible facilities, including replacement schools. Since portable classrooms were introduced at specific sites at various dates to accommodate accelerating enrollment in prior periods, not all portable classrooms are eligible for reimbursement at the same time or in 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.

With regards to the District's McAuliffe modernization application, this was returned to the District based on the State's revised requirement that "districts seeking a Modernization Grant must submit Form SAB 50-04 for at least 101 grants, or the remaining modernization eligibility at the school site if less than 101 grants." In addition, the District would need to certify that 60% of the total project costs were associated with construction. In the case of the McAuliffe application, only 25 pupil grants were utilized and a review of the final construction costs resulted in an amount less than the 60% requirement. A new construction funding application was recently submitted for the Rose Avenue project as a Financial Hardship request. Assuming Rose Avenue would be subject to this same requirement and would not meet the "101 grants" based on the estimated remaining eligibility, a modernization grant application was not submitted. Additionally, the portables at Rose Avenue are not projected to be eligible until Phase III in 2024.

As previously reported, should enrollment trends change over time at each site and at the time a modernization application is submitted, 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 Class (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, sustained enrollment, and the corresponding timeline and schedule adopted as part of the Master Construct Program.

#### 4.1.2 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 with other State grants, 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 requirements state that districts must update their new construction eligibility whenever their application is reviewed by OPSC. In essence, a District with multiple applications submitted 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, 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 the context of declining enrollment or decreased residential construction.

Based upon these State requirements, the District undertook the exercise of updating its new construction baseline eligibility in support of the Lemonwood new construction application under review by the State. An analysis based upon the most current enrollment data, proposed dwelling unit development, and birth rate data for Ventura County and the five ZIP codes that the District serves produced a new construction baseline eligibility that cannot support any new construction applications at this time. As part of this review, data from the City of Oxnard's published quarterly project list which includes a summary of residential projects that are either proposed, approved, or in process (under construction or in plan-check) was analyzed. In this October 2019 City report, the residential units totaled 1,824; the next update is anticipated in January 2020. As such, the Lemonwood new construction application of approximately \$13 million under consideration of the OPSC is recommended to be rescinded by the District and resubmitted to the State to allow more time for District enrollment to recover or for additional development in the District to occur.

To increase new construction eligibility and in some cases modernization eligibility, the District will need to increase pupil enrollment. Because of the formula for calculating new construction eligibility by OPSC, increasing the Kindergarten enrollment is the most important. Outreach efforts were made at the end of the school year to encourage parents to enroll their kindergarten students in Oxnard Schools. The District made a special effort to conduct outreach to parents in all preschools, putting up large signs by each elementary school advertising the kindergarten programs in the District, and to have principals encourage families to enroll their students in Oxnard schools. The District has both a half day and extended day kindergarten program. Some parents are taking their child to nearby full day kindergarten programs. The District is looking into offering full day kindergarten programs as a way to meet family needs as well as extended educational opportunities for the students.

Table 4 presents the latest ranked order of State workload list applications as of September 30, 2019, to be allocated to fund the remaining applications for the Master Construct projects that await funding and review by the State and assumes the resubmittal of the Lemonwood new construction application. As

shown, \$83.2 million in applications await funding and review, including \$81 million in new construction and \$2.2 million in modernization.

According to this list, there are approximately \$1.8 billion worth of applications ahead of the next project to be funded, Thurgood Marshall. Based upon the current processing rate of applications by the State, the Marshall application is estimated to be reviewed by the State by October 2020, which may provide the District time to input new enrollment data for the FY2020-21 school year. This will also provide additional time to garner any additional housing units that the City will approve. The balance of submitted District applications require between \$3 and \$4 billion in State funding to be apportioned. These applications in line will have additional time available before their eligibility is recalculated and certified, thus giving the District time to implement additional measures to increase enrollment.

The OPSC has maintained the opportunity for districts to be reimbursed up to five 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 five-year window. In order to utilize this option, however, the State needs 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 for the Oxnard School District over the last five years.

If enrollment and the consequent eligibility do not rebound in time to access the funding of the remaining applications by the SAB, the District would be in need of additional local funding to make up for the shortfall for future projects not yet being implemented.

**Table 4: Estimated State Ranked Funding Order of Submitted District Applications**

Projects	Type	Total Grant	Applications Ahead
Lemonwood	New Construction	\$13,067,262	Pending
Marshall	New Construction	\$4,401,416	\$1,847,882,149
Elm	New Construction	\$8,858,540	\$3,027,673,159
Harrington Kinder Annex	Modernization	\$626,040	\$3,124,768,727
Lemonwood Portables	Modernization	\$812,700	\$3,317,742,208
Ritchen Kinder	New Construction	\$828,027	\$3,788,081,831
Brekke Kinder	New Construction	\$665,648	\$3,788,890,058
McAuliffe Kinder	New Construction	\$883,665	\$3,789,535,906
Lemonwood Use of Grants	New Construction	\$2,006,432	\$3,847,077,548
Elm Use of Grants	New Construction	\$878,184	\$3,849,014,995
Marshall Use of Grants	New Construction	\$1,009,552	\$3,849,847,819
McKinna	New Construction	\$10,561,358	\$3,850,805,195
McKinna Use of Grants	New Construction	\$1,012,351	\$3,861,052,745
Elm Portables	Modernization	\$348,300	\$3,862,885,597
McKinna Portables	Modernization	\$464,400	\$3,863,290,476
Ramona Kinder	New Construction	\$616,932	\$3,868,148,681
Seabridge + Land	New Construction	\$14,185,304	Beyond Authority List
Seabridge Use of Grants	New Construction	\$829,396	Beyond Authority List
Rose Avenue <sup>1</sup>	New Construction	\$21,153,326	Beyond Authority List
<b>Total</b>		<b>\$83,208,833</b>	

**Note:**

1. Estimated grants for Rose Avenue assumes Financial Hardship

#### 4.1.3 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 District submitted four applications for the January 2019 and May 2019 funding rounds but did not receive funding due to the program being oversubscribed.

The governor has prioritized shifting kindergarten from part-day to full-day programs and has made \$300 million in additional State funding available to build new classrooms or retrofit existing classrooms to meet State standards. Only districts who do not currently offer full-day kindergarten instruction, which the State defines as a school day program with at least 4 hours of instructional time, excluding recess, will be allowed to apply during the April 2020 funding round. Therefore, the Oxnard School District is not eligible to participate in the next available funding round.

#### 4.1.4 FINANCIAL HARDSHIP FUNDING

The State 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 delaying Financial Hardship projects to later implementation phases of the Master Construct Program, once other funds have been exhausted.

A new construction funding application requesting Financial Hardship was submitted to the State in October 2019 for the Rose Avenue project and is currently on the State's "Beyond Authority List" of acknowledged but not processed applications.

#### 4.1.5 SUBMITTED STATE AID APPLICATIONS

Table 5 presents State aid applications that have been filed with the OPSC and are awaiting review and funding by the State, totaling approximately \$83.2 million and assuming the resubmittal of the Lemonwood new construction application. 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 a 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 5: 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
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
Rose Avenue <sup>1</sup>	New Const.	675	675	0	35	26	9	\$18,274,826	\$2,878,500	\$21,153,326
<b>Total</b>		<b>4,705</b>	<b>4,012</b>	<b>693</b>	<b>181</b>	<b>91</b>	<b>90</b>	<b>\$68,595,057</b>	<b>\$14,613,776</b>	<b>\$83,208,833</b>
<i>Total New Construction Pupils Used</i>		<i>4,230</i>	<i>3,537</i>	<i>693</i>	<i>181</i>	<i>91</i>	<i>90</i>			
<i>Total Modernization Pupils Used</i>		<i>475</i>	<i>475</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>			

**Note:**

1. Estimated grants for Rose Avenue assumes Financial Hardship

At this time, the District has submitted 18 applications awaiting State reimbursement and one application (Rose Avenue) requesting Financial Hardship totaling approximately \$83.2 million. In November 2019, the District received approximately \$10.8 million in reimbursement funds for the completed Harrington



Reconstruction and Fremont modernization projects. The prior submitted applications for the completed McAuliffe modernization (\$119,206) and Lemonwood Reconstruction (\$13 million) were rescinded due to the insufficient eligibility at time of review by the State. A resubmittal of the Lemonwood new construction application is recommended, which would result in the application being placed in line for future review and subject to the District regaining its funding eligibility. The funding amounts from remaining applications awaiting review assume 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.

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.

#### 4.1.6 PROPOSITION 13 - PUBLIC PRESCHOOL, K-12, AND COLLEGE HEALTH AND SAFETY BOND ACT OF 2020

Voters will consider Proposition 13, the “Public Preschool, K-12, and College Health and Safety Bond Act of 2020,” in March 2020. The Proposition authorizes a \$15 billion state facilities bond to replenish facilities funding available to school districts across the state. If approved by voters, \$9 billion will be allocated for K-12 education in the following manner:

- \$5.2 billion for the modernization of school facilities
- \$2.8 billion for new construction of school facilities
- \$500 million for providing school facilities for charter schools
- \$500 million for facilities for career technical education (CTE) programs

It is anticipated that the District’s State aid applications currently considered “Received Beyond Bonding Authority” would be funded by Proposition 13.

## 4.2 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 regulations also permit 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 \$7.8 million in additional developer fee revenues as of October 31, 2019, for a grand total of \$11.2 million in collected revenues.

As reported in June 2019, 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 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 approximately 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 an estimated \$3.0 million in developer fees annually.

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, at which time this analysis will be reevaluated. Accounting for the long-term projections 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 in the 2018 Residential Development School Fee Justification Study completed by Cooperative Strategies.

Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$7.8 million in additional developer fee revenues as of October 31, 2019, for a grand total of \$11.2 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 District is required to complete a biennial update to the Level 1 Study in order to continue collecting Level 1 fees for the next two years. Similarly, the District is also required to complete an annual update to the Level 2 Study in order to continue collecting Level 2 fees for the next year. The District has indicated that an update to both Studies will be undertaken and available for Board consideration in Spring 2020.

#### **4.3 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 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 in 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, the District 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 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 6: Summary of Measure D Bond Sales to Date**

	<b>Series 2017A</b>	<b>Series 2018B</b>
<b>Par Amount</b>	\$81.0 million	\$14.0 million
<b>Total Debt Service</b>	\$172.7 million	\$30.3 million
<b>Repayment Ratio</b>	2.13 to 1	2.16 to 1
<b>Average Interest Rate (TIC)</b>	4.21%	4.15%
<b>2019-20 Tax Rate to Repay</b>	\$28.00 per \$100,000 AV	
<b>Outstanding Measure "D" Bonds</b>		

On December 5, 2019, District staff, CFW, and the financing team sold \$27.2 million in refunding G.O. bonds, the proceeds of which were used to refinance a portion of previously issued Measure "R" G.O. bonds as well as outstanding G.O. bonds issued from the District's 1997 Election authorization. Historically low interest rates in the taxable municipal bond market allowed this transaction to occur, garnering \$3 million in debt service savings over the life of the bonds and a percentage savings of 8.45% of the refunded bonds. The refunding bonds had a total interest cost of approximately 3.02%, well below the previous average interest rate of 5.09% on the refunded bonds. District staff and CFW will continue to monitor future refunding opportunities for the benefit of the District and its taxpayers, and potential opportunities will be presented to staff for consideration and Board approval.

#### 4.3.1 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 carry 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 \$14.1 billion for fiscal year 2019-20, the District's statutory 1.25% gross bonding capacity is estimated at \$175.8 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% to an amount equal to 2.12% (or less) of total assessed valuation at the time of bond issuance. The waiver has an expiration date of August 1, 2025. In Table 7,

the District's gross bonding capacity as of FY 2019-20 is approximately \$298.1 million, of which to date \$260.3 million is currently outstanding in principal amount from prior bond sales. As a result, the District's remaining net bonding at this time is estimated at \$37.8 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 7: Bonding Capacity Analysis**

<b>As of November 1, 2019</b>	
<b>ASSESSED VALUATION (2019-20)</b>	
Secured Assessed Valuation	\$13,296,280,148
Unsecured Assessed Valuation	\$766,628,545
Total Assessed Valuation	\$14,062,908,693
<b>DEBT LIMITATION</b>	
Total Assessed Valuation	\$14,062,908,693
Applicable Bond Debt Limit with Waiver	2.12%
Bonding Capacity	\$298,133,664
Outstanding Bonded Indebtedness	\$260,324,093
<b>NET BONDING CAPACITY</b>	<b>\$37,809,571</b>
% of Capacity Currently Used	87.32%
<sup>(1)</sup> 2017 Debt Waiver	
<b>HARDSHIP ANALYSIS</b>	
Hardship Requirement	60.00%
Statutory Bonding Capacity (1.25%)	\$175,786,359
Outstanding Bonded Indebtedness	\$260,324,093
% of Statutory Capacity Currently Used	148.09%

The District's assessed valuation 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 8 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 2000s, 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 growth averaged 5.4 percent annually over the last 18 years. Most recently, over the last 5-year period, the annual assessed valuation growth rate has averaged 4.5 percent. While annual assessed valuation growth has slowed compared to the mid-2000s, it may indicate a more sustainable pace of economic expansion within the District.

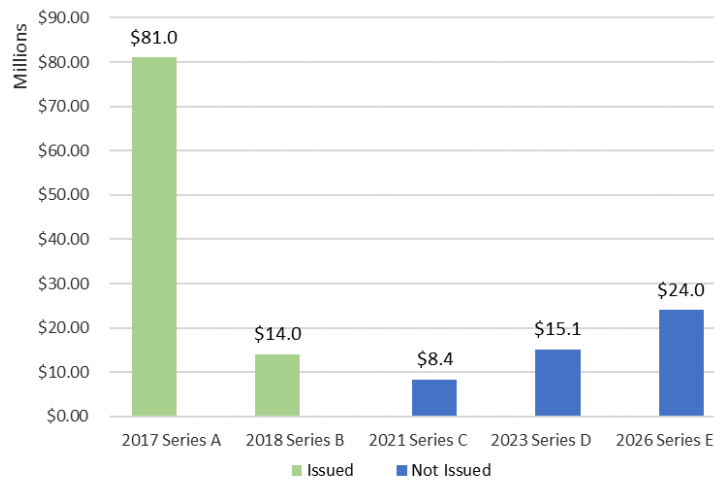
**Table 8: Historical Assessed Valuation**

Historical Assessed Value		
<b>Fiscal Year</b>	<b>Total</b>	<b>% Δ</b>
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%
2020	\$14,062,908,693	4.9%
<b>5-Year Annualized Average</b>		4.5%
<b>10-Year Annualized Average</b>		3.2%
<b>18-Year Annualized Average</b>		5.4%

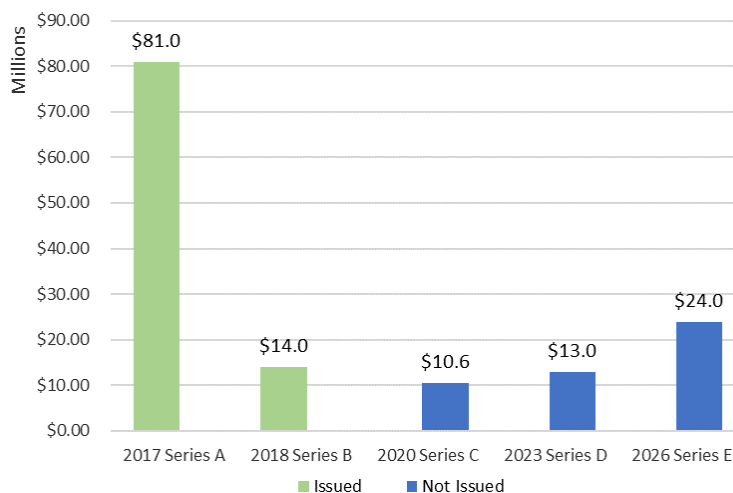
The availability of future bond funds is dependent on the District's assessed valuation growth to accommodate the Prop. 39 tax rate allowance of \$30 per \$100,000 of assessed value for elementary school districts in California. Based on Prop. 39, under which Measure "D" was held, the District is legally 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; for the current fiscal year 2019-20, the County is levying a rate of \$28.00 per \$100,000 of assessed property value, below the legally permitted \$30 tax rate.

Figure 1 presents the amount of bonds issued to date and the amount that may be issued in the future assuming certain conditions. 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 assessed valuation tax rate. Bond terms are assumed to be 30 years. Figure 2 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 1: Estimated Timing and Sizing of Measure D Bond Issuances as of December 2018 Report**



**Figure 2: 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 \$10.6 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 valuation 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.

Two proposed legislative changes pending voter approval may increase the District's ability to accelerate the issuance of bonds in the future. First, voters across California will consider Proposition 13 in March 2020 which is intended to replenish the SFP. In addition to providing a new source of State matching funds, the Proposition will also increase the statutory bonding capacity of school districts in California. Upon voter approval, the bonding capacity debt limit for elementary school districts in California would increase from 1.25% to 2% of assessed valuation. Based on FY2019-20 assessed valuation, if voters approve Proposition 13, the District's bonding capacity would increase from \$175,786,359 to \$281,258,174. The second piece of legislation pending voter consideration is a revision to the formula used to assess the value of commercial and industrial properties for the purpose of calculating property taxes. A measure proposed to be placed on the November 2020 ballot would create a "split tax-roll" in which most residential properties would continue to be subject to limits on the annual increase in assessed value while commercial and industrial properties would be assessed at market value. This could result in a dramatic one-time increase in the District's assessed value that would create additional taxing and bonding capacity for the District. If approved by voters, the increase in the overall tax base is anticipated to occur in fiscal year 2021-22.

#### 4.3.3 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.

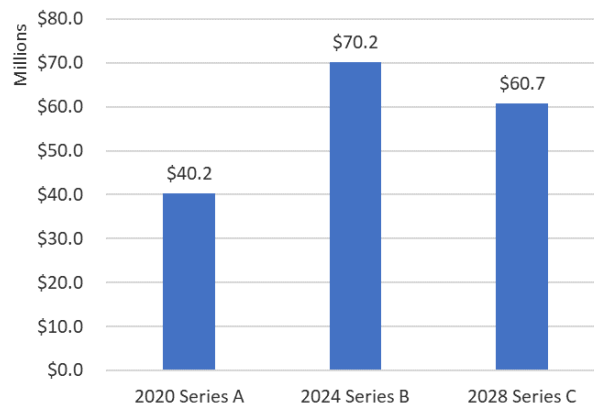
If desired, a new general obligation bond may be structured to meet the above requirements and mitigate the delay or future lack of State aid funding of proposed projects. Based on the estimated impact identified in Table 9, there is a need to authorize approximately \$171 million in general bonds to meet the local match requirement for State facility grants or to fund proposed improvements directly. Figure 3 demonstrates a projected Proposition 39 bond sales program over time. Assuming that the District's assessed valuation continues to grow 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.



**Table 9: Proposed Project Uses for Expanded Local Funding Strategy**

Project	Est. Total Remaining Amount
<b>State Aid Reimbursement Delays</b>	
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
<b>Subtotal</b>	<b>\$40,723,857</b>
<b>Lack of SFP Financial Hardship Funding</b>	
Rose Avenue Reconstruction	\$30,680,582
Frank Modernization	\$9,023,903
<b>Subtotal</b>	<b>\$39,704,485</b>
<b>Middle School Reconstruction (Current SFP Eligibility: 0)</b>	
Fremont Reconstruction	\$63,912,757
<b>Subtotal</b>	<b>\$63,912,757</b>
<b>Total Projects</b>	<b>\$144,341,099</b>
Program Reserve (18.5%)	\$26,821,974
<b>Total</b>	<b>\$171,163,073</b>

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 9, by providing additional local funds to the Program in anticipation of further delays or in lieu of projected State aid reimbursements due to enrollment decline.

**Figure 3: Estimated Timing and Sizing of Bond Issuances**

*\*Assumes 4% annual AV growth and average interest rate of 3.5%*



#### 4.4 PROGRAM EXPENDITURES TO DATE

A budget and expenditure tracking protocol has been established and utilized for projects currently being implemented. As of the June 2019 Semi-Annual Report, the total budget was approximately \$252.9 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 10 provides a summary report of expenditures made for the Program during the period July 1, 2012 – October 31, 2019 totaling approximately \$189.4 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 June 2019 Semi-Annual Report. Once the recommended budget adjustments are approved as part of this December 2019 report, subsequent expenditure reports will reflect the revised budget value.

From July 1, 2012 through October 31, 2019, the District disclosed expenditures of approximately \$30.2 million for additional facilities improvements not identified in the Master Construct. Of the total, \$9.4 million were expended for eligible projects prior to the adoption of the January 2013 Implementation Plan beginning with \$3.7 million of Developer Fee Fund balances, plus additional expenditures thereafter which were planned for State aid reimbursement. Given the deferral of State reimbursements, these expenditures are now being subsumed into 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 10: Estimated Expenditures to Date for Projects Under Implementation**

Project	Adopted Budget	Fiscal Year Expenditures								Total
		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-2020 <sup>1</sup>	
Acquire Site New Elem K-5	\$7,773,653	\$7,669,277	\$34,158	\$0	\$46,736	\$16,375	\$575	(\$575)	\$0	\$7,766,546
Doris/Patterson Acquire Land	\$9,192,500	\$0	\$0	\$0	\$75,251	\$202,480	\$8,902,583	\$12,186	\$0	\$9,192,500
Doris/Patterson LAFCO Planning	\$800,572	\$0	\$14,625	\$37,345	\$29,564	\$143,583	\$254,282	\$14,330	\$4,526	\$498,255
Design & Reconstruct Harrington Elem K-5	\$23,846,732	\$145,870	\$1,493,014	\$12,214,181	\$9,697,329	\$224,482	\$2,431	\$0	\$0	\$23,777,307
Design & Reconstruct Lemonwood Elem K-8	\$42,171,543	\$144,365	\$854,588	\$1,450,521	\$1,746,464	\$15,503,802	\$14,833,755	\$6,964,653	\$206,477	\$41,704,624
Design & Reconstruct Elm Elem K-5	\$32,872,208	\$0	\$372,068	\$1,192,100	\$341,841	\$3,319,667	\$13,218,670	\$13,242,866	\$623,463	\$32,310,676
Design & Construct Seabridge K-5	\$28,568,432	\$0	\$0	\$0	\$0	\$177,210	\$1,801,571	\$472,695	\$176,993	\$2,628,469
Design & Reconstruct McKinna K-5	\$36,558,911	\$0	\$0	\$0	\$0	\$660,576	\$1,878,727	\$16,636,583	\$5,288,351	\$24,464,236
Design & Reconstruct Rose Avenue K-5	\$3,681,670	\$0	\$0	\$0	\$0	\$55,200	\$1,099,051	\$906,761	\$0	\$2,061,011
Design & Reconstruct Marina West K-5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design & Construct Doris/Patterson K-5	\$491,496	\$0	\$0	\$0	\$421,765	\$0	\$0	\$69,731	\$0	\$491,496
Design & Construct Doris/Patterson 6-8	\$270,791	\$0	\$0	\$0	\$0	\$0	\$0	\$270,791	\$0	\$270,791
Design & Improve K-5 Kindergarten Facilities										
Ritchen	\$558,160	\$14,881	\$70,535	\$350,462	\$116,773	\$119	\$0	\$0	\$0	\$552,769
Brekke	\$276,432	\$11,710	\$57,328	\$199,455	\$6,513	\$112	\$0	\$0	\$0	\$275,118
McAuliffe	\$323,548	\$11,352	\$86,731	\$214,451	\$8,898	\$107	\$0	\$0	\$0	\$321,540
Drifill	\$351,773	\$51,334	\$56,711	\$242,911	\$0	\$817	\$0	\$0	\$0	\$351,773
<b>Total K-5 Kindergarten Facilities</b>	<b>\$1,509,913</b>	<b>\$89,278</b>	<b>\$271,305</b>	<b>\$1,007,278</b>	<b>\$132,184</b>	<b>\$1,155</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,501,200</b>
Design & Construct Science Labs/Academies										
Chavez	\$650,920	\$17,486	\$168,643	\$443,527	\$19,273	\$182	\$0	\$0	\$0	\$649,111
Curren	\$600,333	\$16,821	\$118,569	\$445,546	\$17,485	\$176	\$0	\$0	\$0	\$598,596
Kamala	\$621,562	\$17,235	\$155,202	\$428,882	\$18,299	\$186	\$0	\$0	\$0	\$619,805
Haydock	\$1,081,764	\$63,563	\$300,606	\$664,572	\$23,810	\$25,687	\$1,000	\$0	\$0	\$1,079,239
Fremont	\$1,904,348	\$85,001	\$510,519	\$1,209,212	\$12,709	\$83,718	\$0	\$0	\$0	\$1,901,158
<b>Total Science Labs/Academies</b>	<b>\$4,858,926</b>	<b>\$200,106</b>	<b>\$1,253,539</b>	<b>\$3,191,739</b>	<b>\$91,576</b>	<b>\$109,948</b>	<b>\$1,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,847,908</b>
Project 1 Remaining Adjustment	\$0									
Kindergarten Flex Classrooms										
Brekke	\$1,926,268	\$0	\$0	\$0	\$0	\$0	\$919,926	\$988,133	\$0	\$1,908,059
McAuliffe	\$2,551,273	\$0	\$0	\$0	\$0	\$0	\$752,837	\$1,706,222	\$14,054	\$2,473,113
Ramona	\$2,190,472	\$0	\$0	\$0	\$0	\$0	\$147,333	\$1,896,710	\$144,929	\$2,188,972
Ritchen	\$2,709,074	\$0	\$0	\$0	\$0	\$0	\$721,211	\$1,699,683	\$166,656	\$2,587,550
<b>Total Kindergarten Flex Classrooms</b>	<b>\$9,377,088</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,541,307</b>	<b>\$6,290,748</b>	<b>\$325,639</b>	<b>\$9,157,695</b>
Kindergarten Annex Improvements										
Harrington	\$3,208,487	\$0	\$0	\$26,970	\$110,261	\$60,260	\$1,825,159	\$1,177,386	\$6,952	\$3,206,987
Lemonwood	\$3,655,246	\$0	\$0	\$22,535	\$31,832	\$34,010	\$27,404	\$166,873	\$721,117	\$1,003,772
<b>Total Kindergarten Annex Improvements</b>	<b>\$6,863,733</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,505</b>	<b>\$142,094</b>	<b>\$94,270</b>	<b>\$1,852,562</b>	<b>\$1,344,259</b>	<b>\$728,069</b>	<b>\$4,210,758</b>
Marshall K-8 12 Classroom Addition	\$11,974,262	\$0	\$0	\$78,965	\$551,862	\$167,063	\$4,051,558	\$5,343,023	\$1,434,541	\$11,627,012
Planning related to MPRs for P/P K-8 Schools	\$175,000	\$0	\$0	\$0	\$204,980	(\$35,356)	(\$2,374)	\$0	\$0	\$167,251
Drifill MPR	\$76,058	\$0	\$0	\$0	\$0	\$0	\$0	\$76,058	\$0	\$76,058
Technology Phase 1	\$12,183,030	\$1,292,769	\$7,529,853	\$2,170,060	\$269,612	\$920,735	\$0	\$0	\$0	\$12,183,030
Technology Phase 2	\$214,699	\$0	\$0	\$0	\$0	\$62,318	\$184,483	\$15,790	(\$47,892)	\$214,699
Drifill Construct Kindergarten Classrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McAuliffe 21st Century Modernization	\$4,959,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,042	\$54,042
Ritchen 21st Century Modernization	\$4,905,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,455	\$53,455
Program Planning	\$150,474	\$150,000	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$150,474
Program Reserve	\$9,465,670									
<b>TOTAL</b>	<b>\$252,942,954</b>	<b>\$9,691,666</b>	<b>\$11,823,625</b>	<b>\$21,391,694</b>	<b>\$13,751,259</b>	<b>\$21,623,508</b>	<b>\$50,620,180</b>	<b>\$51,659,899</b>	<b>\$8,847,662</b>	<b>\$189,409,493</b>

**Notes:**

1. Fiscal Year 2019-20 expenditures are as of October 31, 2019
2. Budgets have been adjusted per the June 2019 Master Construct and Implementation Program approved by Board
3. Budgets matching actual expenditures have been adjusted by reducing estimated program reserve
4. Figures presented above are unaudited
5. 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 \$437.6 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 June 2019 six-month review and provide recommended adjustments for the next six-month period. Adjustments include proposed budget increases to accommodate actual and projected remaining expenditures for the Doris/Patterson land acquisition efforts, Ramona kindergarten/flex classroom project, and Districtwide technology efforts. These project increases are offset by use of available program reserves. Further adjustments have been made to accommodate earlier phased design, planning and implementation costs associated with the Doris/Patterson elementary and middle school projects, McAuliffe and Ritchen modernization, and Driffill MPR projects, however, the total budgets for these projects remain unchanged. Other adjustments include moving select Phase 4 projects into Phase 3 to accommodate the anticipated timing of funds.

## 5.1 ADOPTED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 11 presents the adopted Master Construct Program budget as of June 2019 and identifies available sources of funding and anticipated expenditures. The total adopted budget for all proposed four phases is approximately \$437.6 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 11: 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	\$ -	\$ -	\$ -
<b>Total Measure "R" Bonds</b>	<b>\$ 89,059,894</b>				
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
<b>Total Master Construct Bonds</b>	<b>\$ 141,922,093</b>				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
<b>Total COP Proceeds</b>	<b>\$ 7,606,764</b>				
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
<b>Est. Total Sources</b>	<b>\$ 437,625,289</b>	<b>\$ 127,388,677</b>	<b>\$ 122,672,125</b>	<b>\$ 115,876,343</b>	<b>\$ 71,688,144</b>
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 McKinna 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 (K/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	\$ -
Ramona 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	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 385,598,527</b>	<b>\$ 141,215,204</b>	<b>\$ 90,989,741</b>	<b>\$ 92,835,146</b>	<b>\$ 60,558,436</b>
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	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 14,238,350</b>	<b>\$ -</b>	<b>\$ 6,983,442</b>	<b>\$ 4,453,360</b>	<b>\$ 2,801,548</b>
Program Reserve	\$ 37,788,412	\$ (13,826,528)	\$ 10,872,414	\$ 18,587,837	\$ 8,328,160
<b>Est. Total Uses</b>	<b>\$ 437,625,289</b>	<b>\$ 141,215,204</b>	<b>\$ 108,845,598</b>	<b>\$ 115,876,343</b>	<b>\$ 71,688,144</b>
Est. Ending Fund Balance	\$ -				
<b>Total Combined Master Budget</b>	<b>\$ 437,625,289</b>				

\*Estimated State grant amounts are dependent on maintaining program eligibility

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

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

- Completion of improvements to kindergarten facilities at Ritchen, Brekke, and McAuliffe 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 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 Elementary and design approval from DSA for the reconstruction of Rose Avenue Elementary
- Design approval from DSA for the new Seabridge K- 5 elementary school with construction to commence pending project bidding and approval from the Coastal Commission
- 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
- Current 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 Rose Avenue and the design and construction of Doris/Patterson 6-8 school. 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 Drifill. 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. Design and construction for the Doris Patterson K-5 facilities are also included. 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.

## 5.2 REVISED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 12 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 increase slightly to approximately \$437.9 million primarily due to increased estimated interest earnings offsetting decreased State aid funding and developer fees. Decreases to State Aid include the return of a modernization application for the prior kindergarten improvements McAuliffe for \$119,206 due to ineligibility from requirement to meet at least "101 pupil grants". Assuming Rose Avenue would be subject to this same requirement and would not meet the "101 grants" and the timing of eligible portables at the site, a modernization grant application was not submitted, reducing the estimated State funding by \$348,300.

Total developer fee revenues decreased modestly by approximately \$1.2 million primarily due to less than projected collections during Fiscal Years 2018-19 and 2019-20. No changes are estimated to the issuance of remaining G.O. bonds. Total interest earnings for the Program are anticipated to increase from \$9.4 million to \$11.4 million based on the anticipated level of funds available.

The combined total expenditures have increased from \$385.6 million to \$386 million. This increase is mainly to accommodate actual and projected remaining expenditures for the Doris/Patterson land acquisition efforts, Ramona kindergarten/flex classroom project, and districtwide technology efforts. These project increases are offset by use of available program reserves.

As per the Adopted Budget, the Proposed Master Budget continues to account 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 continues to be provided 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.



**Table 12: Revised 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	\$ -	\$ -	\$ -
<b>Total Measure "R" Bonds</b>	<b>\$ 89,059,894</b>				
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
<b>Total Master Construct Bonds</b>	<b>\$ 141,922,093</b>				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
<b>Total COP Proceeds</b>	<b>\$ 7,606,764</b>				
Measure "L" Authorization	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
State Bonds	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. State Reimbursements*	\$ 101,619,657	\$ -	\$ 10,897,622	\$ 77,654,773	\$ 13,067,262
Est. Developer Fees	\$ 64,618,081	\$ 7,454,555	\$ 4,204,644	\$ 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	\$ 11,419,762	\$ 1,594,953	\$ 3,156,938	\$ 3,153,461	\$ 3,514,410
<b>Est. Total Sources</b>	<b>\$ 437,918,762</b>	<b>\$ 127,388,677</b>	<b>\$ 122,839,454</b>	<b>\$ 119,024,731</b>	<b>\$ 68,665,900</b>
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	\$ 9,993,072	\$ 800,572	\$ 9,192,500	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 491,496	\$ -	\$ 29,064,668
Construct Doris/Patterson 6-8	\$ 49,057,213	\$ -	\$ 270,791	\$ 48,786,422	\$ -
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 McKinna 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 (K/MPR)	\$ 7,265,200	\$ 351,773	\$ 76,058	\$ 6,837,369	\$ -
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	\$ 3,543,222	\$ 3,967,795	\$ -
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	\$ 3,690,244	\$ 3,924,680	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,238,097	\$ -	\$ 2,190,472	\$ 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	\$ 3,208,487	\$ 3,208,487	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,397,728	\$ 12,183,030	\$ 214,699	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 386,016,452</b>	<b>\$ 141,374,325</b>	<b>\$ 94,060,010</b>	<b>\$ 100,777,169</b>	<b>\$ 49,804,949</b>
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	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 14,238,350</b>	<b>\$ -</b>	<b>\$ 6,983,442</b>	<b>\$ 4,453,360</b>	<b>\$ 2,801,548</b>
Program Reserve	\$ 37,663,959	\$ (13,985,648)	\$ 7,810,354	\$ 13,794,203	\$ 16,059,403
<b>Est. Total Uses</b>	<b>\$ 437,918,762</b>	<b>\$ 141,374,325</b>	<b>\$ 108,853,806</b>	<b>\$ 119,024,731</b>	<b>\$ 68,665,900</b>
Est. Ending Fund Balance	\$ -				
<b>Total Combined Master Budget</b>	<b>\$ 437,918,762</b>				

\*Estimated State grant amounts are dependent on maintaining program eligibility

\*Assumes State Aid joint funding for Ritchen and McAuliffe modernization projects and Financial Hardship for Rose Avenue



### 5.3 PHASE 1 MASTER BUDGET AND SCHEDULE

Primarily funded through Measure “R” bond proceeds, Phase 1 efforts are complete. 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.

Minor adjustments to the Phase 1 budget incorporate an increase to the Harrington Kindergarten Annex/Child Development Center project of \$132,624 to accommodate increases to actual expenditures plus estimated remaining expenditures associated with projected CDE fees. A budget increase of \$26,497 to the technology program efforts is provided to accommodate actual total expenditures. In total, the Phase 1 budget has been increased by \$159,120 to reflect these adjustments and is accommodated by a reduction to the Program Reserve.

**Table 13: Proposed Phase 1 Master Budget and Schedule (FY 2013-17)**

Project	Schedule June 2019	Schedule Dec 2019	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Acquire New Sites				
Seabridge Elementary School	2013	2013	\$7,773,653	\$0
Doris/Patterson K-5 / Middle School	2014/16	2014/16	\$800,572	\$0
Subtotal			\$8,574,225	\$0
Design & Reconstruct Sites				
Harrington Elem. K-5	2013/14	2013/14	\$23,846,732	\$0
Lemonwood K-8	2014/18	2014/18	\$42,171,543	\$0
Elm Elem. K-5	2014/19	2014/19	\$32,872,208	\$0
Subtotal			\$98,890,483	\$0
Design & Improve K-5 Kindergarten Facilities	2013/14	2013/14		
Ritchen**			\$558,160	\$0
Brekke			\$276,432	\$0
McAuliffe			\$323,548	\$0
Driffill			\$351,773	\$0
Subtotal			\$1,509,913	\$0
Design & Construct Science Labs (Project 1)	2013/14	2013/14		
Chavez Science Labs K-8			\$650,920	\$0
Curren Science Labs K-8			\$600,333	\$0
Kamala Science Labs K-8			\$621,562	\$0
Haydock Science Labs 6-8 & Utility Upgrades			\$1,081,764	\$0
Fremont Science Labs 6-8 & Utility Upgrades			\$1,904,348	\$0
Subtotal			\$4,858,926	\$0
Project 1 Adjustment			\$0	\$0
Childhood Development Center Improvements				
Harrington	2015	2015	\$3,075,863	\$3,208,487
Subtotal			\$3,208,487	\$132,624
Planning for K-8 MPRs	2016	2016	\$175,000	\$0
Marshall K-8: 12 Classroom Building	2015/17	2015/17	\$11,974,262	\$0
Technology	2013/15	2013/15	\$12,156,533	\$26,497
Program Improvements Subtotal			\$141,374,325	\$159,120
Program Reserve			(\$13,826,528)	(\$13,985,648)
Program Improvements Total			\$141,374,325	\$159,120

\*Current dollars

\*\*Includes New Special Day Classroom

## 5.4 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. 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, currently underway. 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 an increase totaling \$11,842 to the Doris Patterson land acquisition efforts to accommodate actual expenditures. A combined increase of \$762,287 is proposed to be moved forward into Phase 2 to accommodate actual planning expenditures associated with the Doris Patterson elementary and middle school sites, however the total budget for these projects remain unchanged. An increase of \$32,264 is proposed for the Ramona kindergarten/flex classroom project to accommodate actual expenditures plus estimated remaining CDE fees. Planning and design budgets are proposed to be moved forward into Phase 2 to accommodate efforts underway for the modernization of McAuliffe and Ritchen elementary schools, totaling \$991,949 for McAuliffe and \$981,170 for Ritchen. A total of \$76,058 is proposed to be moved forward to Phase 2 to accommodate actual planning costs associated with the Driffill MPR project. However, the total budgets for the McAuliffe and Ritchen modernization and Driffill MPR projects remain unchanged. Lastly, a budget increase of \$214,699 to the technology program efforts is provided to accommodate actual total expenditures.

As shown in Table 14, the Phase 2 budget has been increased by \$8,208 with the proposed budget adjustments accommodated through an overall decrease to the Phase 2 Program Reserve from \$10.9 million to \$7.8 million.

**Table 14: Proposed Phase 2 Master Budget and Schedule (FY 2017-20)**

Project	Schedule June 2019	Schedule Dec 2019	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Acquire New Sites					
Doris/Patterson K-5 / Middle School	2018	2018	\$9,180,658	\$9,192,500	\$11,842
Subtotal				\$9,192,500	\$11,842
Construct New School Sites: Master Construct					
Seabridge K-5	2018/2020	2018/2020	\$28,568,432		\$0
Dorris Patterson K-5 (Planning)		2020	\$0	\$491,496	\$491,496
Dorris Patterson 6-8 (Planning)		2020	\$0	\$270,791	\$270,791
Reconstruct School Sites: Master Construct					
Rose Avenue K-5 (Classrooms)	2018/2021	2018/2021	\$3,681,670		\$0
McKinna K-5	2017	2017	\$36,558,911		\$0
Construct Kinder/SDC Classrooms					
Brekke	2018	2018	\$1,926,268		\$0
McAuliffe	2018	2018	\$2,551,273		\$0
Ramona	2018	2018	\$2,158,208	\$2,190,472	\$32,264
Ritchen	2018	2018	\$2,709,074		\$0
Classroom/Library/MPR Modernizations					
McAuliffe (Planning/Design)	2019	2019	\$0	\$991,949	\$991,949
Ritchen (Planning/Design)	2019	2019	\$0	\$981,170	\$981,170
Construct K-8 Multipurpose Room					
Driffill (Planning)		2020	\$0	\$76,058	\$76,058
Childhood Development Center Improvements					
Lemonwood	2019	2019	\$3,655,246		\$0
Subtotal				\$84,652,811	\$2,843,728
Technology		2020	\$0	\$214,699	\$214,699
Program Improvements Subtotal				\$94,060,010	\$3,070,269
Program Reserve			\$10,872,414	\$7,810,354	(\$3,062,061)
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	2019	\$564,000		\$0
Subtotal				\$6,983,442	\$0
Program Improvements Total				\$108,853,806	\$8,208

\*Current dollars

## 5.5 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. 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 Driffill.

To accommodate the estimated timing of funds, adjustments to the Phase 3 budget include moving forward the design and construction activities for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Haydock. The planned academic program space improvements for Brekke and Ramona are also proposed to be moved forward into Phase 3. The Phase 3 Program Reserve is estimated to decrease by \$4.8 million to \$13.8 million to accommodate the increase of projects in this phase.

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 15 provides a summary of the proposed Phase 3 budget and schedule totaling approximately \$119 million, an increase of approximately \$3.1 million.

**Table 15: Proposed Phase 3 Master Budget and Schedule (FY 2021-25)**

Project	Schedule June 2019	Schedule Dec 2019	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Construct New School Sites: Master Construct					
Dorris Patterson 6-8	2021	2021	\$49,057,213	\$48,786,422	(\$270,791)
Rose Avenue	2018/2021	2018/2021	\$26,998,912		\$0
Classroom/Library/MPR Modernizations					
McAuliffe	2021	2021	\$4,959,744	\$3,967,795	(\$991,949)
Ritchen	2021	2021	\$4,905,850	\$3,924,680	(\$981,170)
Modernize K-5 Multipurpose Rooms					
Brekke		2021	\$0	\$697,557	\$697,557
Ramona		2021	\$0	\$1,755,474	\$1,755,474
Construct Academic Program Space: Master Construct					
Brekke		2021	\$0	\$459,373	\$459,373
Ramona		2021	\$0	\$292,151	\$292,151
Construct Gym & Modernize MPR					
Fremont		2021	\$0	\$5,557,436	\$5,557,436
Modernize MPR					
Haydock		2021	\$0	\$1,500,000	\$1,500,000
Construct K-8 Multipurpose Room					
Driffill	2021	2021	\$6,913,427	\$6,837,369	(\$76,058)
Program Improvememtns Subtotal				\$100,777,169	\$7,942,023
Program Reserve			\$18,587,837	\$13,794,203	(\$4,793,635)
Program Lease Payments					
Brekke ES COP	2021-25	2021-25	\$2,390,860		\$0
COP for Land Acquisition	2026-29	2026-29	\$2,062,500		\$0
Subtotal				\$4,453,360	\$0
Program Improvements Total				\$119,024,731	\$3,148,388

\*Current dollars

## 5.6 PHASE 4 MASTER BUDGET AND SCHEDULE

Phase 4 completes the Master Construct and Implementation Program through the construction of Doris/Patterson K-5 school. 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 remaining Brekke, Ramona, Fremont, and Haydock into the earlier Phase 3. Other adjustments include the accommodating costs from the previous Phase 2 associated with the Doris/Patterson K-5 project. The Phase 4 Program

Reserve is proposed to be increased by approximately \$7.7 million. As summarized in Table 16, the total Phase 4 budget has been decreased by approximately \$3 million to approximately \$68.7 million.

**Table 16: Proposed Phase 4 Master Budget and Schedule (FY 2026-29)**

Project	Schedule June 2019	Schedule Dec 2019	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Construct New School Sites: Master Construct	2021/2026	2021/2026	\$29,556,164	\$29,064,668	(\$491,496)
Dorris Patterson K-5					
Construct Academic Program Space: Master Construct	2026		\$459,373	\$0	(\$459,373)
Brekke					
Ramona	2026		\$292,151	\$0	(\$292,151)
Construct Gym & Modernize MPR	2026		\$5,557,436	\$0	(\$5,557,436)
Fremont					
Modernize MPR	2026		\$1,500,000	\$0	(\$1,500,000)
Haydock					
Modernize K-5 Multipurpose Rooms	2029		\$697,557	\$0	(\$697,557)
Brekke					
Ramona	2029		\$1,755,474	\$0	(\$1,755,474)
Construct K-8 Multipurpose Rooms	2027	2027	\$6,913,427		\$0
Chavez					
Curren	2026	2026	\$6,913,427		\$0
Kamala	2026	2026	\$6,913,427		\$0
Subtotal				\$49,804,949	(\$10,753,487)
Program Improvements Subtotal				\$49,804,949	(\$10,753,487)
Program Reserve			8,328,160	\$16,059,403	\$7,731,243
Program Lease Payments					
Brekke ES COP	2026	2026	\$480,548		\$0
COP for Land Acquisition	2026-29	2026-29	\$2,321,000		\$0
Subtotal				\$2,801,548	\$0
Program Improvements Total				\$68,665,900	(\$3,022,244)

\*Current dollars

## 5.7 MASTER SCHEDULE

The following summary schedule provides an overview of an updated proposed phasing strategy for the Master Construct and Implementation Program. Table 17 illustrates the proposed phasing of the integrated Program and is organized by the continued reconstruction of existing schools, the construction of new school sites, 21<sup>st</sup> century modernizations, and improvements to multipurpose rooms and support facilities to accommodate the District's educational program.

For projects currently under implementation, the scheduled end date for the new Seabridge elementary school has been adjusted from December 2020 to October 2021 to accommodate a projected March 2020 start of construction. Planning and design efforts for the 21<sup>st</sup> century modernization improvements at McAuliffe and Ritchen began in August 2019 with design and planning efforts concluding by October 2020. Remaining support space and MPR improvements planned at Brekke and Ramona have been moved from Phase 4 into Phase 3 estimated to commence in Fiscal Year 2020-21. Also moved from Phase 4 to Phase 3 includes planned MPR and gymnasium improvements at Fremont and Haydock.

Table 17: 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	Complete																
Seabridge K-5																	
Doris/Patterson K-5																	
Doris/Patterson 6-8																	
Construct Kinder + SDC Classrooms/Additional Support Space:																	
Ramona	Complete																
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 18 provides a summary of projects under management, including those that are currently underway and are to be implemented, totaling approximately \$70.8 million.

**Table 18: Projects Under Management**

Project Name	Start Date	End Date	Master Budget (Current Dollars)
<b>Reconstruct:</b>			
Lemonwood Kindergarten Annex	Nov-2014	Feb-2020	\$3,655,246
<b>Construct:</b>			
Seabridge K-5	Jan-2017	<b>Oct-2021</b>	\$28,568,432
McKinna K-5	Jan-2017	Feb-2020	\$36,558,911
<b>21st Century Modernization</b>			
McAuliffe (Design/Planning)	<b>Aug-2019</b>	<b>Oct-2020</b>	<b>\$991,949</b>
Ritchen (Design/Planning)	<b>Aug-2019</b>	<b>Oct-2020</b>	<b>\$981,170</b>
<b>Total</b>			<b>\$70,755,708</b>



# RECOMMENDATIONS

## 6.1 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 December 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
5-Jun-19	C.7	Ratification of Change Order #006 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #006 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Jun-19	C.8	Ratification of Change Order #007 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #007 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Jun-19	C.9	Ratification of Change Order #008 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #008 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Jun-19	C.10	Ratification of Change Order #009 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #009 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Jun-19	C.11	Ratification of Change Order #019 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction. Project.	Ratification of Change Order #019 to agreement #15-198 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
5-Jun-19	C.12	Ratification of Change Order #020 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction. Project.	Ratification of Change Order #020 to agreement #15-198 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
5-Jun-19	C.13	Ratification of Change Order #021 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction. Project.	Ratification of Change Order #021 to agreement #15-198 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
19-Jun-19	A.6	Presentation of June 2019 Semi- Annual Implementation Program Update	Presentation of June 2019 Semi Annual Implementation Program Update as an adjustment to the Master Construct and Implementation Program	Approved
19-Jun-19	C.3	Approval of Amendment #001 for Swinerton Builders regarding the Lemonwood ECDC Project	Amendment #001 to agreement #15-198 provides for Lease/ Leaseback Construction Services for the renovation of the Lemonwood ECDC Project	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
19-Jun-19	C.4	Approval of Contractor Contingency Allocation #004 for Bernards Bros regarding the Elm E.S Reconstruction Project	Contractor Contingency Allocation #004 to agreement #16-199 is a COST to the Contractor Contingency line item for additional items of work	Approved
19-Jun-19	C.5	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.6	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.7	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.8	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.9	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.10	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.11	Ratification of Change Order #010 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #010 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.12	Ratification of Change Order #017 for Bernards Bros regarding the Elm E.S Reconstruction Project	Change Order #017 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.13	Ratification of Change Order #003 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #003 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.14	Ratification of Change Order #004 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #004 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.15	Ratification of Change Order #005 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #005 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
19-Jun-19	C.16	Ratification of Change Order #006 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #006 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Jun-19	C.17	Approval of Contractor Contingency Allocation #009 for Bernards Bros regarding the Marshall New Classroom Building Project	Contractor Contingency Allocation #009 to agreement #17-117 is a COST to the Contractor Contingency line item for additional items of work	Approved
7-Aug-19	C.20	Approval of Contractor Contingency Allocation #005 for Bernards Bros regarding the Elm Reconstruction Project	Contractor Contingency Allocation #005 to agreement #16-199 is a COST to the Contractor Contingency line item for additional items of work	Approved
7-Aug-19	C.21	Ratification of Change Order #018 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #018 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.22	Ratification of Change Order #019 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #019 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.23	Ratification of Change Order #020 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #020 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.24	Ratification of Change Order #021 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #021 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.25	Ratification of Change Order #022 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #022 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.26	Ratification of Change Order #023 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #023 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.27	Ratification of Change Order #024 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #024 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.28	Approval of Contractor Contingency Allocation #010 for Bernards Bros regarding the Marshall New Classroom Building Project	Contractor Contingency Allocation #010 to agreement #17-117 is a COST to the Contractor Contingency line item for additional items of work	Approved
7-Aug-19	C.29	Ratification of Change Order #004 for Viola Constructors INC. regarding the Mc Auliffe Kinder/Flex Project.	Change Order #004 to agreement #17-212 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
7-Aug-19	C.30	Ratification of Change Order #005 for Viola Constructors INC. regarding the Ritchen Kinder/Flex Project.	Change Order #005 to agreement #17-218 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
7-Aug-19	C.32	Approval of Contractor Contingency Allocation #002 for Viola Constructors regarding the Ritchen KinderFlex Project	Contractor Contingency Allocation #002 to agreement #17-218 is a COST to the Contractor Contingency line item for additional items of work	Approved
7-Aug-19	C.33	Approval of Contractor Contingency Allocation #001 for Viola Constructors regarding the Ramona KinderFlex Project	Contractor Contingency Allocation #001 to agreement #17-215 is a COST to the Contractor Contingency line item for additional items of work	Approved
7-Aug-19	C.34	Approval of Notice of Completion regarding Mc Auliffe Kinder/Flex	Notice of Completion for Agreement #17-212 with Viola Constructors, Inc.	Approved
7-Aug-19	C.36	Approval and Adoption of the June 2019 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 January and the time of the report's publishing in June 2019	Approved
21-Aug-19	C.21	Approval of Contractor Contingency Allocation #006 for Bernards Bros regarding the Elm E.S Reconstruction Project	Contractor Contingency Allocation #006 to agreement #16-199 is a COST to the Contractor Contingency line item for additional items of work	Approved
21-Aug-19	C.22	Ratification of Change Order #007 for Bernards Bros regarding the Marshall new Classroom Building Project	Change Order #007 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
21-Aug-19	C.23	Ratification of Change Order #008 for Bernards Bros regarding the Marshall new Classroom Building Project	Change Order #008 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
21-Aug-19	C.24	Ratification of Change Order #009 for Bernards Bros regarding the Marshall new Classroom Building Project	Change Order #009 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
21-Aug-19	C.25	Ratification of Change Order #010 for Bernards Bros regarding the Marshall new Classroom Building Project	Change Order #010 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
21-Aug-19	C.26	Ratification of Amendment #002 for Perkins Eastman Dougherty regarding the McKinna Reconstruction Project	Amendment #002 to agreement #16-249 provides for additional architectural and engineering services	Approved
21-Aug-19	C.27	Ratification of WAL #17 for Earth Systems Pacific regarding the Marshall New Classroom Building Project	WAL #17 to agreement #13-122 provides for Geotechnical Observation and Testing Services	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
21-Aug-19	C.28	Ratification of Amendment #002 for IBI Group regarding the Rose Ave School Reconstruction Project	Amendment #002 to agreement #17-49 provides for additional architectural and engineering services	Approved
4-Sep-19	C.4	Ratification of WAL #11 for NV5 West Inc. regarding the Lemonwood ECDC Project	WAL #11 to agreement #13-130 provides for DSA inspector fo Record Services	Approved
4-Sep-19	C.5	Approval of Credit Change Order #001 for Viola Constructors INC. regarding the Ramona Kinder/Flex Project.	Credit Change Order #001 to agreement #17-215 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
4-Sep-19	C.6	Approval of Credit Change Order #006 for Viola Constructors INC. regarding the Ritche Kinder/Flex Project.	Credit Change Order #006 to agreement #17-218 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
4-Sep-19	C.7	Approval of Notice of Completion regarding Ritche Kinder/Flex	Notice of Completion for Agreement #17-218 with Viola Constructors, Inc.	Approved
4-Sep-19	C.8	Approval of Notice of Completion regarding Ramona Kinder/Flex	Notice of Completion for Agreement #17-215 with Viola Constructors, Inc.	Approved
18-Sep-19	C.7	Approval of Contractor Contingency Allocation #001E for Swinerton builders regarding the Lemonwood ECDC Project	Contractor Contingency Allocation #001E to agreement #15-198 is a COST to the Contractor Contingency line item for additional items of work	Approved
18-Sep-19	C.8	Approval of Contractor Contingency Allocation #007 for Bernards Bros regarding the Elm E.S Reconstruction Project	Contractor Contingency Allocation #007 to agreement #16-199 is a COST to the Contractor Contingency line item for additional items of work.	Approved
9-Oct-19	D.1	Adoption of Resolution #19-11 authorizing the issuance and sale of 2019 Refunding General obligation Bonds	For the purpose of Refinancing outstanding General obligation Bonds and refunding bonds.	Approved
9-Oct-19	D.2	Rejection of Amendment #001 for Swinerton Builders regarding Seabridge K-5 elementary School Project	Amendment #001 to LLB agreements #17-170(R), #17-171(R) & #17-172(R) for establishing a GMP for construction services.	Approved
23-Oct-19	A.6	Board Workshop Presentation-Enhanced Master Construct Program	A study session on the Enhanced Maaster construct Program	Approved
23-Oct-19	C.25	Ratification of WAL #008 for CTE South, Inc. regarding the Lemonwood ECDC Project	WAL #008 to agreement #13-122 provides for Geotechnical Observation and Testing Services	Approved
23-Oct-19	C.26	Ratification of Change Order #011 for Bernards Bros regarding the Marshall new Classroom Building Project	Change Order #011 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
23-Oct-19	C.27	Ratification of Change Order #012 for Bernards Bros regarding the Marshall new Classroom Building Project	Change Order #012 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
13-Nov-19	C.10	Approval of Contractor Contingency Allocation #008 for Bernards Bros regarding the Elm E.S Reconstruction Project	Contractor Contingency Allocation #008 to agreement #16-199 is a COST to the Contractor Contingency line item for additional items of work and return of unused allocation funds to the Master construct and Implementation Program Reserve.	Approved
13-Nov-19	C.12	Approval of Credit Change Order #024 for Swinerton Builders regarding the Lemonwood Reconstruction Project.	Credit Change Order #024 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
13-Nov-19	C.19	Ratification of Change Order #025 for Bernards Bros regarding the Elm Reconstruction Project	Change Order #025 to agreement #16-199 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
13-Nov-19	C.21	Ratification of Change Order #022 for Swinerton Builders regarding the Lemonwood Reconstruction Project	Change Order #022 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
13-Nov-19	C.22	Ratification of Change Order #023 for Swinerton Builders regarding the Lemonwood Reconstruction Project	Change Order #023 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved