



June 2022



OXNARD  
SCHOOL  
DISTRICT

# MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM

Semi-Annual Report to the Board of Trustees

**CFW**  
— INC.



**Caldwell Flores Winters, Inc.**

1901 Victoria Avenue, Suite 106  
Oxnard, CA 93035

6425 Christie Avenue, Suite 270  
Emeryville, CA 94608

521 N. 1st Avenue  
Arcadia, CA 91006

For:

**Oxnard School District**

1051 South A Street  
Oxnard, CA 93030

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# PROGRAM OVERVIEW

Caldwell Flores Winters, Inc. (“CFW”) is pleased to present the nineteenth semi-annual update to the Master Construct and Implementation Program (“Program”) to the Oxnard School District (“District”) Board of Trustees (“Board”). This 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. This report reflects the status of the Program since the last December 2021 six-month update (adopted by the Board in February 2022) and the time of this document’s publishing in June 2022. 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 funding 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 Facility Program (SFP) and other related State programs that provide facilities funding for California public school construction. Program progress is monitored, and individual projects, budgets, sequencing, and timelines continue to be reviewed, adjusted and presented to the Board for consideration on a six-month interval.

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

## 1.1 EDUCATIONAL PROGRAM

The District has begun full implementation of the “Student Profile” at all K-6 grade levels and at select curriculum content areas for seventh and eighth grades. The goal is to move to a more intellectually challenging curriculum that integrates the Common Core State Standards (CCSS) and the Next Generation Science Standards (NGSS) with an aligned curriculum and instructional methods that promote student engagement, exploration, and 21st Century skills.

The 21<sup>st</sup> Century classrooms as designed and built in the District support the instructional shifts that are being required to implement programs that require students to create projects and products to

demonstrate their understanding and mastery of the standards as well as provide for active engagement in learning and working collaboratively with others. Greater reliance on technology and how to harness the power of technology to support learning will continue. Because the 21st Century classroom specification set by the District is flexible and mobile and promotes collaboration, teamwork and problem-solving, it is important that all students have access to this kind of learning environment.

The need for more emotional support for students as resulted from the pandemic and students learning remotely. This will require the use of space on school sites for counseling and other mental health services as well as additional support services for students.

The State of California has recently elected to further expand the opportunities for younger learners to succeed by requiring districts to expand transitional kindergarten (TK) enrollment to all four-year-old children. The District has decided to implement the expanded TK program for all four year olds beginning in the fall 2022. Outside providers will provide the preschool program for eligible three year olds. The District desires to place the four year olds at schools for matriculation purposes and will cluster the preschool programs throughout the District. As the State moves to implement full day preschool and TK, additional kindergarten classrooms will be needed to house the TK students. Locations at school sites will need to be determined based on school site space availability.

The District would like to continue to offer special education programs in clusters at school sites. Ideally, having a continuum of three special education (SDC) at the K-8 sites would be best so that students could remain at that school for the entire time they are in the District. For the mild to moderate program, having two classes of SDC at select school sites, a primary and an upper grade classroom, works well for the students providing a continuous school setting until sixth grade and maximum integration into the general education classrooms as identified on the student's IEP. For highly specific special education programs such as the Deaf and Hard of Hearing, having the students clustered at a given school site is ideal as the program and classroom needs are very specific to that population and they have a community of additional supports.

## 1.2 FACILITIES PROGRAM

The Program implements planned 21<sup>st</sup> century facilities improvements in select phases to support academy programs, reconstruct older schools and support facilities, and remove portable classrooms. The program commenced in 2013 and was further expanded in 2016 with increased funding sources and scope of planned improvements allocated to the program.

The replacement of older facilities housing K-5 students has been a major priority, followed by the construction of new K-8 facilities; all with 21<sup>st</sup> Century Learning Environment improvements that meet adopted Board specifications and program requirements. To date, four replacement school projects are complete and occupied. The reconstruction of Rose Avenue elementary school has commenced, making Rose Avenue elementary the fifth school reconstruction project for the program. The program also completed two Early Childhood Development Centers, and the construction of additional flex-classrooms

for transitional (TK) and kindergarten (K) enrollment at existing school sites. Additional 21<sup>st</sup> Century upgrades are also planned to classrooms, MPRs, administrative, and library facilities at select school sites.

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.

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

- Continued construction for the Rose Avenue reconstruction project
- Submittal of approximately \$10.5 million in modernization applications for improvements to McAuliffe and Ritchie elementary schools and \$12 million in preschool, TK, and kindergarten facilities grants for Drifill elementary school for the State's consideration under Financial Hardship

### 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.

All Mello Roos and Measure "R" bond proceeds have been received and applied towards improvements. Local developer fees continue to be collected and utilized by the program as additional residential construction is approved within the District. The District has issued approximately \$106 million in Measure "D" bonds, leaving approximately \$36.5 million in remaining authorization.

The District has garnered approximately \$35 million in new construction and modernization grant funds for completed projects. Approximately \$10.5 million in additional modernization applications have been submitted to the State for improvements to McAuliffe and Ritchie elementary schools under the State's financial hardship program for placement on the State's "Funding Beyond Authority" list. The District has exhausted its eligibility for new construction funding until such time as enrollment once again begins to grow.

Total sources of funding are anticipated to slightly increase to approximately \$347 million from \$346.8 million primarily due to an anticipated increase in State aid revenues offset by decreased developer fees. The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2022. As the District continues to close out final expenditures for these projects, additional unpaid invoices may be received and processed by the District resulting in minor additional expenditures as needed.

As reported in December 2021, the construction of the new Doris/Patterson 6-8 school and additional K-8 MPR facilities have been deferred pending the approval of additional future funding. The construction of Seabridge elementary school is proposed to be moved to Phase 4 and remaining improvements planned for Brekke, Ramona, Fremont, and Dr. Lopez Academy are proposed to be moved from Phase 4 to Phase 3. The design and construction for the Doris/Patterson K-5 school continues to be planned for Phase 4.

The total Program Reserve is estimated to increase from \$3.1 million to \$4 million. 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.

#### 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
- Action will be presented for the Board's consideration at the next Board meeting in August



# EDUCATIONAL PROGRAM

In the fall of 2021, the District developed a “Student Profile” that details the attributes and what a student must know when they are promoted from eighth grade and matriculate to high school. The goal of this initiative is to move to a more intellectually challenging curriculum that integrates the Common Core State Standards (CCSS) and the Next Generation Science Standards (NGSS) with an aligned curriculum and instructional methods that promote student engagement and exploration which has been referred to as “21st Century skills” deemed important by the World Economic Forum to prepare students successfully for the workforce (digital literacy, critical thinking, analyzing, problem solving, teamwork, self-management, and collaborating). This effort calls for students to demonstrate their learning and mastery of the curriculum through projects that call for the integration of the CCSS and the NGSS. Thus, English language arts and math will no longer be taught in isolation but taught through an integration with science and history social science. The District has begun full implementation of the “Student Profile” at all K-6 grade levels and at select curriculum content areas for seventh and eighth grades.

## 2.1 STUDENT PROFILE: CURRICULUM AND INSTRUCTION

In the fall of 2021, the District developed a “Student Profile” that lists the attribute, qualities and traits that students are expected to demonstrate upon leaving the District at the end of eighth grade. This initiative is in the beginning stages of implementation with the focus on training teachers, educating parents and students, and continuing to develop the integrate curriculum using the CCSS and NGSS. The District has begun to pilot the teaching of the integrated units of study for grades TK- 6 that integrate the History Social Studies and NGSS standards into the English and Spanish language arts and the math standards. All the integrated units are put into “Canvas,” an online learning management system, for easy access by all teachers and other staff. These units are designed to be intellectually challenging and require students to demonstrate mastery of the standards. The District acknowledges that academic skills are important for students to learn but the goal is for students to apply these skills in different content areas. Social and emotional support is also important for students to be able to perform at their optimal level, therefore the Social Justice Standards have been layered into the integrated units. The District desires for students who leave eighth grade to be culturally, academically, and linguistically responsive so that they can deal with life in positive and productive methods.

The District continues to move in the direction of bringing in instructional strategies that promote 21<sup>st</sup> Century skills such as digital literacy, critical thinking, analyzing, problem solving, teamwork, self-management, and collaborating with others. To this effort, the District has adopted a standard of using Mathematical Thinking as an instructional tool to develop students into mathematical thinkers, to engage

students in tasks that promote creativity, collaboration and problem solving, provide for multiple entry points, and varied solution strategies to require students to engage in higher order thinking and complex reasoning tasks.

Likewise, the District has adopted a standard for an inquiry-based balanced literacy as foundational literacy. Students, however, need to learn to read for a purpose and to apply the literacy skills in real world situations that requires students to learn effective reading and writing strategies and apply these strategies through student centered practice. Students receive standards-based instruction and focus on content literacy that is organized through interdisciplinary units that promote critical thinking, inquiry, and social action. For the Dual Language Immersion program, to achieve biliteracy, students are engaged in an inquiry-based balanced literacy model that occurs daily in both Spanish and English. The Spanish language is heightened as a means to value students' culture and background.

Because the middle schools are departmentalized, the integration of the CCSS and NGSS continues to be more challenging. The District remains focused on working with the seventh and eighth grades on integrating the CCSS and NGSS into their curriculum. This work has begun with the History Social Science standards and Social Justice Standards integrated with the English Language Arts standards into curriculum units.

Students participating in the afterschool program will continue working on the content in the integrated units that they began during classroom instruction thus extending their learning from the classroom into Extended Learning Opportunities. The District was intentional in aligning all the academic programs into the afterschool programs which was forward thinking as this will be a requirement for the Extended Learning Opportunities program that State is mandating for the next school year. The District has the structure and the curriculum in place to implement the Extended Learning Opportunities program as required.

Teachers continue to participate in regular collaboration meetings that provide time for teachers to discuss the data on student performance, what worked well, what needs to be improved and specific instructional strategies that are particularly helpful to support student learning. Ongoing regular collaborative working sessions will provide the vehicle for teachers to learning new techniques for differentiated instruction in the classrooms as they teach to the standards and the integrated units. This will require classrooms to be flexible and arranged in a variety of ways to meet the needs required for the differentiation. The use of technology may also be very helpful as teachers develop effective models for quality instruction.

## **2.2 EXPANDED TRANSITIONAL KINDERGARTEN (TK)**

The State of California has recently elected to further expand the opportunities for younger learners to succeed by requiring districts to expand transitional kindergarten (TK) enrollment to all four-year-old children. Historically, kindergarten attendance has been limited to children that have turned five by September 2 of every school year. School districts will now be given a three-year period to phase in TK enrollment requirements with students now eligible for TK in the Fall if they turn five between September

2 and February 2 for the 2022-23 school year, turn five by April 2 for 2023-24, and turn five by June 3 for 2024-25. Beginning in 2022, districts will also have the discretion, if desired, to fully accelerate implementation of the program by enrolling students at any time during the school year if a student will turn five years of age in that school year. Through the expansion of these programs, the State hopes to create for children greater equity in opportunities and learning outcomes, address bias, and promote equitable opportunities for early learners to sustain and accelerate the improved childhood outcomes associated with high-quality, early learning experiences. The expansion of TK enrollment to additional students by the State and the remaining need to continue upgrading prior approved facilities at all sites may require additional funding.

The District has decided to implement the expanded TK program for all four-year-old students beginning in the 2022-23 school year. Outside providers will continue to provide preschool programs for eligible three-year-old students. The District desires to place the four-year-old students at schools for matriculation purposes and will cluster the preschool programs throughout the District.

The State's specifications for the new construction and funding of TK classrooms require a 1350 square foot classroom that meets Title 5 requirements, including a teacher prep area and age-appropriate furniture, fixtures, equipment and bathroom facilities. In anticipation of the expansion of the TK grade level at some point, all such new and reconstructed facilities have been designed and built by the District as "kinder-flex" facilities capable of meeting the Title 5 requirements for K, TK and Special Day-Severe (SDC) classrooms as needed. In addition, these classrooms have also been designed to accommodate Title 22 requirements for housing pre-school children as part of the design and construction of the Early Childhood Development Centers (ECDC) at Harrington and Lemonwood, beginning eight years ago.

The District has constructed 77 Title 5 classrooms compliant up to this point throughout the District for this purpose. At this time, it only requires 54 of these classrooms to house the current kindergarten enrollment, leaving approximately 23 Title 5 classrooms available today to house approximately 40 percent of the total amount that may be required. Compared to others, the district has done a good job of anticipating this need, recognizing that many other districts throughout the state are starting from scratch to meet this goal.

### 2.3 CONSIDERATIONS FOR MOVING FORWARD

As the District continues to move forward with this powerful instructional model, a continual review of the adopted facility specification for 21st Century classrooms will be needed. The 21<sup>st</sup> Century classrooms as designed and built in the District support the instructional shifts that are being required to implement programs that require students to create projects and products to demonstrate their understanding and mastery of the standards as well as provide for active engagement in learning and working collaboratively with others.

One of the results of the pandemic and students learning remotely from a variety of locations, is the need for more emotional support for students. This will require the use of space on school sites for counseling and other mental health services as well as additional support services for students.

As the State moves to implement full day preschool and TK, additional kindergarten classrooms will be needed to house the TK students as the TK enrollment increases. Locations at school sites will need to be determined based on school site space availability.

The District would like to continue to offer special education programs in clusters at school sites. Ideally, having a continuum of three special education (SDC) at the K-8 sites would be best so that students could remain at that school for the entire time they are in the District. For the mild to moderate program, having two classes of SDC at select school sites, a primary and an upper grade classroom, works well for the students providing a continuous school setting until sixth grade and maximum integration into the general education classrooms as identified on the student's IEP. For highly specific special education programs such as the Deaf and Hard of Hearing, having the students clustered at a given school site is ideal as the program and classroom needs are very specific to that population and they have a community of additional supports.

As the District continues to move forward with the implementation of the "Student Profile" and the robust instruction and curriculum that requires students to create projects and products using digital literacy, critical thinking, analyzing, problem solving, teamwork, self-management, and collaborating, the classroom to support the instructional strategies is necessary. Greater reliance on technology and how to harness the power of technology to support learning will continue into the future. Because the 21st Century classroom specification set by the District is flexible and mobile and promotes collaboration, teamwork and problem-solving, it is important that all students have access to this kind of learning environment.

# STATE & LOCAL CONSIDERATIONS

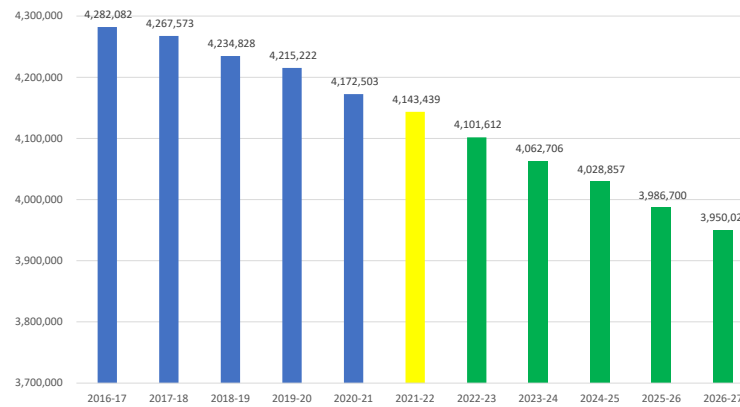
Periodically, the District receives updates on State and local considerations that may impact the implementation of the Master Construct Program (Program). The following section provides a brief update on the impact of the District's declining enrollment on the Program as well as the State's grant funding program for preschool, transitional kindergarten, and kindergarten facilities.

## 3.1 STUDENT ENROLLMENT

The California Department of Finance tabulates actual and projected K-8 enrollment based on Department of Education enrollment data and Department of Public Health births. According to the State, K-8 enrollment statewide has decreased over the last five years with an overall decline of approximately 2 percent over the last 3 years and is projected to continue to decline 5 percent over the next five year period, as indicated in Figure 1, due to a general decrease in births and a corresponding decrease in enrollment.

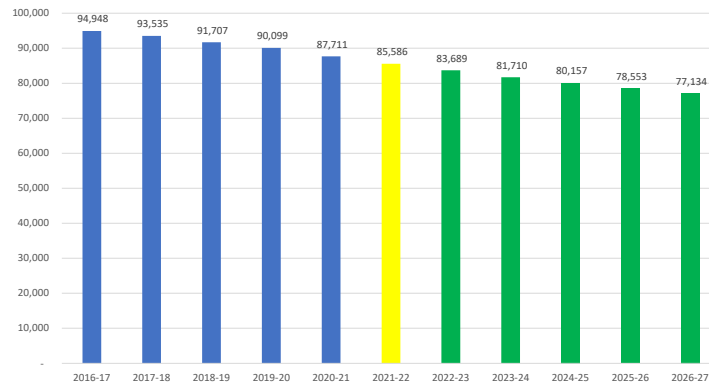
More locally, Figure 2 shows that K-8 enrollment in Ventura County has declined by 9.8 percent or 9,362 students since 2016-17 and is projected to continue to decrease by a similar 9.8 percent or 8,452 students over the next five years. As shown in Figure 3, annual enrollment in the Oxnard School District experienced significant decline since 2017-18 to date of approximately 14.5 percent or 2,441 students. Since 2019-20 alone, the District has undergone the subsequent impact of the COVID-19 pandemic with a decrease of 1,349 students. Future enrollment is projected to continue to decline by another 13.2 percent or 1902 students to 12,479 students by 2026-27.

**Figure 1: California State K-8 Enrollment**



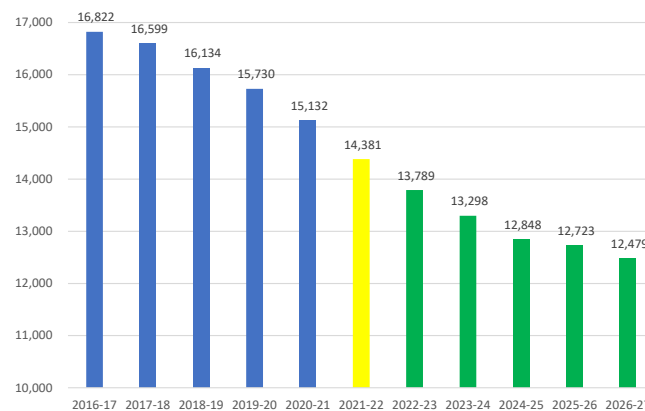
Sources: California State Department of Finance

**Figure 2: Ventura County K-8 Enrollment**



Sources: California State Department of Finance

**Figure 3: Oxnard School District K-8 Enrollment**



Sources: CALPADS; Powerschool (formerly DecisionInsight – powered by Hoonuit)

The methodology for projecting enrollment generally assumes matriculation of prior year grade level enrollment continuing at an ascribed rate through a district's grade configuration annually. New kindergarten enrollment is in most part governed by the actual rates of births and subsequent enrollment within a district's catchment area. Factors such as the impact of the COVID-19 pandemic, migration, immigration and new residential construction may substantially alter short term projections while still leveling out over a greater period.

However, new state requirements for TK and added requirements for kindergarten enrollment are projected to increase TK enrollment. Historically, kindergarten attendance has been limited to children that have turned five by September 2 of every school year. New State guidelines will now require districts to phase the full implementation of TK to all four- and five-year-old students by the year 2025-26. Districts, at their discretion, may elect to immediately implement the program beginning in 2022-23.

**Table 1: Oxnard School District – Historical and Projected Enrollment by Grade**

Grade	2016-17	2017-18	2018-19	2019-20	2020-21	Current 2021-22	*Projected Enrollment					Net Change
							2022-23	2023-24	2024-25	2025-26	2026-27	
TK	316	275	527	261	204	196	324	424	530	703	699	503
K	1,752	1,727	1,328	1,562	1,440	1,344	1,278	1,254	1,250	1,273	1,265	(79)
1st	1,847	1,750	1,720	1,574	1,582	1,436	1,342	1,284	1,267	1,278	1,294	(142)
2nd	1,845	1,827	1,718	1,700	1,573	1,543	1,413	1,319	1,269	1,269	1,283	(260)
3rd	1,859	1,813	1,794	1,699	1,656	1,504	1,494	1,372	1,284	1,252	1,264	(240)
4th	1,879	1,835	1,771	1,794	1,679	1,625	1,474	1,460	1,351	1,275	1,252	(373)
5th	1,954	1,858	1,809	1,757	1,771	1,646	1,588	1,443	1,436	1,340	1,274	(372)
<b>K-5 Total</b>	<b>11,452</b>	<b>11,085</b>	<b>10,667</b>	<b>10,347</b>	<b>9,905</b>	<b>9,294</b>	<b>8,910</b>	<b>8,557</b>	<b>8,388</b>	<b>8,392</b>	<b>8,333</b>	<b>(961)</b>
6th	1,878	1,913	1,790	1,763	1,708	1,711	1,583	1,547	1,417	1,426	1,327	(384)
7th	1,776	1,838	1,874	1,775	1,758	1,648	1,679	1,551	1,520	1,404	1,422	(226)
8th	1,716	1,763	1,803	1,845	1,761	1,728	1,619	1,642	1,523	1,500	1,396	(332)
<b>6-8 Total</b>	<b>5,370</b>	<b>5,514</b>	<b>5,467</b>	<b>5,383</b>	<b>5,227</b>	<b>5,087</b>	<b>4,880</b>	<b>4,741</b>	<b>4,460</b>	<b>4,331</b>	<b>4,146</b>	<b>(941)</b>
<b>Total</b>	<b>16,822</b>	<b>16,599</b>	<b>16,134</b>	<b>15,730</b>	<b>15,132</b>	<b>14,381</b>	<b>13,789</b>	<b>13,298</b>	<b>12,848</b>	<b>12,723</b>	<b>12,479</b>	<b>(1,902)</b>

*\*Projected enrollment provided from Powerschool (formerly DecisionInsite - powered by Hoonuit) online 2022 projections;  
projected SDC enrollment not provided by grade and has therefore been evenly distributed across grades TK-8*

Sources: CALPADS; Powerschool (formerly DecisionInsite – powered by Hoonuit)

Regardless of the timing of the program's implementation, the new state requirements create a new grade level for enrollment and the subsequent need to house children in additional state approved TK/K facilities. The enrollment projections represented in Table 1 by the District's consultants take these factors into consideration. A phased absorption is assumed over the next five years for TK students with annual TK enrollment projected to increase to 699 students through 2026-27, equating to approximately 55 percent of the projected kindergarten enrollment of 1,265 expected by 2026-27. With the increases in projected TK enrollment, overall kindergarten through 2026-27 is expected to decline, but at a much lower rate than would otherwise be expected. Overall, however, enrollment through grade 5 is expected to decline by 961 students. A similar anticipated decline in grade 6-8 enrollment of 941 students is anticipated.

### 3.2 STATE'S PRESCHOOL, TK, AND KINDERGARTEN FACILITIES GRANT PROGRAM

The State's Full Day Kindergarten Facilities Grant Program (FDKFGP) was initiated in 2019 to provide one-time grants to construct new or retrofit existing facilities for the purpose of providing kindergarten classrooms to support full-day kindergarten instruction. The Governor's budget for Fiscal Year 2021-22 provides \$490 million to fund and expand the program to provide one-time grants to construct new or retrofit existing facilities for the purpose of providing classrooms to support preschool, transitional kindergarten and full-day kindergarten instruction. The program is now referred to as the California Preschool, Transitional Kindergarten, and Full-Day Kindergarten Facilities Grant Program.

Funds may be used for the associated costs in creating and expanding the California State Preschool Programs (CSPP) or TK programs, or to establish or strengthen partnerships with other providers of preschool education within the District to ensure high quality preschool education options are available to all four year old students. Funding is open to districts that do not have the facilities to adequately house state preschool, transitional kindergarten and kindergarten students that currently attend or will attend a full-day program. The program requires a matching share of 75/25 (state/district) for part-day kindergarten programs that are converting to full-day. Districts that already have full-day kindergarten programs require a 50/50 (state/district) match for new construction and 60/40 (state/district) match for retrofit projects. All transitional kindergarten and preschool projects require a matching share of 75/25 (state/district).

Proposed facilities must meet Title 5 requirements and preschool projects will need to meet Title 22 requirements, including licensure requirements. The State is limiting the number of classrooms eligible for project funding for preschool and/or transitional kindergarten to a maximum of four classrooms for each grade level. There is not a limit on the number of full-day kindergarten classrooms that can be included in a project since kindergarten eligibility is based on current need and enrollment. The State uses a loading standard of 25 students for each classroom project.

Based on a review of enrollment and existing classrooms, an application for funding was submitted to the State for Driffill elementary school in April 2022 for the construction of 12 new classrooms for kindergarten, TK and preschool at the Driffill site. The application is intended to assist the Driffill site in meeting the educational specifications for TK and K students and the majority of the grant is designated to assist in the creation of an Early Childhood Development Center on the Driffill site similar to those operated at Harrington and Lemonwood.

Table 2 provides a summary of the estimated state grants available to the District by type and amounts in addition to the local match requirement. For districts like Oxnard with high rates of free and reduced lunch and exceed their statutory bonded indebtedness (with or without a waiver), eligible "Financial Hardship" funding is available allowing the State to fund the district's local match requirement, based on additional considerations. It is estimated that the District could be eligible for up to \$8.0 million in State grants, requiring a local combined match of approximately \$4.0 million should the District's application be awarded. Should the District qualify for "Financial Hardship", the State would provide the required



local share of approximately \$4.0 million, bringing the total potential grant amount from the State to approximately \$12 million of which approximately \$8.0 million would go toward TK/K facilities.

**Table 2: Estimated Potential PS/TK/ K Grants for Driffill Elementary School**

Driffill Elementary/ECDC	Total Elig. CRs	Eligible Pupils	Per Pupil Grant	Base Grant	Site Grants (35%)	Other Grants	Total Project	State Share	District Share
Kindergarten	4	100	\$14,623	\$1,462,300	\$511,805	\$25,274	\$3,998,759	\$1,999,379	\$1,999,379
Transitional Kindergarten	4	100	\$14,623	\$1,462,300	\$511,805	\$25,274	\$3,998,759	\$2,999,069	\$999,690
<b>Subtotal</b>	<b>8</b>	<b>200</b>		<b>\$2,924,600</b>	<b>\$1,023,610</b>	<b>\$50,549</b>	<b>\$7,997,517</b>	<b>\$4,998,448</b>	<b>\$2,999,069</b>
Preschool	4	100	\$14,623	\$1,462,300	\$511,805	\$25,274	\$3,998,759	\$2,999,069	\$999,690
<b>Subtotal</b>	<b>4</b>	<b>100</b>		<b>\$1,462,300</b>	<b>\$511,805</b>	<b>\$25,274</b>	<b>\$3,998,759</b>	<b>\$2,999,069</b>	<b>\$999,690</b>
<b>Total</b>	<b>12</b>	<b>300</b>		<b>\$4,386,900</b>	<b>\$1,535,415</b>	<b>\$75,823</b>	<b>\$11,996,276</b>	<b>\$7,997,517</b>	<b>\$3,998,759</b>

# FACILITIES PROGRAM

The Master Construct Program implements planned 21<sup>st</sup> century facilities improvements in select phases to support academy programs, reconstruct older schools and support facilities, and remove portable classrooms. The program commenced in 2013 and was further expanded in 2016 with increased funding sources and scope of planned improvements allocated to the program.

The Master Construct Program has been focused on increasing the number of K-8 school facilities and replacing older schools, portable classrooms, and support facilities with permanent K-5 & K-8 schools; all with 21<sup>st</sup> Century Learning Environments. To date, four replacement school projects are complete and occupied. The reconstruction of Rose Avenue elementary school has commenced, making Rose Avenue elementary the fifth school reconstruction project for the program. The program also completed two Early Childhood Development Centers, and the construction of additional flex-classrooms for transitional (TK) and kindergarten (K) enrollment at existing school sites. 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.

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 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 in this report.

## 4.1 COMPLETED PROJECTS

Completed projects include improvements to kindergarten facilities at Ritchen, Brekke, and McAuliffe schools, and construction of science labs at Chavez, Curren, Kamala, Dr. Lopez Academy, and Fremont schools to accommodate the educational reconfiguration plan. The deployment of state-of-the-art learning resources, including 1:1 mobile devices for all students and teachers at every school district wide was also provided. Four new 21<sup>st</sup> Century reconstructed schools were provided at Harrington, Elm, Lemonwood, and McKinna elementary schools to replace the prior obsolete facilities. A new 12 classroom

building serving grades 6-8 was completed at Marshall elementary school. New kindergarten/flex classrooms at Brekke, McAuliffe, Ritchen, and Ramona elementary schools were completed, as well as kindergarten annex facilities at Lemonwood and Harrington elementary schools. The District has completed the land purchase of the new Seabridge elementary school site and the Doris/Patterson elementary and middle school sites. Design approval from the Division of State Architect (DSA) and California Department of Education (CDE) for the new Seabridge K- 5 elementary school project was achieved. In addition, the design plans received DSA and CDE approval for the modernization improvements planned at McAuliffe and Ritchen elementary schools. Funding for the projects to date has been from local sources, primarily Measure “R” and Measure “D”.

## 4.2 PROJECTS UNDERWAY

Construction is underway for the reconstructed Rose Avenue elementary school. The design plans for the modernization efforts planned at McAuliffe and Ritchen elementary schools have both received DSA and CDE approval and funding applications have been submitted to the State for Financial Hardship consideration. In October 2022, the design plans for the new Seabridge elementary school will be subject to code compliance review and required to be resubmitted to the DSA prior to the commencement of construction activities. As a result the Seabridge project is proposed to be moved from Phase 3 to Phase 4 to accommodate future enrollment growth or to be operated as a replacement school if the need arises. Planning efforts associated with the Local Agency Formation Committee (LAFCo) approval for the Doris/Patterson project continue, however the project has not yet commenced the design process. Design and construction of the new Doris/Patterson 6-8 school has been deferred pending the approval of additional future funding. The design and construction of the new Doris/Patterson K-5 school continues to be proposed in Phase 4. MPR/gym and support facilities to be modernized at the remaining K-5 and 6-8 schools are proposed to be moved from Phase 4 to Phase 3. The MPR facilities for the K-8 schools are proposed to be implemented as part of the Enhanced Master Construct Program. An application has been submitted to the State for funding for new preschool, TK, and K classrooms at the Drifill elementary school site with implementation of the project pending approval of grant funding from the State and/or a future local funding source.

The following sections provide further detail on the status of projects summarized above and expected outcomes over the next six months.

### 4.2.1 ROSE AVENUE ELEMENTARY RECONSTRUCTION

New facilities planned for the Rose Avenue Reconstruction project include a two-story classroom building, library, administration space, multipurpose room, playfields, hard courts, and support spaces. This project is planned to be constructed in two (2) phases. During the initial phase, the new campus buildings will be built on the existing play fields. The second phase will consist of the demolition of the existing campus and the construction of new play areas and fields. The District conducted a groundbreaking ceremony in late October 2021 which was well received. Construction commenced in early November 2021.

As of the end of May 2022, construction work continues on both Buildings A and B with the bolting and welding of the steel beams reaching completion on both buildings. The construction team will start on installing the metal decking which will be the sub-floor that will support the second floor and the roof. Structural steel work on Building C has also resumed. A logistics plan for the summer was approved by District personnel to provide additional site access to the construction team as well as to maintain access for the District site staff.



**Rose Avenue Elementary School Construction Progress**

The project is proceeding with construction utilizing existing local funds on hand. The current Board approved “all in” budget for the Rose Avenue project is \$51.1 million. No budget adjustments are recommended at this time.

An application for new construction remains on the State’s beyond bonding authority list awaiting review by the State and is pending availability of State funds and the District’s new construction eligibility at the time the application is reviewed. The application was originally submitted as a “Financial Hardship” project prior to the decision to move forward with construction with local funds. At time of review by the State and subject to the District’s new construction eligibility at time of review, the application would need to be amended as a 50/50 reimbursement application and is estimated to garner approximately \$12.4 million. The District would need to have substantial enrollment recovery at time of review of this application by the OPSC to qualify for funding.

#### **4.2.3 MCAULIFFE ELEMENTARY MODERNIZATION**

The McAuliffe modernization project improves 28 existing classrooms, provides for repurposing of existing spaces to STEAM Academy and piano labs, and improves support spaces to comply with the District’s vision and specification for 21<sup>st</sup> Century K-5 classrooms and support school facilities. Upgrading the library into a Media Center is proposed which provides for the inclusion of 2 breakout rooms. The repurposing of two adjacent supply rooms into administrative and counselor space is also provided. Other interior improvements include allowances for modernized improvements to floors, walls and ceilings, sinks, electrical systems, and furnishings, as well as data and other technology upgrades consistent with those available at similarly reconstructed schools, where possible. The project has received approvals from both DSA and the CDE.

The current Board approved “all in” budget for the McAuliffe project is \$4.9 million. No budget adjustments are recommended at this time. A funding application for modernization grants has been

submitted to the State under the financial hardship program for the project to be placed on the State's beyond bond authority list. It is estimated that this application could garner approximately \$5.5 million. Upon approval of the application by the State and receipt of funds, the project budget may require adjustment based on the construction costs at that time and final approved grants.

#### 4.2.4 RITCHEN ELEMENTARY MODERNIZATION

The Ritchen modernization project improves 28 existing classrooms, provides for repurposing of existing spaces to STEAM and piano labs, and upgrades the MPR and library to comply with the District's vision and specification for 21<sup>st</sup> Century K-5 classrooms and student support facilities. The library improvements also provide for the inclusion of 2 breakout rooms. Interior improvements include allowances for modernized improvements to floors, walls and ceilings, sinks, electrical, and furnishings, as well as data and other technology upgrades. The project has received DSA and CDE approval.

The current Board approved "all in" budget for the Ritchen project is \$4.4 million. No budget adjustments are recommended at this time. A funding application for modernization grants has been submitted to the State under the financial hardship program for the project to be placed on the State's beyond bond authority list. It is estimated that this application could garner approximately \$5 million. Upon approval of the application by the State and receipt of funds, the project budget may require adjustment based on the construction costs at that time and final approved grants.

#### 4.2.2 SEABRIDGE ELEMENTARY NEW CONSTRUCTION

The New Seabridge K-5 School consists of a new elementary school north of Oxnard's Seabridge neighborhood along Wooley Road. The site was purchased in 2013. New facilities include a two-story classroom building, library, administration space, multipurpose room, playfields, hard courts, and support spaces. The design plans for the new Seabridge elementary school received DSA approval in October 2018 and CDE approval in July 2018. In October 2022, the design plans for the new Seabridge elementary school will be subject to a code compliance review and will require to be resubmitted to the DSA prior to the start of construction activities. The new Seabridge elementary school has been designed to provide increased District permanent capacity or a replacement school for other aging district schools if needed. It is proposed that the Seabridge project be moved from Phase 3 to the later Phase 4 implementation schedule to accommodate the estimated timing of future funding.

Two new construction applications for the project remain on the State's beyond bonding authority list awaiting review by the State and are pending availability of State funds and the District's new construction eligibility at the time the application is reviewed and are estimated to garner approximately \$16.8 million. The District would need to have substantial enrollment recovery at time of review of these applications by the OPSC to qualify for funding. The current Board approved "all in" budget for the Seabridge project is \$28.6 million. No budget adjustments are recommended at this time; however, cost increases may occur at time of implementation given recent trends in construction costs.

#### 4.2.5 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, or a combined K-8 campus 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. Pursuant to the Ventura County Local Agency Formation Commission (LAFCo), this project requires annexation into the City of Oxnard. The scope of off-site improvements requested by the City far exceed the demands of the proposed District project. The current Board-approved budget is \$800,572 for the project's environmental planning and LAFCo efforts and \$9.2 million for land acquisition. An adjustment decreasing the environmental planning and LAFCo efforts budget by \$243,214 to \$557,358 is recommended to account for actual expenditures and anticipated remaining efforts.

As reported in December 2021, the design and construction of the new Doris/Patterson 6-8 school has been deferred pending the approval of additional future funding. The design and construction of the new Doris/Patterson K-5 school continues to be proposed in Phase 4. The new Doris/Patterson K-5 school is yet to be designed and is dependent on the District's need for increased capacity or replacement of aging schools. The current Board approved "all in" budget for the Doris/Patterson K-5 project is \$29.6 million. No budget adjustments are recommended at this time; however, cost increases may occur at time of implementation given recent trends in construction costs.

#### 4.2.6 IMPROVEMENTS TO MPR/SUPPORT FACILITIES

The Program identified MPR and gym facilities to be modernized at the District's remaining K-5, K-8 and 6-8 school facilities scheduled for implementation in Phases 3 and 4 of the Program. These improvements remain substantially dependent on State funding and potential future local bond. These improvements are now proposed to be implemented in Phase 3. The MPR facilities for the K-8 schools are proposed to be implemented as part of the Enhanced Master Construct Program. The following sections provides a recap summary of the planned projects.

##### 4.2.6.1 FREMONT MIDDLE SCHOOL

An analysis was conducted as to the ability to construct a replacement facility to the existing MPR that could be integrated as part of a potential future school replacement project. To preserve the option to utilize the new facility as part of a future new replacement school, a new gym is proposed to be located east of the existing tennis courts, along the southern boundary of the existing site in order to maximize the ability to be integrated as part of a future campus replacement project, should funding become available. Placing the new gym in this location would also reduce the impact on the ongoing operation of the Fremont School during construction of the gym. The current Board approved "all in" budget for the MPR/gym is \$5.6 million. No budget adjustments are recommended at this time. The project is proposed to be moved from Phase 4 to Phase 3.

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#### 4.2.6.2 DR. MANUAL M. LOPEZ ACADEMY OF ARTS AND SCIENCES

Dr. Manual M. Lopez Academy of Arts and Sciences is the smallest of the District's 6-8 facilities. Replacement strategies for the existing campus were explored. Some level of interim improvement to the multipurpose facility may be required under any scenario for Dr. Lopez Academy. To supply the site with some level of improvement to the existing MPR facility that will effectively bridge the immediate needs of today with the ultimate ability to reconstruct the facility, a Board approved budget allowance of \$1.5 million has been established. No budget adjustments are recommended at this time. The project is proposed to be moved from Phase 4 to Phase 3.

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#### 4.2.6.3 K-8 P2P SCHOOLS: MULTIPURPOSE ROOM MODERNIZATION

Alternative scenarios were reviewed by the Board through the planning process of the proposed Enhanced Master Construct Program for Kamala, Chavez, Curren, and Driffill which included the construction of new multipurpose room/gymnasium facilities at each of the sites. The facilities would include approximately 10,683 square feet including assembly/gymnasium and presentation areas, service and kitchen areas, storage, restrooms, and grade 6-8 student locker rooms. The estimated development cost for each facility was budgeted at approximately \$7.0 million. At time of the discussions, it was determined that these projects should be included in proposed Enhanced Master Construct Program. Due to the enhanced scope and required master budget, these projects are anticipated to be funded by a future local funding source. If no additional funding is identified, improvements in line with the original scope of the projects could be completed with either local funds or anticipated State reimbursements.

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#### 4.2.6.4 REMAINING K-5 SCHOOL IMPROVEMENTS

The Program provides for modernization improvements to existing MPR facilities at Brekke and Ramona elementary schools with a budget of \$697,557 at Brekke and \$1.8 million at Ramona. Additional administrative and program support space to enable certain permanent classrooms currently being used as non-teaching spaces to be repurposed as classrooms are also planned at Brekke and Ramona.

At Brekke, there are two permanent classrooms not used as teaching stations that house the school's RSP support and extra support teacher functions. A dedicated 630 square feet of additional administration and program space is recommended to support these functions allowing the release of the two permanent classrooms to return for use as teaching stations. The identified budget for these improvements is \$459,373.

At Ramona, there is one permanent classroom not used as a teaching station that houses the school's RSP, Speech, and extra support teacher functions. A recommended 880 square feet of additional administration and program space is suggested to house these functions and release the permanent classroom to return for use as a teaching station. The identified budget for these improvements is \$292,151.



No budget adjustments are recommended at this time. The projects are proposed to be moved from Phase 4 to Phase 3.

#### 4.2.7 TK, K, AND ECCL FACILITIES AT DRIFFILL ELEMENTARY SCHOOL

Based on a review of enrollment and existing classrooms, an application for funding was submitted to the State for Driffill elementary school in April 2022 for the construction of 12 new classrooms for kindergarten, TK, and preschool services at the Driffill site. The application includes a maximum of four classrooms for each grade. The application is intended to assist Driffill in meeting the educational specifications for TK and K students and to assist in the creation of an Early Childhood Development Center.

The State's specifications for the new construction and funding of such classrooms require a 1350 square foot classroom that meets Title 5 requirements, including a teacher prep area and age-appropriate furniture, fixtures, equipment and bathroom facilities. The facilities are proposed to be designed and built to meet State Title 5 and district specification for TK/kindergarten classrooms as well as the Title 22 licensing requirements for preschool classrooms. A new playground would also be constructed in the center of the classrooms.

It is estimated that the District could be eligible for up to \$8.0 million in State grants, requiring a local combined match of approximately \$4.0 million should the District's application be awarded. Should the District qualify for "Financial Hardship", the State would provide the required local share of approximately \$4.0 million, bringing the total potential grant amount from the State to approximately \$12 million of which approximately \$8.0 million would go toward TK/K facilities. Implementation of the proposed new classrooms is pending receipt of State grant funds and/or a future local funding source.

#### 4.2.8 ENHANCED MASTER CONSTRUCT PROGRAM

In 2019, the District requested an update of the Master Construct Program, including an analysis of existing conditions, options to enhance the scope of the Master Construct Program and equity at remaining school sites, and present options for Board consideration. As part of that development process the District held three Board workshops to discuss the scope and potential funding sources for additional improvements to the balance of the schools and to provide additional resources to the Basic strategy of the Master Construct Program. This analysis was commonly referred to as the Enhanced Master Construct Program. The Board decided at its June 4, 2020 meeting to delay the consideration of additional facilities improvements beyond the current Master Construct Program to a future date.

A proposed Enhanced Master Construct Program has been prepared for consideration by the Board under a separate workshop. The proposed Enhanced Master Construct Program identifies projects for consideration that qualify for State modernization grants and are eligible for funding via local voter approval bond programs. A recommended program response by school site, grade configuration and specification, phasing, and type of funding is proposed and provided in detail in the proposed Enhanced Master Construct Program. Two major funding sources are proposed including a new General Obligation



(GO) Bond program requiring voter approval and estimated State reimbursement grants from eligible modernization improvements. A total of \$302.6 million in projects is estimated across all selected school sites, including a Program Reserve to accommodate unplanned contingencies.

# 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.

The District has garnered approximately \$35 million in new construction and modernization grant funds for completed projects. Approximately \$10.5 million in additional modernization applications have been submitted to the State for improvements to McAuliffe and Ritchen elementary schools. The District has exhausted its eligibility for new construction funding until such time as enrollment once again begins to grow. A further review of the SFP 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 be collected and utilized by the program as additional residential construction is approved within the District. The District has issued approximately \$106 million in Measure “D” bonds in support of Phase 2 improvements, leaving approximately \$36.5 million in remaining authorization, and all previous bond authorization has been fully issued and appropriated.

The following provides an update to the prior Program funding and expenditures provided to the Board in the December 2021 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.

## 5.1 STATE MATCHING GRANTS

Through the Office of Public School Construction (OPSC), the State of California provides funding assistance to eligible school districts through the School Facility Program (SFP). OPSC administers 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.

Historically, project funding by the State has been supported through the periodic approval of State bonds for school construction by California voters. In November 2016, California voters approved Proposition (Prop.) 51, authorizing \$7 billion for new construction, modernization, Career Technical Education (CTE), and Charter funding for K-12 facilities.

At this time, the OPSC has reported that all authorized funds for new construction and modernization applications under the SFP have been fully allocated. Received applications after September 12, 2018 for new construction and after March 1, 2019 for modernization are now being placed on an "Applications Received Beyond Bond Authority" waiting list in the order of date received, which is presented to SAB for acknowledgement, but not approval, and are slated for review once additional funds are made available. To qualify for this waiting list for State funds, districts are required to adopt a Board resolution acknowledging the shortfall and the application's inclusion under the "Applications Received Beyond Bond Authority List."

In May 2022, the Governor Newsom released the May Revision of the 2022-23 State of California (State) budget for K-12 education allocating additional funds to the SFP. The State's historic revenue surplus presented an opportunity for the State to further support K-12 education on one-time programs and services. The May Revision included approximately \$4 billion in one-time General Fund monies for the SFP allocating \$2.2 billion in 2021-22, \$1.2 billion in 2023-24, and \$625 million in 2024-25 to support new construction and modernization projects. The May Revision also includes approximately \$1.8 billion in one-time funds for deferred maintenance, HVAC, and energy improvements. This is anticipated to be applied against the "Applications Received Beyond Bond Authority" waiting list allowing most of these to anticipate funding in the years ahead.

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.

### 5.1.1 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 2022 pupil grant is currently \$5,568 for elementary grades and \$5,888 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 Senate Bill 50 (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 3 and 4 summarize the District’s remaining estimated eligibility for State modernization grants for 288 permanent and 60 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 eligibility accounts for FY2021-22 enrollment by school site and 2022 per pupil grants. When an application is reviewed, the subject school site’s eligibility will be dependent on enrollment at that time and may increase or decrease dependent on enrollment at that time. 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.

Table 3 shows the estimated eligibility for permanent classrooms totaling \$42 million. The estimated eligibility for permanent classrooms has been adjusted to accommodate FY2021-22 enrollment and the 2022 per pupil grant amounts resulting in an estimated increase of approximately \$4 million when compared to the December 2021 report. Approximately \$16.9 million is currently available for McAuliffe

and Ritchen elementary schools and Dr. Lopez Academy and Frank middle school. Approximately \$5.9 million in grants are estimated to become eligible in the FY2021-25 period. The remaining eligibility of approximately \$19.2 million is not fully eligible for grant funding until the FY 2026-29 period. To access these funds, the District must design and receive Division of State Architect (DSA) project approval prior to the submittal of an application for modernization funding of a facility.

**Table 3: 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	22	0		0		22	\$3,073,536	0		\$3,073,536
Chavez	39	0		0		0		39	\$5,428,800	\$5,428,800
Curren	0	0		0		0		0		\$0
Driffill	0	0		0		0		0		\$0
Elm	0	0		0		0		0		\$0
Frank	41	0		41	\$6,488,576	0		0		\$6,488,576
Fremont	28	0		0		0		28	\$4,480,768	\$4,480,768
Harrington	0	0		0		0		0		\$0
Dr. Lopez Academy of Arts & Sciences	30	30	\$4,728,064	0		0		0		\$4,728,064
Kamala	0	0		0		0		0		\$0
Lemonwood	0	0		0		0		0		\$0
Marina West	20	0		0		0		20	\$2,784,000	\$2,784,000
Marshall	26	0		0		0		26	\$3,619,200	\$3,619,200
McAuliffe	21	21	\$2,973,312	0		0		0		\$2,973,312
McKinna	0	0		0		0		0		\$0
Ramona	20	0		0		20	\$2,828,544	0		\$2,828,544
Ritchen	20	20	\$2,733,888	0		0		0		\$2,733,888
Rose Avenue	0	0		0		0		0		\$0
Sierra Linda	21	0		0		0		21	\$2,923,200	\$2,923,200
Soria	0	0		0		0		0		\$0
<b>Total</b>	<b>288</b>	<b>71</b>	<b>\$10,435,264</b>	<b>41</b>	<b>\$6,488,576</b>	<b>42</b>	<b>\$5,902,080</b>	<b>134</b>	<b>\$19,235,968</b>	<b>\$42,061,888</b>

\*Current dollars

Table 4 demonstrates remaining eligibility of approximately \$8.5 million for portable classrooms that exceed their 20-year life and are eligible for modernization during the term of the Program. The estimated eligibility for portable classrooms has been adjusted to accommodate FY2021-22 enrollment and the 2022 per pupil grant amounts resulting in an estimated increase of approximately \$700,000 when compared to the December 2021 report. To date, approximately \$3.9 million in modernization applications have been submitted to the OPSC for grant reimbursements. Additional modernization funding applications have been submitted to the OPSC for the improvements planned at McAuliffe and Ritchen elementary 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.

**Table 4: 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	\$278,400	0		\$278,400
Driffill	0	0		0		0		0		\$0
Elm	15	0		15	\$2,088,000	0		0		\$2,088,000
Frank	0	0		0		0		0		\$0
Fremont	8	8	\$1,271,808	0		0		0		\$1,271,808
Harrington	5	3	\$417,600	2	\$278,400	0		0		\$696,000
Dr. Lopez Academy of Arts & Sciences	0	0		0		0		0		\$0
Kamala	6	0		5	\$696,000	1	\$139,200	0		\$835,200
Lemonwood	7	6	\$835,200	1	\$139,200	0		0		\$974,400
Marina West	0	0		0		0		0		\$0
Marshall	0	0		0		0		0		\$0
McAuliffe	1	1	\$139,200	0		0		0		\$139,200
McKinna	13	7	\$974,400	6	\$835,200	0		0		\$1,809,600
Ramona	0	0		0		0		0		\$0
Ritchen	0	0		0		0		0		\$0
Rose Avenue	3	0		0		3	\$417,600	0		\$417,600
Sierra Linda	0	0		0		0		0		\$0
Soria	0	0		0		0		0		\$0
<b>Total</b>	<b>60</b>	<b>25</b>	<b>\$3,638,208</b>	<b>29</b>	<b>\$4,036,800</b>	<b>6</b>	<b>\$835,200</b>	<b>0</b>	<b>\$0</b>	<b>\$8,510,208</b>
<b>Submitted Applications</b>										
Project 1 - Fremont		8	\$1,271,808							
Project 1 - McAuliffe		1	\$139,200							
Harrington Kinder Annex				4	\$556,800					
Lemonwood K-8 Portables		6	\$835,200	1	\$139,200					
Elm Portables				4	\$556,800					
McKinna Portables		3	\$417,600							
<b>Total</b>		<b>18</b>	<b>\$2,663,808</b>	<b>9</b>	<b>\$1,252,800</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$3,916,608</b>
<b>Remaining Eligibility</b>		<b>7</b>	<b>\$974,400</b>	<b>20</b>	<b>\$2,784,000</b>	<b>6</b>	<b>\$835,200</b>	<b>0</b>	<b>\$0</b>	<b>\$4,593,600</b>

\*Current dollars

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.

Table 5 demonstrates approximately \$3.9 million in modernization grants that have been received or are pending to be received shortly as part of the implementation of the Master Construct Program. The District has received approximately \$2.86 million for eligible improvements made to Fremont, Harrington, and Lemonwood. The listed grants for Elm and McKinna totaling approximately \$1.05 million are pending fund release from the State and are anticipated to be received by July 2022.

**Table 5: Estimated Modernization Grants Received**

Projects	Application #	Standard Pupils	SDC Pupils	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
1 Fremont	57/72538-00-026	131	0	\$1,003,960	\$93,926	\$1,097,886
2 Harrington	57/72538-00-027	87	0	\$581,160	\$108,508	\$689,668
3 Lemonwood	57/72538-00-028	175	0	\$841,400	\$239,311	\$1,080,711
<b>Subtotal</b>		<b>393</b>	<b>0</b>	<b>\$2,426,520</b>	<b>\$441,745</b>	<b>\$2,868,265</b>
<b>Total Grants Received</b>						<b>\$2,868,265</b>
1 Elm	57/72538-00-029	101	0	\$485,608	\$126,260	\$611,868
2 McKinna	57/72538-00-030	78	0	\$375,024	\$68,422	\$443,446
<b>Subtotal</b>		<b>179</b>	<b>0</b>	<b>\$860,632</b>	<b>\$194,682</b>	<b>\$1,055,314</b>
<b>Total Applications pending Fund Release</b>						<b>\$1,055,314</b>
<b>Total Applications (5)</b>		<b>572</b>	<b>0</b>	<b>\$3,287,152</b>	<b>\$636,427</b>	<b>\$3,923,579</b>

### 5.1.2 STATE AID NEW CONSTRUCTION

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

1. **Eligibility:** Eligibility for new construction funding is not site specific and is determined by the gap between a district's projected enrollment and its existing permanent classroom capacity. Classroom capacity is based on State loading standards of 25 students per classroom for elementary grades and 27 students per classroom for middle grades. Historical and projected student enrollment, plus approved, but not yet built residential units, are utilized to estimate the gap between the number of future students and the current ability to house students in permanent facilities. Portable classrooms are not counted by the State as being permanently available to house pupils. Until approved for construction, eligibility is subject to annual review.
2. **Funding:** Once eligibility is approved; a district may apply for funding on a 50/50 State grant/local match basis. The 2022 pupil grant is currently \$14,623 for elementary grades and \$15,466 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.

Table 6 provides a summary of received funding and submitted applications for new construction grants during the Master Construct and Implementation Program totaling \$60 million. For applications not yet received funding, the shown grant amounts are estimated based on the State's 2022 per pupil grants and the estimated supplemental grants submitted as part of the applications and may vary from amounts shown on the State's workload and beyond bond authority lists. The District has received approximately

\$26 million in new construction grant funds for completed projects at Drifill, Harrington, and Lemonwood schools. Approximately \$4.98 million in applications have received State grant approvals and are pending fund releases from the State, anticipated to be received by July 2022.

Three applications totaling approximately \$29 million remain on the State's "beyond bond authority list" for the new Rose Avenue Elementary School and Seabridge Elementary School projects. As previously presented to the Board, the District has exhausted its eligibility for new construction funding until such time as enrollment once again begins to grow. The District would need to have substantial enrollment recovery at time of review of these applications by the OPSC in order to qualify for funding.

**Table 6: New Construction Applications During Implementation of Program**

Projects	Application #	Standard Pupils	SDC Pupils	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
1 Drifill	51/72538-00-001	0	0	\$3,712,107	\$558,304	\$4,270,411
2 Drifill	50/72538-00-009	350	9	\$4,032,792	\$697,880	\$4,730,672
3 Harrington	50/72538-00-011	625	26	\$8,219,097	\$1,461,426	\$9,680,523
4 Lemonwood	50/72538-00-013	473	0	\$5,570,487	\$1,697,465	\$7,267,952
<b>Subtotal</b>		<b>1,448</b>	<b>35</b>	<b>\$21,534,483</b>	<b>\$4,415,075</b>	<b>\$25,949,558</b>
<b>Total Grants Received</b>						<b>\$25,949,558</b>
1 Ritchen Kinder	50/72538-00-016	0	18	\$638,712	\$134,140	\$772,852
2 Brekke Kinder	50/72538-00-017	0	18	\$638,712	\$138,485	\$777,197
3 McAuliffe Kinder	50/72538-00-018	0	18	\$638,712	\$139,292	\$778,004
4 McKinna	50/72538-00-022	0	28	\$770,245	\$1,120,264	\$1,890,509
5 Ramona Kinder	50/72538-00-024	0	18	\$638,712	\$128,109	\$766,821
<b>Subtotal</b>		<b>0</b>	<b>100</b>	<b>\$3,325,093</b>	<b>\$1,660,290</b>	<b>\$4,985,383</b>
<b>Total Applications pending Fund Release</b>						<b>\$4,985,383</b>
1 Seabridge + Land	50/72538-00-025	575	13	\$8,765,465	\$7,070,025	\$15,835,490
2 Seabridge Use of Grants	50/72538-00-026	68	0	\$994,364	\$0	\$994,364
3 Rose Avenue	50/72538-00-027	675	35	\$10,954,815	\$1,439,250	\$12,394,065
<b>Subtotal</b>		<b>1,318</b>	<b>48</b>	<b>\$20,714,644</b>	<b>\$8,509,275</b>	<b>\$29,223,919</b>
<b>Total Applications on State Beyond Bond Authority List</b>						<b>\$29,223,919</b>
<b>Total Applications (12)</b>		<b>2,766</b>	<b>183</b>	<b>\$45,574,220</b>	<b>\$14,584,640</b>	<b>\$60,158,860</b>

#### 5.1.3 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 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 project using hardship funding.

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.

#### 5.1.4 SUBMITTED STATE AID APPLICATIONS

Table 7 presents State aid applications that have been filed with the OPSC that are awaiting review and funding by the State, totaling approximately \$39.7 million. It also reflects the current pupil grant amounts in effect for 2022 by the SAB and estimated additional anticipated allowances for supplemental grants such as site development and land acquisition costs. The Seabridge and Rose Avenue applications remain on the State’s beyond authority list and will be subject to eligibility requirements at time of review by the OPSC. Additional applications have been recently filed for the modernization projects planned at Ritchen and McAuliffe elementary schools to be placed on the State’s beyond authority list. These applications for Ritchen and McAuliffe elementary schools have been submitted assuming Financial Hardship.

**Table 7: 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
Seabridge + Land	New Const.	575	575	0	13	13	0	\$8,765,465	\$7,070,025	\$15,835,490
Seabridge Use of Grants	New Const.	68	68	0	0	0	0	\$994,364	\$0	\$994,364
Rose Avenue	New Const.	675	675	0	35	26	9	\$10,954,815	\$1,439,250	\$12,394,065
*McAuliffe	Mod.	534	534	0	0	0	0	\$2,973,312	\$297,331	\$5,451,072
*Ritchen	Mod.	491	491	0	0	0	0	\$2,733,888	\$273,389	\$5,012,128
<b>Total</b>		<b>2,343</b>	<b>2,343</b>	<b>0</b>	<b>48</b>	<b>39</b>	<b>9</b>	<b>\$26,421,844</b>	<b>\$9,079,995</b>	<b>\$39,687,119</b>
<i>Total New Construction Pupils Used</i>		<b>1,318</b>	<b>1,318</b>	<b>0</b>	<b>48</b>	<b>39</b>	<b>9</b>	<b>\$20,714,644</b>	<b>\$8,509,275</b>	<b>\$29,223,919</b>
<i>Total Modernization Pupils Used</i>		<b>1,025</b>	<b>1,025</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$5,707,200</b>	<b>\$570,720</b>	<b>\$10,463,200</b>

*\*Total grant assumes Financial Hardship for McAuliffe & Ritchen*

Over the next six months, the team will continue to monitor application status with OPSC and respond to any new opportunities, exceptions, and review notices received in order to keep the District as informed as possible on any needs for program adjustments.

## 5.2 DEVELOPER FEES

Developer fees levied on new residential and commercial construction in a school district attendance area are permissible under State Education Code, Section 17620 and may be used to meeting the District's match requirement for eligible State assistance projects. The purpose of these fees is to mitigate 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 \$4.79 per square foot of residential development and \$0.78 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 Developer Fee 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 \$10.2 million in additional developer fee revenues as of April 30, 2022, for a grand total of \$13.6 million in collected revenues.

In April 2022, the District adopted a Residential and Commercial/Industrial Development School Fee Justification Study prepared by Cooperative Strategies that established the justification for collecting Level

1 fees. 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 \$3.16 per square foot for residential development and varied rates per square foot for commercial development as follows:

**Table 8: Maximum School Fee per Square Foot for Commercial Development**

CID Land Use Category	Maximum School Fee
Retail and Service	\$0.203
Office	\$0.318
Research and Development	\$0.276
Industrial/Warehouse/Manufacturing	\$0.245
Hospitals	\$0.252
Hotel/Motel	\$0.103
Self-Storage	\$0.006

*Source: 2022 Residential and Commercial/Industrial Development School Fee Justification Study by Cooperative Strategies*

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 7,067 additional residential units could be constructed within the District's boundaries through calendar year 2035. Of these 7,067 future units, 4,452 are expected to be single family detached and 2,615 are expected to be multi-family attached units. By dividing the total amount of anticipated units (7,067) by the buildout period (13 years), it is anticipated that approximately 544 units may be built each year from 2022 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 Level 1 fee of \$3.16 per square foot of new residential development and the total square footage of approximately 1 million resulting from the construction of 544 units, the District could expect to receive an estimated \$3.7 million in developer fees annually.

As reported in December 2021, Cooperative Strategies reported to the District that due to the District's enrollment declines, Level 2 fees are no longer justified, and the District will have to revert to Level 1 fees. For purposes of budgeting for the program, Level 1 fee of \$3.16 has been assumed in projected available developer fee funds for the program.

Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$10.2 million in additional developer fee revenues as of April 30, 2022, for a grand total of \$13.6 million in collected revenues. Based on the projections provided by Cooperative Strategies and the 2022 Residential and Commercial/Industrial Development School Fee Justification Study, it is estimated that the District may collect approximately \$41.1 million in developer fees over the life of the Program using the current Level 1 fee of \$3.16.

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.

### 5.3 GENERAL OBLIGATION BONDS

General obligation (G.O.) bonds are the most widely used and efficient method of financing school facility improvements locally in California. More than 600 school districts in the state have issued G.O. bonds to finance necessary improvements. These 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 Proposition (Prop.) 13. Traditionally, G.O. bonds carry far lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to a district to finance improvements over time.

The District has used G.O. bonds previously to fund major school facility improvements and has been very successful in making use of public financing options and garnering community support to improve school facilities, including those as part of the Master Construct Program. The District successfully passed local G.O. bond authorizations in 1997, 2006, 2012, and 2016.

#### 5.3.1 EXISTING G.O. BOND AUTHORIZATIONS & PAST ISSUANCES

The 1997 authorization was approved by voters and authorized the sale of \$57 million in G.O. bonds, pursuant to Proposition 46 which does not set a maximum annual tax rate for the purposes of issuing remaining bond authorization. To date, \$57 million in bonds have been sold, leaving no remaining authorization from the 1997 Election.

The 2006 authorization was approved by voters and authorized the sale of \$64 million in G.O. bonds, pursuant to Proposition 39 which set a maximum annual tax rate of \$30 per \$100,000 assessed valuation for the purposes of issuing remaining bond authorization. To date, \$64 million in bonds have been sold, leaving no remaining authorization from the 2006 Election.

The 2012 authorization was approved by voters and authorized the sale of \$90 million in G.O. bonds, also pursuant to Proposition 39 which set a maximum annual tax rate of \$30 per \$100,000 assessed valuation for the purposes of issuing remaining bond authorization. To date, \$90 million in bonds have been sold, leaving no remaining authorization from the 2012 Election.

The 2016 authorization was approved by voters and authorized the sale of \$142.5 million in G.O. bonds, also pursuant to Proposition 39 which set a maximum annual tax rate of \$30 per \$100,000 assessed valuation for the purposes of issuing remaining bond authorization. To date, \$104.9 million in bonds have been sold, leaving a remaining authorization of \$36.5 million from the 2016 Election. Table 9 summarizes the District's past G.O. bond issuances and provides data for each issuance's sale date, original principal, current outstanding principal, original repayment ratio, and remaining term.

The District's outstanding bonds are secured by an annual levy on all taxable parcels within the boundaries of the District. The levy is based on the assessed value of a parcel as determined by Ventura County, pursuant to Proposition (Prop.) 13 and the corresponding tax rate is typically expressed in an amount per \$100,000 of assessed value. The tax rate for a given fiscal year is calculated to make the required bond interest and principal payments for a given period depending on the County's tax calculation policies. In

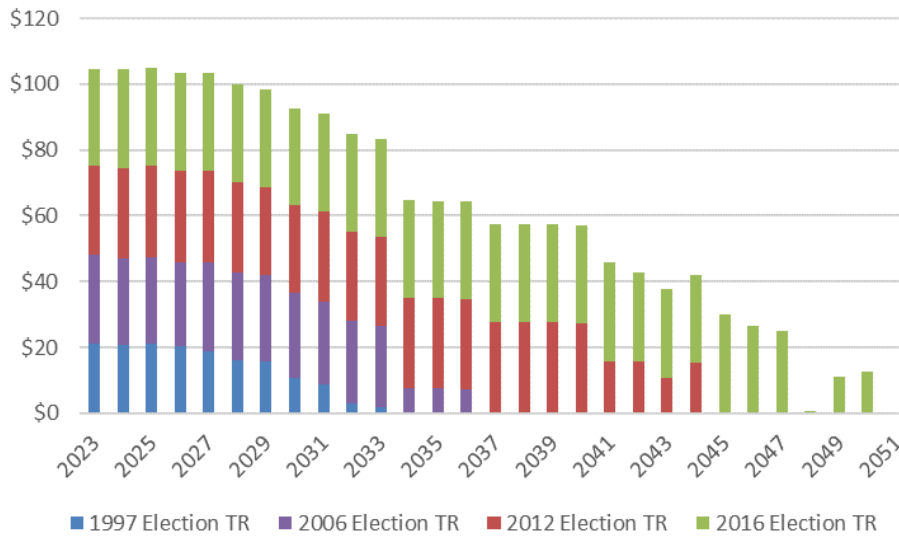
some cases, a county may initially over levy to establish a reserve fund which can be applied over time and enables a county to manage the tax rate required to repay the bonds from year to year. As a result, there can be a variance between the estimated tax rate required to make interest and principal payments and the calculated tax rate levied on property within a district. A variance can also be attributed to the collection of unitary taxes.

In the FY2021-22, Ventura County levied a tax rate of \$98.50 per \$100,000 of assessed value for the district's combined outstanding bonds. Based on the interest and principal payments scheduled for the repayment of outstanding bonds and an average annual assessed value growth of 4 percent over the remaining term of the bonds, it is estimated that the annual tax rate to repay the bonds will begin to gradually decline over the next two years and continue to decline more rapidly thereafter. Table 10 illustrates the estimated annual tax rate per \$100,000 of assessed value to repay the bonds over the remaining term of the District's outstanding bonds.

**Table 9: Summary of District G.O. Bond Authorizations and Past Issuances**

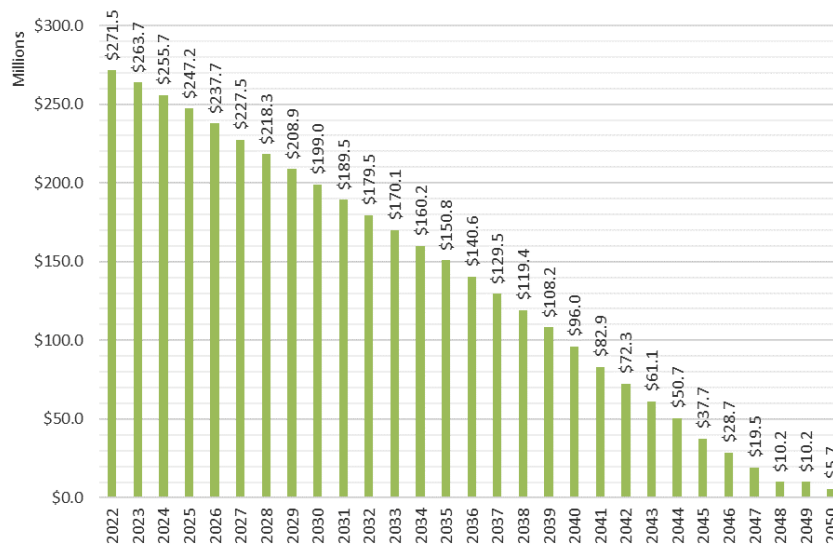
Series	Type	Sale Date	Principal Amount	Principal Outstanding	Repayment Ratio <sup>(1)</sup>	Years Remaining	Refunded Series
<b>1997 Election (Prop. 46 Election)</b>							<b>Authorization: \$57,000,000</b>
<b>New Money Issues</b>							
1997A	Tax-Exempt GO Bond	8/5/1997	\$5,000,000	\$0	2.03	0	
1999B	Tax-Exempt GO Bond	6/30/1999	\$13,000,000	\$0	2.02	0	
2000C	Tax-Exempt GO Bond	7/11/2000	\$4,000,000	\$0	2.07	0	
2001D	Tax-Exempt GO Bond	2/20/2001	\$7,800,000	\$0	1.93	0	
2001E	Tax-Exempt GO Bond	7/24/2001	\$15,000,000	\$0	1.95	0	
2002F	Tax-Exempt GO Bond	8/6/2002	\$5,000,000	\$0	1.91	0	
2004G	Tax-Exempt GO Bond	6/30/2004	\$7,200,000	\$0	1.90	0	
<b>Total</b>			<b>\$57,000,000</b>				
<b>Refunding Issues</b>							
2001	Tax-Exempt GO Bond	8/15/2001	\$20,920,000	\$975,000	1.96	0	97A, 99B, 2000C
2010	Tax-Exempt GO Bond	3/3/2011	\$10,750,000	\$0	1.35	0	01D, 01E, 02F, 04G
2011	Tax-Exempt GO Bond	7/1/2011	\$7,275,000	\$30,000	1.46	0	01D, 01E, 02F, 04G
2012	Tax-Exempt GO Bond	6/21/2012	\$12,240,000	\$1,080,000	1.62	2	01D, 01E, 02F, 04G
2019	Taxable GO Bond	10/31/2019	\$13,765,000	\$13,605,000	1.18	10	01Ref, 11Ref
2020	Taxable GO Bond	9/3/2020	\$13,645,000	\$13,325,000	1.12	11	10Ref, 11Ref, 12Ref
<b>Total</b>			<b>\$29,015,000</b>		<b>1.20</b>	<b>11</b>	
<b>1997 Election 2020-22 Tax Rate: \$0.00</b>							<b>Remaining Authorization: \$0</b>
<b>2006 Election (Prop. 39 Election)</b>							<b>Authorization: \$64,000,000</b>
<b>New Money Issues</b>							
2007A	Tax-Exempt GO Bond	2/8/2007	\$32,000,000	\$0	1.83	0	
2008B	Tax-Exempt GO Bond	7/11/2008	\$31,997,467	\$7,077,467	1.98	11	
<b>Total</b>			<b>\$63,997,467</b>				
<b>Refunding Issues</b>							
2014	Tax-Exempt GO Bond	6/4/2014	\$11,835,000	\$5,425,000	1.36	4	2007A
2015	Tax-Exempt GO Bond	4/8/2015	\$14,305,000	\$8,025,000	1.72	14	2007A
2016	Tax-Exempt GO Bond	8/31/2016	\$16,360,000	\$11,100,000	1.23	4	2008B
2020	Taxable GO Bond	9/3/2020	\$9,110,000	\$8,890,000	1.18	11	14Ref, 15Ref
<b>Total</b>			<b>\$40,517,467</b>		<b>1.46</b>	<b>14</b>	
<b>2006 Election 2021-22 Tax Rate: \$19.70</b>							<b>Remaining Authorization: \$0</b>
<b>2012 Election (Prop. 39 Election)</b>							<b>Authorization: \$90,000,000</b>
<b>New Money Issues</b>							
2012A	Tax-Exempt GO Bond	12/27/2012	\$18,390,000	\$10,580,000	1.79	21	
2013B	Tax-Exempt GO Bond	5/30/2013	\$25,500,000	\$1,170,000	1.99	6	
2014C	Tax-Exempt GO Bond	10/21/2014	\$15,750,000	\$2,025,000	2.07	16	
2015D	Tax-Exempt GO Bond	7/22/2015	\$30,360,000	\$4,020,000	1.89	6	
<b>Total</b>			<b>\$90,000,000</b>				
<b>Refunding Issues</b>							
2019	Taxable	10/31/2019	\$13,057,988	\$12,355,000	1.48	21	2012A, 2013B
2020	Taxable GO Bond	9/3/2020	\$68,020,000	\$66,855,000	1.38	22	2013B, 2014C, 2015D
<b>Total</b>			<b>\$97,005,000</b>		<b>1.48</b>	<b>22</b>	
<b>2012 Election 2021-22 Tax Rate: \$47.10</b>							<b>Remaining Authorization: \$0</b>
<b>2016 Election (Prop. 39 Election)</b>							<b>Authorization: \$142,500,000</b>
<b>New Money Issues</b>							
2017A	Tax-Exempt GO Bond	3/15/2017	\$81,000,000	\$81,000,000	2.13	24	
2018B	Tax-Exempt GO Bond	3/14/2018	\$13,996,626	\$12,931,626	2.16	25	
2020C	Tax-Exempt GO Bond	11/24/2020	\$10,995,135	\$10,995,135	1.99	28	
<b>Total</b>			<b>\$105,991,760</b>	<b>\$104,926,760</b>	<b>2.12</b>	<b>28</b>	
<b>2016 Election 2021-22 Tax Rate: \$31.70</b>							<b>Remaining Authorization: \$36,508,240</b>
<b>All Elections Total</b>			<b>\$316,989,228</b>	<b>\$271,464,228</b>	<b>1.69</b>	<b>28</b>	
<b>Aggregate 2021-22 Tax Rate: \$98.50</b>							

**Table 10: Estimated District G.O. Bond Tax Rates Per \$100,000 of Assessed Value**



The District's currently outstanding bonds, and subsequent refunding of these bonds, account for approximately \$271.5 million in outstanding principal. All outstanding bonds are scheduled to be repaid by fiscal year FY2049-50, with total annual payments ranging between \$9.7 million and \$19.9 million for the next 28 years. Total principal to be repaid year-to-year range from \$5.9 million to \$13.4 million, while interest payments range from \$464,500 to \$11.0 million. Figure 4 indicates that the District had approximately \$271.5 million in total outstanding G.O. bonded indebtedness in FY2021-202 and declining thereafter. Absent any additional debt issuance, all current outstanding principal is scheduled to be retired by the end of FY2049-50.

**Figure 4: Remaining G.O. Bond Principal Outstanding Over Time**



### 5.3.2 DISTRICT HISTORICAL ASSESSED VALUE & BONDING CAPACITY

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 does the District's ability to repay a greater amount of bond debt service and therefore its ability to issue additional bonds. Table 11 presents a history of the District's assessed valuation. 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 valuation experienced periods of contraction in FY2010 through FY2012. Overall, assessed valuation growth averaged 5.2 percent annually over the last 20 years. Most recently, over the last 5-year period, the annual assessed valuation growth rate has averaged 4.4 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 11: Historic District Total Assessed Valuation**

FYE	Assessed Valuations	
	Total	% Change
2002	\$5,456,598,521	10.65%
2003	\$5,963,113,197	9.28%
2004	\$6,635,172,071	11.27%
2005	\$7,583,558,704	14.29%
2006	\$8,657,971,155	14.17%
2007	\$9,931,635,061	14.71%
2008	\$10,883,340,116	9.58%
2009	\$10,923,360,081	0.37%
2010	\$10,256,972,528	-6.10%
2011	\$10,222,956,307	-0.33%
2012	\$10,128,841,659	-0.92%
2013	\$10,224,776,805	0.95%
2014	\$10,523,302,599	2.92%
2015	\$11,258,539,314	6.99%
2016	\$11,811,053,863	4.91%
2017	\$12,231,081,218	3.56%
2018	\$12,813,934,964	4.77%
2019	\$13,410,386,931	4.65%
2020	\$14,062,908,693	4.87%
2021	\$14,639,854,133	4.10%
2022	\$15,163,509,508	3.58%
5-Year Average		4.39%
10-Year Average		4.12%
20-Year Average		5.24%

Education Code 15102 limits the amount of outstanding principal bonded indebtedness a school district may have outstanding when considering the sale of additional G.O. bonds. For an elementary school district, bonded indebtedness cannot exceed 1.25 percent of the District's total assessed valuation at the



time bonds are to be sold. The bond limit may be exceeded by obtaining a waiver from the State. In 2017, the State approved the District's request for a Debt Limit Waiver, enabling the District to issue bonds up to 2.12 percent of the District's total assessed valuation. As calculated in Table 12, using the District's current total assessed value and effective debt limit, the District has a gross bonding capacity of approximately \$321.5 million. Table 12 indicates that the District had approximately \$271 million in total outstanding G.O. bonded indebtedness as of 2021-22, resulting in a current net bonding capacity of approximately \$50.0 million. Overall, the District is currently utilizing 143.22 percent of its statutory bonding capacity.

**Table 12: District's Bonding Capacity**

Fiscal Year 2021-22	
<b>ASSESSED VALUATION</b>	
Secured Assessed Valuation	\$14,373,874,767
Unsecured Assessed Valuation	\$789,634,741
<b>DEBT LIMITATION</b>	
Total Assessed Valuation	\$15,163,509,508
Applicable Bond Debt Limit with Waiver *	2.12%
Bonding Capacity	\$321,466,402
Outstanding Bonded Indebtedness	\$271,464,228
<b>NET BONDING CAPACITY</b>	<b>\$50,002,174</b>
% of Capacity Current Used	84.45%
* 2017 Waiver	
<b>HARDSHIP ANALYSIS</b>	
Hardship Requirement	60.00%
Statutory Bonding Capacity (1.25% AV)	\$189,543,869
Outstanding Bonded Indebtedness	\$271,464,228
<b>% of Statutory Bonding Capacity Utilized</b>	<b>143.22%</b>

Additional bonding capacity requires an increase in the assessed valuation of the District over time and/or the repayment outstanding principal. The District may also elect to pursue authorization from the State Board of Education for a waiver to increase its bonding capacity as it has successfully obtained in the past.

#### 5.3.4 ADDITIONAL G.O. BOND SALES

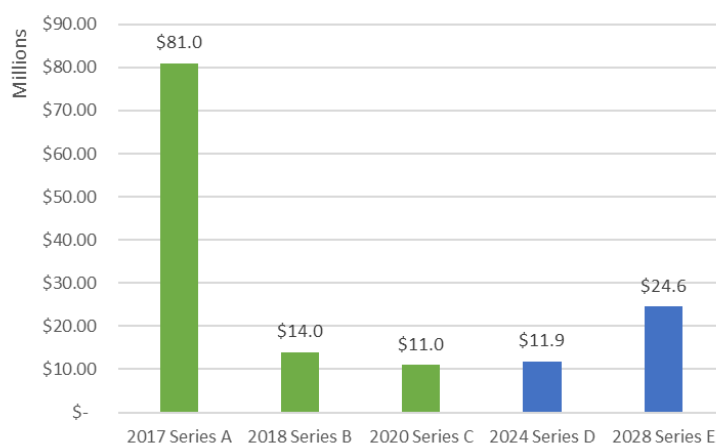
The availability of future bond funds is dependent on the District's assessed valuation growth to accommodate the Prop. 39 tax rate allowance of \$30 per \$100,000 of assessed value for elementary school districts in California. Based on Prop. 39, under which Measure "D" was held, the District is legally 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 2021-22, the County is levying a rate of \$31.70 per \$100,000 of assessed property value.

Figure 5 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 approximately 90 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. Figure 5 illustrates the estimated timing and size of remaining bond issuances in support of the Master Construct Program. In total \$36.5 million in authorization remains from Measure “D” which may be issued as indicated over two bond sales.

**Figure 5: Estimated Timing and Sizing of Future Measure “D” Bond Issuances**



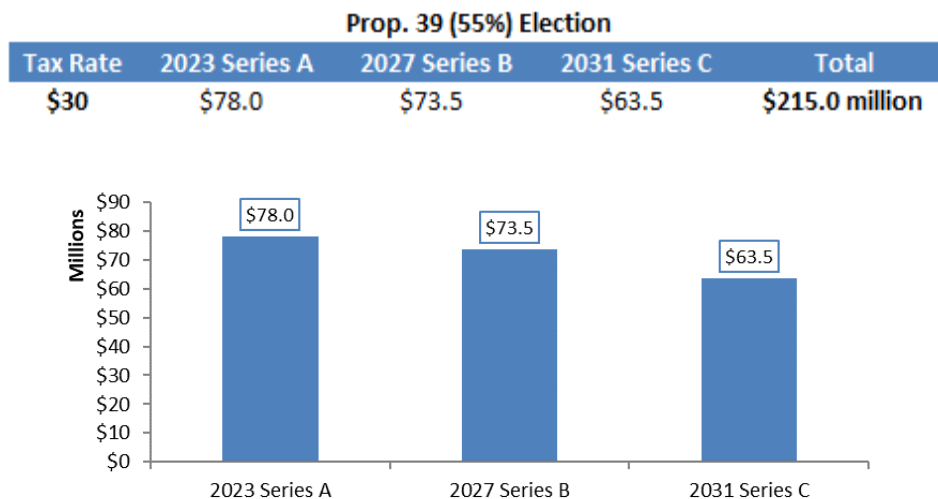
The availability of additional funds issued in 2020 Series C is credited to the District’s recent growth in assessed valuation and current interest rates for similarly rated California school districts. To access the bond proceeds and to conform to the Program’s constraints such as the \$30 tax rate, the District has utilized 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 lower than the overall repayment ratio 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 2024 and 2028, subject to Board review and approval. The estimated amounts of \$11.9 million for the 2024 Series D issuance and \$24.6 million for the 2028 Series E issuance assume 4 percent average annual District assessed value growth moving forward. In addition, the average interest rate is assumed to be 3.5 percent, which is higher than the most recent 2020 Series C issuance. Bond terms are assumed to be 25 years and will likely utilize CABs. Actual bond proceeds from future issuances may differ from the estimates provided here and will depend on both District needs and market conditions at the time of sale. This analysis includes assessed values for 2021-22 as published by the County.

### 5.3.5 ADDITIONAL G.O. BOND AUTHORITY

Proposition 39 authorizes school districts to issue new bonds upon a 55 percent 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 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. 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 \$215 million in bond proceeds over a projected 8-year period based on current market conditions. The size and timing of bond series depend on the needs of the overall program and 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. The issuance of additional bonds may require authorization from the State Board of Education for a waiver to increase its bonding capacity which the District has been successfully garnered in the past.

**Figure 6: Estimated 2022 Election Bond Proceeds**



## 5.4 PROGRAM EXPENDITURES TO DATE

A budget and expenditure tracking protocol has been established and utilized for projects currently being implemented. As of the December 2021 Semi-Annual Report, the total budget was approximately \$257 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 13 provides a summary report of expenditures made for the Program during the period July 1, 2012 – April 30, 2022 totaling approximately \$215.8 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 expenditure reporting is based on the budget approved as part of the December 2021 Semi-Annual Report. Once the recommended budget adjustments are approved as part of this June 2022 report, subsequent expenditure reports will reflect the revised budget value.

The District has accounted for districtwide expenses, including the program manager fee in object codes 5800 and 6205 and has not allocated these expenses to specific projects. For the purposes of Table 13, CFW has allocated such districtwide program manager fee expenses by taking the actual expenditures for a given fiscal year and then allocating the actuals by the percentage of fees earned for that period for a given project pursuant to the latest agreed upon fee calculation. Pursuant to the contract, the total program management fee does not exceed 4.75% of the projects managed.

From July 1, 2012 through April 30, 2022, the District disclosed expenditures of approximately \$34.5 million for additional facilities improvements not identified in the Master Construct Program. Of the total, \$13.7 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 13: Estimated Expenditures to Date for Projects Under Implementation**

Project	Adopted Budget	2012-13	2013-14	2014-15	2015-16	2016-17	Fiscal Year Expenditures				2019-20	2020-21	2021-22 <sup>1</sup>	Total
Acquire Site New Elem K-5	\$7,767,119	\$7,669,851	\$34,158	\$0	\$46,736	\$16,375	\$575	(\$575)	\$0	\$0	\$0	\$0	\$0	\$7,767,119
Doris/Patterson Acquire Land	\$9,199,275	\$0	\$0	\$0	\$75,044	\$205,921	\$8,906,123	\$12,186	\$0	\$0	\$0	\$0	\$0	\$9,199,275
Doris/Patterson LAFCD Planning	\$800,572	\$0	\$14,625	\$37,345	\$29,551	\$143,778	\$254,516	\$14,492	\$7,518	\$0	\$2,730	\$0	\$2,802	\$800,572
Design & Reconstruct Harrington Elem K-5	\$23,776,013	\$145,778	\$1,493,468	\$12,213,321	\$9,696,534	\$224,482	\$2,431	\$0	\$0	\$0	\$0	\$0	\$0	\$23,776,013
Design & Reconstruct Lemonwood Elem K-8	\$41,981,218	\$143,601	\$853,523	\$1,448,320	\$1,743,844	\$15,507,309	\$14,838,960	\$6,968,618	\$388,855	\$0	\$82,327	\$15,359	\$0	\$41,990,714
Design & Reconstruct Elm Elem K-5	\$32,878,847	\$0	\$371,370	\$1,190,499	\$339,884	\$3,322,667	\$13,223,004	\$13,246,832	\$1,164,669	\$0	\$19,923	\$0	\$0	\$32,878,847
Design & Reconstruct Seabridge K-5	\$3,019,331	\$0	\$0	\$0	\$0	\$149,354	\$1,758,821	\$432,230	\$377,275	\$0	\$301,651	\$0	\$0	\$3,019,331
Design & Reconstruct McKinna K-5	\$36,558,911	\$0	\$0	\$0	\$0	\$665,360	\$1,890,610	\$16,647,525	\$14,958,735	\$0	\$1,928,504	\$101,171	\$0	\$36,191,904
Design & Reconstruct Rose Avenue K-5	\$51,071,913	\$0	\$0	\$0	\$0	\$56,208	\$1,101,475	\$907,133	(\$12,288)	\$0	\$339,496	\$8,434,210	\$0	\$10,826,235
Design & Reconstruct Marina West K-5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design & Reconstruct Doris/Patterson K-5	\$492,786	\$0	\$0	\$0	\$421,184	\$0	\$0	\$71,602	\$0	\$0	\$0	\$0	\$0	\$492,786
Design & Construct Doris/Patterson 6-8	\$278,057	\$0	\$0	\$0	\$0	\$0	\$0	\$278,057	\$0	\$0	\$0	\$0	\$0	\$278,057
Design & Improve K-5 Kindergarten Facilities														
Ritchen	\$552,588	\$14,815	\$70,444	\$350,437	\$116,773	\$119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$552,588
Brekke	\$275,097	\$11,699	\$57,322	\$199,450	\$6,513	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,097
McAuliffe	\$321,487	\$11,331	\$86,709	\$214,442	\$8,898	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,487
Drifill	\$351,773	\$51,334	\$56,711	\$242,911	\$0	\$817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$351,773
<b>Total K-5 Kindergarten Facilities</b>	<b>\$1,500,945</b>	<b>\$89,180</b>	<b>\$271,185</b>	<b>\$1,007,240</b>	<b>\$132,184</b>	<b>\$1,155</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,500,945</b>
Design & Construct Science Labs/Academies														
Chavez	\$649,121	\$17,481	\$168,665	\$443,521	\$19,273	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649,121
Current	\$598,603	\$16,815	\$118,588	\$445,540	\$17,485	\$176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$598,603
Kamala	\$619,816	\$17,230	\$155,224	\$428,876	\$18,299	\$186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$619,816
Dr. Lopez Academy of Arts & Sciences	\$1,079,278	\$63,562	\$300,654	\$664,564	\$23,810	\$25,687	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,079,278
Fremont	\$1,901,281	\$85,016	\$510,634	\$1,209,204	\$12,709	\$83,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,901,281
<b>Total Science Labs/Academies</b>	<b>\$4,848,099</b>	<b>\$200,104</b>	<b>\$1,253,766</b>	<b>\$3,191,705</b>	<b>\$91,576</b>	<b>\$109,948</b>	<b>\$1,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,848,099</b>
<b>Project 1 Remaining Adjustment</b>	<b>\$0</b>													
Kindergarten Flex Classrooms														
Brekke	\$1,909,465	\$0	\$0	\$0	\$0	\$0	\$920,944	\$988,521	\$0	\$0	\$0	\$0	\$0	\$1,909,465
McAuliffe	\$2,472,793	\$0	\$0	\$0	\$0	\$0	\$752,619	\$1,706,119	\$14,054	\$0	\$0	\$0	\$0	\$2,472,793
Ramona	\$2,192,490	\$0	\$0	\$0	\$0	\$0	\$149,233	\$1,898,328	\$144,929	\$0	\$0	\$0	\$0	\$2,192,490
Ritchen	\$2,597,633	\$0	\$0	\$0	\$0	\$0	\$720,196	\$1,699,266	\$178,170	\$0	\$0	\$0	\$0	\$2,597,633
<b>Total Kindergarten Flex Classrooms</b>	<b>\$9,172,380</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,542,992</b>	<b>\$6,292,234</b>	<b>\$337,154</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,172,380</b>
Kindergarten Annex Improvements														
Harrington	\$3,215,039	\$0	\$0	\$28,210	\$111,846	\$62,878	\$1,827,579	\$1,177,574	\$6,952	\$0	\$0	\$0	\$0	\$3,215,039
Lemonwood	\$3,655,246	\$0	\$0	\$22,554	\$31,791	\$34,636	\$28,156	\$167,567	\$3,123,055	\$126,417	\$126,417	\$37,424	\$0	\$3,571,599
<b>Total Kindergarten Annex Improvements</b>	<b>\$6,870,285</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,764</b>	<b>\$143,637</b>	<b>\$97,514</b>	<b>\$1,855,735</b>	<b>\$1,345,141</b>	<b>\$3,130,007</b>	<b>\$126,417</b>	<b>\$126,417</b>	<b>\$37,424</b>	<b>\$0</b>	<b>\$6,796,638</b>
Marshall K-8 12 Classroom Addition	\$13,019,406	\$0	\$0	\$82,332	\$556,774	\$175,245	\$4,059,139	\$5,350,111	\$2,771,500	\$24,306	\$0	\$0	\$0	\$13,019,406
Planning related to MPRs for P/P K-8 Schools	\$166,253	\$0	\$0	\$0	\$204,698	(\$36,006)	(\$2,439)	\$0	\$0	\$0	\$0	\$0	\$0	\$166,253
Drifill MPR	\$78,099	\$0	\$0	\$0	\$0	\$0	\$78,099	\$0	\$0	\$0	\$0	\$0	\$0	\$78,099
Technology Phase 1	\$12,184,723	\$1,293,151	\$7,531,055	\$2,170,169	\$269,612	\$920,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,184,723
Technology Phase 2	\$49,775	\$0	\$0	\$0	\$0	\$63,465	\$187,239	\$16,213	(\$127,279)	\$0	(\$89,863)	\$0	\$0	\$49,775
Drifill Construct Kindergarten Classrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McAuliffe 21st Century Modernization	\$450,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,585	\$0	\$208,558	\$9,492	\$0	\$448,634
Ritchen 21st Century Modernization	\$445,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,088	\$0	\$202,543	\$9,398	\$0	\$444,029
Program Planning	\$150,474	\$150,000	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,474
Program Reserve	\$243,997													
<b>TOTAL</b>	<b>\$257,004,633</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>\$23,458,818</b>	<b>\$3,146,592</b>	<b>\$8,609,855</b>	<b>\$215,777,096</b>		

Notes:

1. Fiscal Year 2021-22 expenditures are as of April 30, 2022
2. Budgets have been adjusted per the December 2021 Master Construct and Implementation Program approved by Board
3. Figures presented above are unaudited
4. Approximately \$7.7 million in reported FY2017-18 expenditures for the Doris/Patterson Acquire Land was paid out of COP funds

# MASTER BUDGET & SCHEDULE

The Master Construct and Implementation Program provides a consolidated Master Budget and schedule which merges and integrates proposed projects dependent 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 \$346.8 million, inclusive of a Program Reserve to accommodate changes in program as mandated from time to time by the State and as may be needed to accommodate local program requirements. Each project is unique in its scope, schedule, and amount of funding. All projects must be addressed with the amount of available funding. The budget represents an “all-in” master program budget that combines hard construction costs (e.g. bricks, mortar, steel, etc.) with anticipated soft costs (e.g., design fees, contractor’s fees, consulting services, testing and inspection services, agency approval fees, etc.) resulting in the total “all-in” cost estimated to fully implement the Program.

The following components update the Board on the status of the previously adopted Master Budget, schedule and timeline as of the December 2021 six-month review and provide recommended adjustments for the next six-month period. The combined total expenditures have slightly increased to \$347 million, inclusive of a \$4 million Program Reserve. The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2022. As the District continues to close out final expenditures for these projects, additional unpaid invoices may be received and processed by the District resulting in minor additional expenditures as needed.

As reported in December 2021, the construction of the new Doris/Patterson 6-8 school and additional K-8 MPR facilities have been deferred pending the approval of additional future funding. The construction of Seabridge elementary school is proposed to be moved to Phase 4 and remaining improvements planned for Brekke, Ramona, Fremont, and Dr. Lopez Academy are proposed to be moved from Phase 4 to Phase 3. The design and construction for the Doris/Patterson K-5 school continues to be planned for Phase 4. A slight overall increase in funding sources is anticipated primarily due to increases in estimated State aid revenues offset by decreased developer fees.

## 6.1 ADOPTED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 14 presents the adopted Master Construct Program budget as of December 2021 and identifies available sources of funding and anticipated expenditures. The total adopted budget for all proposed four phases is approximately \$346.8 million and is funded from a combination of local and State resources. A Program Reserve is included to accommodate changes in program as mandated from time to time and as may be needed to accommodate local program specifications and requirements.

**Table 14: 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	\$ 10,815,135	\$ -	\$ 10,815,135	\$ -	\$ -
Series D	\$ 12,800,000	\$ -	\$ -	\$ 12,800,000	\$ -
Series E	\$ 23,800,000	\$ -	\$ -	\$ -	\$ 23,800,000
<b>Total Master Construct Bonds</b>	<b>\$ 141,833,853</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*	\$ 35,771,755	\$ -	\$ 25,496,517	\$ 9,311,496	\$ 963,742
Est. Developer Fees	\$ 41,773,870	\$ 7,454,555	\$ 4,424,484	\$ 13,239,431	\$ 16,655,400
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 9,056,610	\$ 1,594,953	\$ 3,856,391	\$ 676,013	\$ 2,929,254
<b>Est. Total Sources</b>	<b>\$ 346,775,259</b>	<b>\$ 127,388,677</b>	<b>\$ 139,011,245</b>	<b>\$ 36,026,941</b>	<b>\$ 44,348,396</b>
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,767,119	\$ 7,767,119	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,999,847	\$ 800,572	\$ 9,199,275	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 492,786	\$ -	\$ 29,063,377
Construct Doris/Patterson 6-8	\$ 278,057	\$ -	\$ 278,057	\$ -	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 3,019,331	\$ 25,549,101	\$ -
Reconstruct Harrington Elementary	\$ 23,776,013	\$ 23,776,013	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,878,847	\$ 32,878,847	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 41,981,218	\$ 41,981,218	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 51,071,913	\$ -	\$ 51,071,913	\$ -	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 13,019,406	\$ 13,019,406	\$ -	\$ -	\$ -
Drifill K-8 (K/MPR)	\$ 429,872	\$ 351,773	\$ 78,099	\$ -	\$ -
Chavez K-8 (SL/MPR)	\$ 649,121	\$ 649,121	\$ -	\$ -	\$ -
Curren K-8 (SL/MPR)	\$ 598,603	\$ 598,603	\$ -	\$ -	\$ -
Kamala K-8 (SL/MPR)	\$ 619,816	\$ 619,816	\$ -	\$ -	\$ -
McAuliffe ES (K/Modular/Modernization*)	\$ 7,746,520	\$ 321,487	\$ 2,923,187	\$ 4,501,846	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,341,492	\$ 275,097	\$ 1,909,465	\$ -	\$ 1,156,930
Ritchen ES (K/Modular/Modernization*)	\$ 7,509,474	\$ 552,588	\$ 3,043,393	\$ 3,913,493	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,240,115	\$ -	\$ 2,192,490	\$ -	\$ 2,047,625
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,458,717	\$ 1,901,281	\$ -	\$ -	\$ 5,557,436
Dr. Lopez Academy of Arts & Sciences (SL/Gym)	\$ 2,579,278	\$ 1,079,278	\$ -	\$ -	\$ 1,500,000
Planning for K-8 MPRs	\$ 166,253	\$ 166,253	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,215,039	\$ 3,215,039	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,234,498	\$ 12,184,723	\$ 49,775	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 329,899,971</b>	<b>\$ 142,138,235</b>	<b>\$ 114,471,927</b>	<b>\$ 33,964,441</b>	<b>\$ 39,325,368</b>
Brekke ES COP Lease Payments	\$ 3,831,453	\$ -	\$ 3,831,453	\$ -	\$ -
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>\$ 13,778,789</b>	<b>\$ -</b>	<b>\$ 9,395,289</b>	<b>\$ 2,062,500</b>	<b>\$ 2,321,000</b>
Program Reserve	\$ 3,096,499	\$ (14,749,558)	\$ 394,471	\$ -	\$ 2,702,028
<b>Est. Total Uses</b>	<b>\$ 346,775,259</b>	<b>\$ 142,138,235</b>	<b>\$ 124,261,687</b>	<b>\$ 36,026,941</b>	<b>\$ 44,348,396</b>
Est. Ending Fund Balance	\$ -				
<b>Total Combined Master Budget</b>	<b>\$ 346,775,259</b>				

\*Assumes State Aid Financial Hardship 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, Dr. Lopez Academy, 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:

- Completion and occupancy of the newly reconstructed McKinna Elementary
- Commencement of construction for the reconstruction of Rose Avenue Elementary
- Design approval from DSA and CDE for the new Seabridge K- 5 elementary school
- Completion of new kindergarten/flex classrooms at Brekke, McAuliffe, Ritchen, and Ramona elementary schools
- Acquisition of a new Doris/Patterson K-5 and 6-8 school site
- Completion of a kindergarten annex at Lemonwood
- Design approval from DSA and CDE for modernization improvements at McAuliffe and Ritchen elementary schools

The Program also incorporates the payoff of the Brekke Certificates of Participation (COP) and ongoing COP lease payments associated with the acquisition of the new elementary and middle school sites.

Phase 3 completes the construction of Seabridge elementary and includes the construction activities associated with the planned modernization improvements at McAuliffe and Ritchen elementary schools, Phase 3 also accounts for continued lease payments related to the District’s outstanding Doris/Patterson COP.

Phase 4 includes the design and construction for the Doris Patterson K-5 facilities and MPR/support facility improvements at Brekke, Ramona, Fremont, and Dr. Lopez Academy. COP payments are scheduled to continue in Phase 4. 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 design and construction of the new Doris/Patterson 6-8 school and additional K-8 MPR facilities have been deferred pending the approval of additional future funding.



## 6.2 REVISED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 15 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 slightly increase to approximately \$347 million primarily due to an anticipated increases in State aid revenues offset by decreased developer fees.

Total State aid revenues have increased by approximately \$1 million. Total developer fee revenues decreased by approximately \$700,000. Total interest earnings for the Program are anticipated to remain at \$9.1 million based on the anticipated level of funds available. The combined total expenditures have decreased to \$342.9 million. The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2022. As the District continues to close out final expenditures for these projects, additional unpaid invoices may be received and processed by the District resulting in minor additional expenditures as needed.

As reported in December 2021, the construction of the new Doris/Patterson 6-8 school and additional K-8 MPR facilities have been deferred pending the approval of additional future funding. The construction of Seabridge elementary school is proposed to be moved to Phase 4 and remaining improvements planned for Brekke, Ramona, Fremont, and Dr. Lopez Academy are proposed to be moved from Phase 4 to Phase 3. The design and construction for the Doris/Patterson K-5 school continues to be planned for Phase 4. The total Program Reserve is estimated to increase from \$3.1 million to \$4 million.

As per the Adopted Budget, the Proposed Master Budget continues to account for \$8.7 million in scheduled lease payments for the District's two outstanding COPs during the term of the Program; \$3.8 million for COPs issued to complete Norman 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 15: 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	\$ 10,815,135	\$ -	\$ 10,815,135	\$ -	\$ -
Series D	\$ 11,900,000	\$ -	\$ -	\$ 11,900,000	\$ -
Series E	\$ 24,600,000	\$ -	\$ -	\$ -	\$ 24,600,000
<b>Total Master Construct Bonds</b>	<b>\$ 141,733,853</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*	\$ 36,767,241	\$ -	\$ 25,340,295	\$ 10,463,203	\$ 963,742
Est. Developer Fees	\$ 41,072,159	\$ 7,454,555	\$ 4,424,484	\$ 777,892	\$ 28,415,228
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 9,087,018	\$ 1,594,953	\$ 3,856,391	\$ 681,167	\$ 2,954,508
<b>Est. Total Sources</b>	<b>\$ 346,999,440</b>	<b>\$ 127,388,677</b>	<b>\$ 138,855,023</b>	<b>\$ 23,822,261</b>	<b>\$ 56,933,479</b>
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,767,119	\$ 7,767,119	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,756,633	\$ 557,358	\$ 9,199,275	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 492,786	\$ -	\$ 29,063,377
Construct Doris/Patterson 6-8	\$ 278,057	\$ -	\$ 278,057	\$ -	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 3,019,331	\$ -	\$ 25,549,101
Reconstruct Harrington Elementary	\$ 23,776,013	\$ 23,776,013	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,878,847	\$ 32,878,847	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 41,990,714	\$ 41,990,714	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,191,904	\$ -	\$ 36,191,904	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 51,071,913	\$ -	\$ 51,071,913	\$ -	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 13,019,406	\$ 13,019,406	\$ -	\$ -	\$ -
Drifill K-8 (K/MPR)	\$ 429,872	\$ 351,773	\$ 78,099	\$ -	\$ -
Chavez K-8 (SL/MPR)	\$ 649,121	\$ 649,121	\$ -	\$ -	\$ -
Curren K-8 (SL/MPR)	\$ 598,603	\$ 598,603	\$ -	\$ -	\$ -
Kamala K-8 (SL/MPR)	\$ 619,816	\$ 619,816	\$ -	\$ -	\$ -
McAuliffe ES (K/Modular/Modernization*)	\$ 7,746,520	\$ 321,487	\$ 2,923,187	\$ 4,501,846	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,341,492	\$ 275,097	\$ 1,909,465	\$ 1,156,930	\$ -
Ritchen ES (K/Modular/Modernization*)	\$ 7,509,474	\$ 552,588	\$ 3,043,393	\$ 3,913,493	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,240,115	\$ -	\$ 2,192,490	\$ 2,047,625	\$ -
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,458,717	\$ 1,901,281	\$ -	\$ 5,557,436	\$ -
Dr. Lopez Academy of Arts & Sciences (SL/Gym)	\$ 2,579,278	\$ 1,079,278	\$ -	\$ 1,500,000	\$ -
Planning for K-8 MPRs	\$ 166,253	\$ 166,253	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,215,039	\$ 3,215,039	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,571,599	\$ -	\$ 3,571,599	\$ -	\$ -
Technology	\$ 12,234,498	\$ 12,184,723	\$ 49,775	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 329,215,599</b>	<b>\$ 141,904,518</b>	<b>\$ 114,021,272</b>	<b>\$ 18,677,331</b>	<b>\$ 54,612,479</b>
Brekke ES COP Lease Payments	\$ 3,831,453	\$ -	\$ 3,831,453	\$ -	\$ -
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>\$ 13,778,789</b>	<b>\$ -</b>	<b>\$ 9,395,289</b>	<b>\$ 2,062,500</b>	<b>\$ 2,321,000</b>
Program Reserve	\$ 4,005,052	\$ (14,515,841)	\$ 922,621	\$ 3,082,431	\$ -
<b>Est. Total Uses</b>	<b>\$ 346,999,440</b>	<b>\$ 141,904,518</b>	<b>\$ 124,339,182</b>	<b>\$ 23,822,261</b>	<b>\$ 56,933,479</b>
Est. Ending Fund Balance	\$ -				
<b>Total Combined Master Budget</b>	<b>\$ 346,999,440</b>				

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

## 6.3 PHASE 1 MASTER BUDGET AND SCHEDULE

Phase 1 is completed and was funded primarily by Measure “R” bond proceeds. Phase 1 completed improvements to kindergarten and science lab facilities across eight schools and deployed state-of-the-art learning resources, including 1:1 mobile devices for all students and teachers Districtwide. Harrington, Elm, and Lemonwood were reconstructed into three new 21<sup>st</sup> century schools. A new 12 classroom building was completed at Marshall elementary school. Additional Phase 1 accomplishments includes the completion of a kindergarten annex facility at Harrington elementary school and the purchase of the Seabridge school site and planning associated with the Doris /Patterson school sites.

The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2022 resulting in some overall budget increases and savings within Phase 1. In total, the Phase 1 budget includes \$142.9 million in improvements.

**Table 16: Proposed Phase 1 Master Budget and Schedule (FY 2013-17)**

Project	Schedule Dec 2021	Schedule June 2022	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Acquire New Sites				
Seabridge Elementary School	2013	2013	\$7,767,119	\$0
Doris/Patterson K-5 / Middle School	2014/16	2014/16	\$800,572	(\$243,214)
<b>Subtotal</b>			<b>\$8,324,478</b>	<b>(\$243,214)</b>
Design & Reconstruct Sites				
Harrington Elem. K-5	2013/14	2013/14	\$23,776,013	\$0
Lemonwood K-8	2014/18	2014/18	\$41,981,218	\$9,497
Elm Elem. K-5	2014/19	2014/19	\$32,878,847	\$0
<b>Subtotal</b>			<b>\$98,645,575</b>	<b>\$9,497</b>
Design & Improve K-5 Kindergarten Facilities	2013/14	2013/14		
Ritchen**			\$552,588	\$0
Brekke			\$275,097	\$0
McAuliffe			\$321,487	\$0
Driffill			\$351,773	\$0
<b>Subtotal</b>			<b>\$1,500,945</b>	<b>\$0</b>
Design & Construct Science Labs (Project 1)	2013/14	2013/14		
Chavez Science Labs K-8			\$649,121	\$0
Curren Science Labs K-8			\$598,603	\$0
Kamala Science Labs K-8			\$619,816	\$0
Dr. Lopez Science Labs 6-8 & Utility Upgrades			\$1,079,278	\$0
Fremont Science Labs 6-8 & Utility Upgrades			\$1,901,281	\$0
<b>Subtotal</b>			<b>\$4,848,099</b>	<b>\$0</b>
<b>Project 1 Adjustment</b>			<b>\$0</b>	<b>\$0</b>
Childhood Development Center Improvements				
Harrington	2015	2015	\$3,215,039	\$0
<b>Subtotal</b>			<b>\$3,215,039</b>	<b>\$0</b>
Planning for K-8 MPRs	2016	2016	\$166,253	\$0
Marshall K-8: 12 Classroom Building	2015/17	2015/17	\$13,019,406	\$0
Technology	2013/15	2013/15	\$12,184,723	\$0
<b>Program Improvements Subtotal</b>			<b>\$141,904,518</b>	<b>(\$233,717)</b>
<b>Program Reserve</b>			<b>(\$14,749,558)</b>	<b>\$233,717</b>
<b>Program Improvements Total</b>			<b>\$141,904,518</b>	<b>(\$233,717)</b>

\*Current dollars

\*\*Includes New Special Day Classroom

## 6.4 PHASE 2 MASTER BUDGET AND SCHEDULE

Phase 2 provided for the reconstruction of McKinna elementary to a new 21<sup>st</sup> century school. New kindergarten/flex classrooms were completed at Brekke, McAuliffe, Ritchen, and Ramona elementary

schools, as well as a kindergarten annex at Lemonwood elementary school. The District also completed the land purchase of the Doris/Patterson school site. 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. The design plans received DSA and CDE approval for the planning modernization improvements to McAuliffe and Ritchen elementary schools with construction awaiting funding from the State. The Brekke COP payoff has been completed within Phase 2. Recommended adjustments to projects include accounting for project actuals as of April 30, 2022 for completed and close out projects resulting in overall savings in Phase 2.

**Table 17: Proposed Phase 2 Master Budget and Schedule (FY 2017-20)**

Project	Schedule Dec 2021	Schedule June 2022	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Acquire New Sites				
Doris/Patterson K-5 / Middle School	2018	2018	\$9,199,275	\$0
Subtotal			\$9,199,275	\$0
Construct New School Sites: Master Construct				
Seabridge K-5	2018/2024	2018/2024	\$3,019,331	\$0
Dorris Patterson K-5 (Planning)	2020	2020	\$492,786	\$0
Dorris Patterson 6-8 (Planning)	2020	2020	\$278,057	\$0
Reconstruct School Sites: Master Construct				
Rose Avenue K-5	2018/2024	2018/2024	\$51,071,913	\$0
McKinna K-5	2017	2017	\$36,558,911	(\$367,008)
Construct Kinder/SDC Classrooms				
Brekke	2018	2018	\$1,909,465	\$0
McAuliffe	2018	2018	\$2,472,793	\$0
Ramona	2018	2018	\$2,192,490	\$0
Ritchen	2018	2018	\$2,597,633	\$0
Classroom/Library/MPR Modernizations				
McAuliffe (Planning/Design)	2019	2019	\$450,394	\$0
Ritchen (Planning/Design)	2019	2019	\$445,760	\$0
Construct K-8 Multipurpose Room				
Driffill (Planning)	2020	2020	\$78,099	\$0
Childhood Development Center Improvements				
Lemonwood	2019	2019	\$3,655,246	(\$83,647)
Subtotal			\$104,772,223	(\$450,654)
Technology	2020	2020	\$49,775	\$0
Program Improvements Subtotal			\$114,021,272	(\$450,654)
Program Reserve			\$394,471	\$528,150
Additional Facilities Expenditures	2018	2018	\$4,519,836	\$0
Program Lease Payments				
Brekke ES COP	2020	2020	\$3,831,453	\$0
COP for Land Acquisition	2026-29	2026-29	\$480,000	\$0
Portables Lease Payments	2019	2019	\$564,000	\$0
Subtotal			\$9,395,289	\$0
Program Improvements Total			\$124,339,182	\$77,496

\*Current dollars

## 6.5 PHASE 3 MASTER BUDGET AND SCHEDULE

Phase 3 completes construction and any remaining activities associated with the planned modernization improvements at McAuliffe and Ritchen. The design plans for the new Seabridge elementary school received DSA approval in October 2018 and CDE approval in July 2018. In October 2022, the design plans for the new Seabridge elementary school will be required to be resubmitted to the DSA for plan approval

renewal. The new Seabridge elementary school has been designed to provide increased district capacity or a replacement for other aging district schools when needed. It is proposed that the Seabridge project be moved to the later Phase 4 implementation schedule to accommodate the estimated timing of future funding. To accommodate existing needs, construction activities for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Dr. Lopez Academy and academic program space improvements at Brekke and Ramona are proposed to be moved from Phase 4 to Phase 3. A Program Reserve of \$3.1 million is estimated during Phase 3. Phase 3 also accounts for continued lease payments related to the District's outstanding Doris/Patterson COP. Table 18 provides a summary of the proposed Phase 3 budget and schedule.

**Table 18: Proposed Phase 3 Master Budget and Schedule (FY 2021-25)**

Project	Schedule Dec 2021	Schedule June 2022	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Construct New School Sites: Master Construct Seabridge	2018/2024	2018/2026	\$25,549,101	\$0	(\$25,549,101)
Classroom/Library/MPR Modernizations					
McAuliffe	2024		2024	\$4,501,846	\$0
Ritchen	2024	2024	\$3,913,493		\$0
Modernize K-5 Multipurpose Rooms					
Brekke	2027	2025		\$697,557	\$697,557
Ramona	2027	2025		\$1,755,474	\$1,755,474
Construct Academic Program Space: Master Construct					
Brekke	2027	2025		\$459,373	\$459,373
Ramona	2027	2025		\$292,151	\$292,151
Construct Gym & Modernize MPR					
Fremont	2027	2025		\$5,557,436	\$5,557,436
Modernize MPR					
Dr. Lopez Academy of Arts & Sciences	2027	2025		\$1,500,000	\$1,500,000
Program Improvements Subtotal				\$18,677,331	(\$25,549,101)
Program Reserve			\$0	\$3,082,431	\$3,082,431
Program Lease Payments					
COP for Land Acquisition	2026-29	2026-29	\$2,062,500		\$0
Subtotal				\$2,062,500	\$0
Program Improvements Total				\$23,822,261	(\$22,466,670)

\*Current dollars

## 6.6 PHASE 4 MASTER BUDGET AND SCHEDULE

The design and construction of the new Doris/Patterson K-5 school continues to be proposed in Phase 4. The new Doris/Patterson K-5 school is yet to be designed and is dependent on the District's need for increased capacity or replacement of aging schools. An allowance of \$54.6 million is provided in Phase 4 to complete the new Seabridge and Doris/Patterson K-5 elementary schools. These projects are included within Phase 4 based on the current approved budget, however cost increases may occur at time of implementation given recent trends in construction costs. Phase 4 is scheduled to continue COP payments for its COPs related to the Doris/Patterson land acquisition and 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 Phase 4 budget provides an allowance of

\$54.6 million for improvements and \$2.3 million for COP payments, for a total of \$56.9 million. No program reserve is provided during Phase 4. Phase 4 concludes the Master Construct and Implementation Program.

**Table 19: Proposed Phase 4 Master Budget and Schedule (FY 2026-29)**

Project	Schedule Dec 2021	Schedule June 2022	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Construct New School Sites: Master Construct				
Dorris Patterson K-5	2021/2026	2021/2026	\$29,063,377	\$0
Seabridge	2018/2024	<b>2018/2026</b>	<b>\$25,549,101</b>	\$25,549,101
Program Improvements Subtotal			\$54,612,479	\$25,549,101
Program Reserve			\$2,702,028	<b>\$0</b> (\$2,702,028)
Program Lease Payments				
COP for Land Acquisition	2026-29	2026-29	\$2,321,000	\$0
Subtotal			\$2,321,000	\$0
Program Improvements Total			\$56,933,479	\$22,847,074

\*Current dollars

## 6.7 MASTER SCHEDULE

The following summary schedule provides an overview of the proposed phasing strategy for the Program. Table 20 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. The schedule for the reconstruction of Rose Avenue has been adjusted for substantial completion from July 2023 to September 2023 with landscaping to be completed by December 2023. The schedule has been adjusted to accommodate activities for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Dr. Lopez Academy and academic program space improvements at Brekke and Ramona from Phase 4 to Phase 3 assuming an implementation start in FY2024-25. Likewise, the schedule has been adjusted to move the construction of the new Seabridge elementary school to Phase 4, assuming an implementation start in FY2025-26.

Table 20: 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		Complete														
Elm		Complete														
McKinna				Complete												
Rose Avenue																
Construct:																
Marshall 6-8 Classrooms		Complete														
Seabridge K-5																
Doris/Patterson K-5																
Construct Kinder + SDC Classrooms/Additional Support Space:																
Ramona		Complete														
Brekke		Complete														
Ritchen		Complete														
McAuliffe		Complete														
21st Century Modernizations:																
McAuliffe				Complete												
Ritchen				Complete												
Multipurpose Rooms:																
Fremont																
Dr. Lopez Academy																
Ramona																
Brekke																

Based on the identified phasing plan, Table 21 provides a summary of projects under management, including those that are currently underway and are to be implemented, totaling approximately \$51.1 million.

**Table 21: Projects Under Management**

			Master Budget (Current Dollars)
Project Name	Start Date	End Date	
<b>Construct:</b>			
Rose Avenue	Jan-2017	Sep-2023	\$51,071,913
<b>Total</b>			<b>\$51,071,913</b>

# RECOMMENDATIONS

## 7.1 CONCLUSION & RECOMMENDATIONS

Over the next six months of implementation, the Master budget will continue to be monitored and enforced. Expenditure reporting will continue and be updated to reflect recommended budget adjustments provided in this 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
19-Jan-22	A.6	Presentation of the December 2021 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	Presentation regarding the December 2021 Semi-Annual Implementation Program Update, for adoption at the February 2, 2022 regular Board meeting.	Information
2-Feb-22	C.1	Approval and Adoption of the December 2021 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	Approval and Adoption of the December 2021 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	Approved
2-Mar-22	C.9	Ratification of Work Authorization Letter #8 to Agreement #13-129 with Knowland Construction Services (KCS) to provide DSA Inspection Services for the McKinna Elementary School Reconstruction Project	Ratify WAL #8 for Master Agreement #13-129 with Knowland Construction Services, for DSA Inspector of Record (IOR) Services and In-Plant Inspections, in the amount of \$8,722.00, to be funded from the Master Construct and Implementation Program	Approved
20-Apr-22	D.5	Approval of Resolution #21-29 of the Board of Trustees of the Oxnard School District Supporting Preschool, Transitional Kindergarten and Full-Day Kindergarten Facilities Grant Program - Drifhill Preschool Classrooms	Approve Resolution #21-29 Supporting Preschool, Transitional Kindergarten and Full-Day Kindergarten Facilities Grant Program - Drifhill Preschool Classrooms	Approved
20-Apr-22	D.6	Approval of Resolution #21-30 of the Board of Trustees of the Oxnard School District Supporting Preschool, Transitional Kindergarten and Full-Day Kindergarten Facilities Grant Program - Drifhill Transitional Kindergarten Classrooms	Approve Resolution #21-30 Supporting Preschool, Transitional Kindergarten and Full-Day Kindergarten Facilities Grant Program Drifhill Transitional Kindergarten Classrooms	Approved
20-Apr-22	D.7	Approval of Resolution #21-31 of the Board of Trustees of the Oxnard School District Supporting Preschool, Transitional Kindergarten and Full-Day Kindergarten Facilities Grant Program - Drifhill Kindergarten Classrooms	Approve Resolution #21-31 Supporting Preschool, Transitional Kindergarten and Full-Day Kindergarten Facilities Grant Program - Drifhill Kindergarten Classrooms	Approved
1-Jun-22	D.1	Consideration and Approval of Resolution #21-37 Authorizing the Issuance and Sale of 2022 Refunding General Obligation Bonds	Approve Resolution #21-37 authorizing issuance and Sale of 2022 Refunding General Obligation Bonds in the Aggregated Principal Amount of Not to Exceed \$10,650,000, and Approving All Related Documents and Actions	Approved