



June 2020



OXNARD  
SCHOOL  
DISTRICT

# MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM

Semi-Annual Report to the Board of Trustees



**CFW**  
— INC.



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# PROGRAM OVERVIEW

Caldwell Flores Winters, Inc. (“CFW”) is pleased to present the fifteenth semi-annual update to the Master Construct and Implementation Program (“Program”) to the Oxnard School District (“District”) Board of Trustees (“Board”). The report links the progress of the original 2013 Reconfiguration and Implementation Program, and the subsequent Master Construct and Implementation Program adopted by the Board in 2016. It reflects the status of the Program since the last six-month update adopted by the Board in December 2019 and the time of this document’s publishing in June 2020. The report provides Program updates on the educational and facilities implementation components, as well as the funding and sequencing requirements to implement the Program. Assessments and recommendations are provided for consideration and action by the Board for implementation over the next six-month period.

A consolidated master budget and schedule merges and integrates approved and proposed projects based on funds from the Measure “R” and Measure “D” bond programs and other local sources, including developer fees, Mello Roos funds, pending State aid reimbursements and capital program balances. The Program is oriented to prioritize facility projects that maximize the potential for State aid funding for modernization and new construction of school facilities as State funds become available under the School 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.

Of critical consideration is the ongoing response to the Corona Virus Disease 2019 (COVID-19) pandemic and its effect on the current operations of the school district and the educational program. 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

This year, the District continued to move forward with the integration of the Academic Strand Focus and Academy program into a comprehensive initiative to improve and strengthen curriculum and instructional practices to improve student learning. To support this initiative, the District included the Academic Strand Focus and Academies implementation at the school sites under LCAP Goal 1, Action 17 with the allocation of money to the school sites for use on enrichment activities, materials for instructional supplies and strand/STEAM/NGSS focus, subscriptions and applications for student iPads and interventions/tutoring.

The District was in the second year of a three-year implementation plan known as “curriculum mapping” to ensure that curriculum units were developed to teach the essential learnings required of the Common Core State Standards (CCSS) and Next Generation Science Standards (NGSS). The 2018 mapping of the standards for kindergarten and first grade was completed and instructional units were developed for the standards. Beginning in the fall of 2019, teachers started piloting the units and making the necessary adjustments to the curriculum as needed. This work was used as a model for other grade levels as they continued this work during the 2019-20 school year.

The outbreak of COVID-19 and the requirement for students, teachers, and administrators to shelter in place as of March 16 has profoundly impacted the curriculum mapping plan the District had been implementing. The processes and procedures that had been put into place regarding capacity building of administrators and teachers had to be put on hold while the District pivoted to a distance learning model. This required the District to redeploy 1:1 handheld devices to all students in first through eighth grades in order to continue instruction remotely while ensuring consistent access to online resources and finding ways to provide instruction to students. The District developed a three-phase approach for providing curriculum and instruction to students who were now sheltering at home. This included needed staff development for teachers on how to use online platforms, identifying which students had internet access and which did not, publishing curriculum on the District’s website, and finding additional online resources to support the curriculum.

## 1.2 FACILITIES PROGRAM

The District continues to implement the Basic strategy using local funding sources including proceeds from Measure “R” and Measure “D”, approved by voters in 2012 and 2016 respectively, as well as developer fee receipts and other facility fund balances allocated to the Program by the Board where available. The continued implementation of Enhanced and Extended strategies remains dependent on receiving State reimbursements for previously completed projects and the District’s ability to maintain eligibility for State new construction and modernization grants as well as Financial Hardship.

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

- Completion and occupancy of the Lemonwood Kindergarten annex project
- Completion of the new McKinna Elementary School classrooms, multipurpose room, administration and media center with remaining construction associated with the demolition of the older facilities and construction of parking and playfields underway
- Continued progress on the completion of the City of Oxnard/Coastal Commission approvals for the new Seabridge K-5 elementary school
- Continued progress on the design of 21st century modernization improvements for Ritchen and McAuliffe Elementary
- Completed State review of Lemonwood Reconstruction application resulting in approximately \$7.3 million in State aid reimbursements estimated to be received by late 2020

Over the long term, the Board and District have discussed and are evaluating the need to further consider options to once again to seek an interim local solution to mitigate the continued delay in the receipt of State aid funds and the impact of the balance of required facility improvements under the Master Construct Program.

### 1.3 FUNDING & SEQUENCING

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

Total sources of funding are anticipated to decrease to approximately \$422.2 million from \$437.9 million due to an increase in overall interest earnings anticipated over the life of the Program offset by decreases in projected State aid and developer fees revenues. Planned expenditures are projected to increase from \$386 million to \$386.9 million to accommodate extended general conditions costs and change orders for the Marshall New Classroom Building project. The total Program Reserve has been reduced from \$37.7 million to \$21 million to accommodate these increases and estimated decreases in funding.

Program projects, sequencing, and timelines continue to be reviewed and adjusted for consideration by the Board. The integrated program focuses largely on the use of local funds for continued reconstruction of existing schools and the construction of new school sites, and State aid reimbursements for improvements to multipurpose rooms and support facilities to accommodate the District’s educational program. The State’s delay in processing applications and projected decreases by the District in enrollment has negatively affected current State aid eligibility for Program reimbursements and implementation providing the need to consider further local funding options. The remaining improvements under the Master Construct Program for the K-5 schools and for the K-8 schools are at risk of being further delayed or substantially reduced if enrollment continues to decline or the State continues to delay the processing or approval of submitted State aid applications.

Last fall, 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.

Workshop 1 was held in October 2019 and included a background review of the District’s education program and anticipated facility requirements, enrollment trends, classroom capacity, current support facilities and site conditions, status of Master Construct projects, and a review of existing funding sources. Workshop 2 was held in December 2019 and focused on school site capacity and site configuration,

considerations for improvements, program requirements, and options for new construction and facilities replacement/renovation or reconfiguration. Workshop 3 was held in May 2020 and included an analysis of anticipated funding sources to match estimated budget and proposed improvement schedules discussed at Workshops 1 and 2 and also included a proposed new \$173.1 million general obligation bond program for voter consideration on the November 2020 ballot. 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 and will not be placing a measure on the November 2020 ballot.

#### 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



# EDUCATIONAL PROGRAM

## 2.1 EDUCATIONAL PROGRAM UPDATE

This year, the District continued to move forward with the integration of the Academic Strand Focus and Academy program into a comprehensive initiative to improve and strengthen curriculum and instructional practices to improve student learning. To support this initiative, the District included the Academic Strand Focus and Academies implementation at the school sites under LCAP Goal 1, Action 17 with the allocation of money to the school sites for use on enrichment activities, materials for instructional supplies and strand/STEAM/NGSS focus, subscriptions and applications for student iPads and interventions/tutoring.

The District was in the second year of a three-year implementation plan known as “curriculum mapping” to ensure that curriculum units were developed to teach the essential learnings required of the Common Core State Standards (CCSS) and Next Generation Science Standards (NGSS). This plan details when grade levels will be mapping standards, writing instructional units, piloting and revising these units, and publishing the units. The curriculum units integrate the NCSS and social studies standards into the English Language Arts (ELA) curriculum using the academic strand focus themes for this integration. In addition, specific staff development days were determined with much of this work to be done in the summer so that instructional time was not lost, and substitutes were not needed to cover the classrooms. The plan also included the staff development necessary for the principals and other District administration as they developed coherence within all the educational programs in the District.

The District fully intends to implement standards-based instruction in the classroom using the CCSS and the NGSS and to integrate the Academic Strand Focus and Academy program into these standards. The 2018 mapping of the standards for kindergarten and first grade was completed and instructional units were developed for the standards. Beginning in the fall of 2019, teachers started piloting the units and making the necessary adjustments to the curriculum as needed. This work was used as a model for other grade levels as they began this work during the 2019-20 school year. Teams of teachers were trained in the summer and during the school year. They have begun to map the standards and write the curriculum units for these standards. These curriculum units were to have been piloted this spring.

## 2.2 IMPACT OF COVID-19 PANDEMIC

The occurrence of COVID 19 and the requirement for students, teachers, and administrators to shelter in place as of March 16 has profoundly impacted the curriculum mapping plan the District had been implementing. The processes and procedures that had been put into place regarding capacity building of

administrators and teachers had to be put on hold while the District pivoted to providing 1:1 handheld devices to all students in first through eighth grades and ensured that they all had internet access as well as finding ways to provide instruction to students. The District developed a three-phase approach for providing curriculum and instruction to students who were now sheltering at home. This included needed staff development for teachers on how to use online platforms, identifying which students had internet access and which ones do not, publishing curriculum on the District's website, and finding additional online resources to support the curriculum. A definition of distance learning needed to be agreed upon: distance learning can be synchronous (e.g., live virtual meeting with students) or asynchronous (e.g., independent engagement in academic content), or flexibly timed, and it may or may not involve technology. They have currently implemented the first two phases. Phase III will include convening a taskforce in June to review data regarding the current implementation and determine what is needed for the future.

Phase I of the plan included using pre-made curriculum packets that were accessible on the District's webpage to be used for distance learning. Teachers were asked to add additional resources to these packets. For students in preschool through first grade, the District provided printed curriculum for parents to pick up at the school sites. The District made all their curriculum including assessment available to students online. For second through eighth grade, downloadable materials and books were used and posted to the District's webpage. Mandatory staff meetings were held weekly via Zoom or another site preferred platform. Teachers were to connect with students during the school day using whichever platform they preferred (e.g., parent or student calls, email) to provide support for instruction and feedback. Teachers created specific "office hours" during which parents or students could call the teacher for answers to questions and receive support. The Special Education case managers reached out to all students on their caseload and connected with grade levels to support students with any modifications and/or accommodations. During Phase 1, the District did not require grading or attendance.

Staff development was provided to teachers primarily through Zoom that focused on how to modify lessons for distance learning, effective distance learning instructional techniques, how to publish information to the web, and finding online resources. District staff continue to offer live support sessions for the digital applications that the District is recommending for distance learning. The District developed a Pedagogy and Practice of Distance Learning framework for teachers to use as they continued with distance learning. This included examples by grade level of distance learning, best practices, how to provide direction instruction and collaboration, and the importance of having students create projects to demonstrate learning and engage in cross-curricular lessons (integrated units).

Phase II of the plan began April 20. All processes established for Phase I were to continue with the addition of each grade level developing learning opportunities such as projects or research activities that require integration of the standards, linking online applications to the curriculum, and ways for the students by collaborating remotely. These were put into lesson plans that were submitted weekly. Much of this work built upon the curriculum mapping the District had previously done. For those teachers who had received training, they were able to develop curriculum that integrated science and social studies into the English Language Arts and math standards and had students research and create projects to demonstrate learning

of the standards. Teachers were encouraged to meet with their students via Zoom or Google Meets or other platforms. Again, no attendance or grading was required. First through eighth grade students were engaged in remote Learning through iPads with pre-school through kindergarten students receiving packets that parents picked up at the school sites. Processes were developed to help school counselors and outreach consultants connect with families and students to meet additional needs they may have with sheltering in place.

Ensuring equity has been, and continues to be, a significant issue and a point of discord for the District. Not all students had an iPad or internet access at home. The District had to redistribute iPads that had been handed out to students earlier in the school year to make sure that students in first through eighth grade had one. This required collecting iPads previously assigned to transitional kindergarten and kindergarten classrooms and redistributing them to first grade students. Additional iPads needed to be ordered so all students had a handheld device and were available for parents to pick-up the week of April 20, 2020. The issue of internet access has proved to be more difficult. The District purchased hot spots for students who did not have internet access which required them to first identify who had access and who did not. There was a backlog of requests for hotspots resulting in a month long wait to receive them. As people gradually lost their jobs and could no longer afford internet service, additional requests continue to come in for internet connectivity.

Some of the teachers have had an easier time with the new instruction format than others, i.e., connecting with students via online sources such as Zoom and Google Meets to provide distance learning instruction. While learning packets, iPads, online resources and information were provided to students and families, issues such as the inability for teachers to meet with all students, not being able to provide the articulated curriculum that was provided in the standard classroom, and the inability to provide assessment and accountability systems while students are sheltering in place has hindered student learning. Learning activities have been provided but they are not articulated across the grade levels or provided for the students at their learning level. In short, the District within weeks had to change its entire methods of instruction and to find curriculum that would work within this new instructional model.

The District is now faced with the difficult task of providing an educational program while meeting the challenges to keep students, teachers, and administrators safe from COVID-19. It is anticipated that some form of schooling will be offered in the fall that includes both classroom instruction and distance learning; however, no decisions have been made as of the publishing of this report. The District is currently working on a model for this instructional design. This will most likely require the District to continue to fund technology resources for students such as handheld devices, laptops, or Chromebooks as well as internet access and will become an instructional budget necessity. The significant work that has begun with the curriculum mapping of the CCSS and NGSS has provided a strong articulated curriculum that can be built upon for next year and continue have additional online resources attached to each of those units with assessment systems to inform instruction and learning. The District is also exploring professional development for teachers on how to meet the needs of the new pedagogy that may be required for delivering instruction to younger children that are not yet independent learners in such areas as learning to read and understanding basic math concepts.

## 2.3 ACCOMODATION OF INSTRUCTIONAL SHIFTS

The District continues to monitor guidance from local, State, and Federal agencies regarding required precautions that must be undertaken before allowing teachers and students to return to campus. The Superintendent has convened a taskforce to determine the logistics surrounding the resumption of instruction in the Fall.

It is possible that the schools of the future will look and operate differently than the schools taught in prior to March 16, 2020. A new pedagogy may require a significant shift in thinking by both administrators and teachers as well as parents and students to understand that learning can occur anywhere at any time and is 24/7. It will require classrooms to have robust technology with mobile chairs and desks as required to maintain social distancing. Having multiple writing surfaces on the walls will allow students to show their work at a distance with other students possibly Zooming into classroom for instruction that is visible on the monitors in the classroom. Multiple monitors in the classrooms will provide some needed options for the schools and the district. Using the internet to provide virtual field trips will become the norm as will research capabilities. Having multiple ways students can show mastery of the essential learnings required of the standards will become the model for student projects and completed work. Assessments for these projects will need to be developed and published so that students, and parents, will know what they need to do to develop mastery of the standards and guide them as they work independently. Classroom instruction will need to include developing self-directed learners through such training as goal settings, developing growth mindsets, and taking responsibility for learning in age appropriate ways. It will require the development of new “standard operating procedures” for teachers to share with students for such shifts as “What do you do when you do not know what to do?” or “How will we set up a master schedule for teachers to have office hours?” The teacher may need to learn new instructional strategies to be a guide for the student to make learning connections and understandings by asking questions that guide a student’s thinking. Different methods of feedback will need to be explored, some will be directly provided to students in the classroom and others will need to be given from a distance. Lastly, the issue of assessments and grading will also need to be addressed.

The current situation also requires teachers, students and administrators to move beyond the superficial use of technology and digital devices into pedagogies that support deep learning and understanding by looking at their curriculum to determine if the assignment:

- (1) requires critical thinking on the web;
- (2) opens new lines of inquiry;
- (3) provides new opportunities for the students to engage with authentic audiences from around the world;
- (4) provides for the student to “publish” and then receive feedback from authentic audiences; and
- (5) provides the student an opportunity to create a contribution.

Curriculum and assignments will need to be altered over time to include new assignments that engage students, provide for student voice and choice, and incorporate the above strategies to move the use of

technology and digital devices to create deep learning and understanding, if students and teachers are unable to return to the physical campus full time.

The District now has five 21<sup>st</sup> Century schools with additional improvements made at 11 other schools in the District. These improvements may provide the classroom environments in which teachers have the tools and flexibility to provide the instructional shifts necessary to meet the challenges of distance or blended learning.

# STATE & LOCAL CONSIDERATIONS

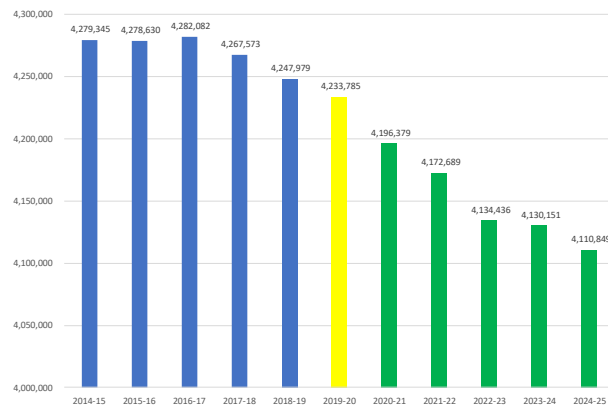
Periodically, the District receives updates on state and local considerations that may impact the implementation of the Master Construct Program. The following section provides a brief update of K-8 enrollment at the State, County and District level and its continued impact on the District's eligibility for pupil grant funding from the Office of Public School Construction (OPSC). A summary of the COVID-19 pandemic considerations is also provided as well as the suggested need to continue planning to seek a local solution to absorb the balance of required facility improvements and the next phase of the Program.

## 3.1 STUDENT ENROLLMENT

Student enrollment impacts facilities funding programs for California school districts in need of major facility improvements. The California Department of Finance, Demographic Research Unit tabulates actual and projected K-8 enrollment based on Department of Education enrollment data and Department of Public Health births and has counted transitional kindergarten (TK) students in kindergarten enrollment since its 2010 projections. According to the State, TK-8 enrollment statewide has been generally level over the last five years with an overall decline of approximately 1 percent over the last 3 years and is projected to decline over the next five years, as indicated in Figure 1, due to a general decrease in births and a corresponding decrease in enrollment.

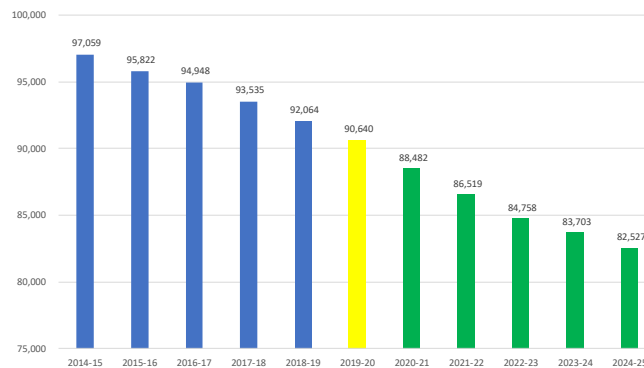
More locally, Figure 2 shows that K-8 enrollment in Ventura County has declined by 6,419 students since 2014-15 and that K-8 enrollment is projected to decrease in Ventura County by 8,113 students over the next five years. As of the 2019-20 school year, District enrollment decreased by approximately 408 students from the prior year and 1,096 students since 2016-17. As demonstrated in Figure 3, a similar trend is forecasted by the District's enrollment consultant for the Oxnard School District with a projected decrease of 1,799 students by school year 2024-25.

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



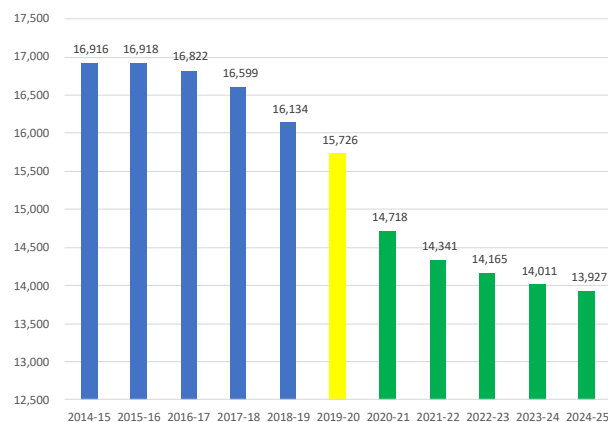
Sources: California State Department of Finance

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



Sources: California State Department of Finance

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



Sources: CALPADS; DecisionInsite

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

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	*Current 2019-20	**Projected Enrollment					Net Change
TK-K	2,166	2,181	2,068	2,002	1,855	1,821	1,783	1,778	1,797	1,782	1,765	(56)
1st	1,924	1,853	1,847	1,750	1,720	1,574	1,547	1,531	1,536	1,552	1,537	(37)
2nd	1,915	1,899	1,845	1,827	1,718	1,700	1,528	1,520	1,514	1,535	1,549	(151)
3rd	2,034	1,899	1,859	1,813	1,794	1,699	1,521	1,500	1,503	1,513	1,532	(167)
4th	1,915	1,984	1,879	1,835	1,771	1,794	1,650	1,496	1,487	1,503	1,510	(284)
5th	1,850	1,929	1,954	1,858	1,809	1,757	1,638	1,621	1,481	1,484	1,498	(259)
<b>K-5 Total</b>	<b>11,804</b>	<b>11,745</b>	<b>11,452</b>	<b>11,085</b>	<b>10,667</b>	<b>10,345</b>	<b>9,664</b>	<b>9,447</b>	<b>9,321</b>	<b>9,368</b>	<b>9,390</b>	<b>(955)</b>
6th	1,736	1,786	1,878	1,913	1,790	1,761	1,722	1,583	1,601	1,461	1,464	(297)
7th	1,684	1,722	1,776	1,838	1,874	1,775	1,654	1,689	1,572	1,609	1,466	(309)
8th	1,692	1,665	1,716	1,763	1,803	1,845	1,679	1,622	1,670	1,573	1,608	(237)
<b>6-8 Total</b>	<b>5,112</b>	<b>5,173</b>	<b>5,370</b>	<b>5,514</b>	<b>5,467</b>	<b>5,381</b>	<b>5,054</b>	<b>4,894</b>	<b>4,844</b>	<b>4,643</b>	<b>4,537</b>	<b>(844)</b>
<b>Total</b>	<b>16,916</b>	<b>16,918</b>	<b>16,822</b>	<b>16,599</b>	<b>16,134</b>	<b>15,726</b>	<b>14,718</b>	<b>14,341</b>	<b>14,165</b>	<b>14,011</b>	<b>13,927</b>	<b>(1,799)</b>

\*2019-20 enrollment as of October 2, 2019

\*\*Projected enrollment provided from DecisionInsite online 2020 projections; projected SDC enrollment not provided by grade and has therefore been evenly distributed across grades K-8

Sources: CALPADS; DecisionInsite

As shown in Table 2, annual enrollment growth in the District began leveling off in school year 2014-15, remained generally stable, and began experiencing decline in 2017-18. As of the 2019-20 school year, the District's total enrollment decreased by approximately 408 students from the prior year. Data from DecisionInsite suggests that total District enrollment is projected to continue to decrease to 13,927 by 2024-25, 1,799 less students than the current enrollment.

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

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

### 3.2 COVID-19 PANDEMIC

The World Health Organization declared the outbreak of COVID-19, a pandemic in March 2020. In March 2020, the State of California issued a statewide "shelter in place order" resulting in school districts across the State to close schools and immediately shift to remote learning for the remainder of the school year and rethink school openings and operations for the next school year.

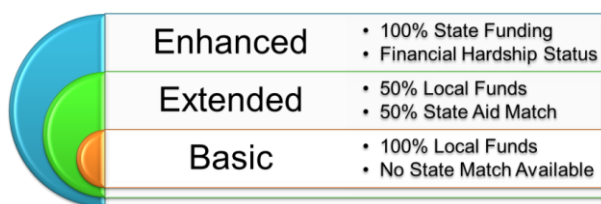


The District is now faced with the difficult task of providing a blended learning program for students as they move from the traditional school model of one teacher with a group of students in one room to distance learning with some in school learning. A blended learning program will require the District to continue to fund technology resources for students such as handheld devices, laptops, or Chrome books as well as internet access, becoming an instructional budget necessity.

### 3.3 PROGRAM CONSIDERATIONS

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

**Figure 4: District Adopted Funding Strategies**



During this period, the District has completed the P2P construction of Drifill, the reconstruction of Harrington, Elm, and Lemonwood, and a new classroom building at Marshall to complete its transformation into a K-8 school. The reconstruction of McKinna achieved substantial completion with remaining demolition of older facilities and construction of playground and playfields underway. Construction of TK/K, and special education facilities at various existing sites was also completed. Land has been purchased for the Seabridge and Doris Patterson K-5/6-8 schools. Likewise, Division of State Architect (DSA) design approvals have been received for the K-5 reconstruction of Rose Avenue and the new construction of Seabridge.

The Master Construct Program recommended the reconstruction of the permanent capacity of Marina West and Sierra Linda as 21st Century schools, however those projects were removed from the adopted Master Construct Program, due to lack of anticipated funding in the foreseeable future. The next phases of improvements call for the construction of a New Seabridge Elementary, reconstructing Rose Avenue School, and constructing elementary/middle school facilities at the Doris/Patterson site. The New Seabridge Elementary School is planned to be constructed from existing local funds, whereas the reconstructed Rose Avenue School is dependent on future State funding. The new facilities planned at Doris/Patterson site are anticipated to be funded through a combination of future bond sales and State aid reimbursements.

While current enrollment trends are predicting decline, select school sites within the District exceed the ability to house students in permanent classrooms, thus relying on portable facilities. In addition, some of these portable and permanent facilities may already be in use as support spaces or other educational

programs that are not fully loaded with students throughout the day or utilize a lower classroom loading (e.g., computer labs, piano labs, academy rooms, special education, RSP programs, etc.) necessary to the conduct of the adopted educational program and not readily available to support additional classroom use immediately.

Continued investment in the new Seabridge Elementary and Doris/Patterson sites will provide long term permanent capacity and ability to remove portable classrooms and house students in the desired permanent 21<sup>st</sup> Century learning environments, providing more equitable facilities and planning for any growth in the future should trends and needs change. The new facilities may also allow the ability to accommodate shifts in available space during periods of constructing new classrooms or modernizing existing classrooms, reducing the need for potential interim housing during construction. It may also be useful in accommodating additional support and enrichment space that may be required in portable facilities based on the needs of the educational program or recommendations regarding its reconfiguration, if needed.

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. However, delays by the State in the processing of eligible District grant applications and in the limited sale of voter approved Prop. 51 bonds has reduced grant reimbursements by the State, reducing the receipt of funds from remaining eligible projects. Delays in program implementation make remaining projects subject to escalating market costs which may reduce the number of projects that may be funded overall. Over the long-term, the District may be required, once again, to supplement the Basic Strategy and start planning to seek a local solution to absorb the balance of required facility improvements and the next phase of the Master Construct Program.

# FACILITIES PROGRAM

The Master Construct Program implements planned 21<sup>st</sup> Century facilities 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 improvements allocated to the program. To date, most replacement school projects are either complete or underway.

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. Absent delays or reductions in State Aid, the Master Construct Program is designed to provide funding over time to support the reconstruction of older schools and the modernization of support facilities, the construction of additional new 21<sup>st</sup> century schools and the removal of portable classrooms.

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

The following section provides an update of projects under management and projects anticipated to be initiated over the next six-month period. Project highlights are presented along with proposed adjustments to the budget and timeline. These components are then carried over for further consideration in the Master Budget, Schedule and Timeline recommendations in this report.

## 4.1 COMPLETED PROJECTS

Completed projects include upgrades to kindergarten and science labs across eight school sites; the reconstruction of Harrington, Lemonwood and Elm; construction of Kindergarten Annex facilities at Harrington and Lemonwood; addition of the new 6-8 building at Marshall and the acquisition of the Seabridge K-5 elementary school site. Additional completed projects include kindergarten/flex classrooms at McAuliffe, Ritchen, Brekke, and Ramona and the acquisition of the Doris/Patterson K-5/6-8 school site. Funding for the projects to date has been from local sources, primarily Measure “R” and Measure “D”.

## 4.2 PROJECTS UNDERWAY

McKinna Elementary achieved Substantial Completion in February 2020 for Phase 1 improvements and is currently under construction for Phase 2 (e.g., demolition of older facilities, parking, playfields, etc.).

Seabridge and Rose Avenue have received DSA approval. Planning efforts associated with the LAFCo approval for the Doris/Patterson project continue, however the project has not yet begun the design process. Design efforts are underway for the modernization improvements planned at McAuliffe and Ritchen elementary schools with DSA submittal anticipated in June 2020. The following sections provide further detail on the status of projects summarized above and expected outcomes over the next six months.

#### 4.2.1 MCKINNA ELEMENTARY RECONSTRUCTION

The McKinna Elementary School Reconstruction project consists of a 58,229 square foot of new construction to be completed in two phases. Phase 1 of construction includes a two-story 23 general purpose classroom building, with 4 kindergarten, 1 kinder-flex and 2 SDC classrooms, a library, piano lab, administration space, and a multipurpose room. Upon completion of Phase 1, the District moved from their old school campus to occupy the newly constructed facilities built in Phase 1. Phase 2 of construction includes the demolition of the existing facilities and construction of new playfields and hard courts, and support spaces, including new parking.



**New McKinna Elementary School**

In July 2018, Phase-1 construction began; and achieved Substantial Completion in February 2020. Phase 1 included five new buildings: the classroom building, kindergarten building, MPR building, administration building, and the library/media center and associated sitework, such as fencing, parking lot construction and landscaping. DSA request for additional components in order to increase the fire durability of the covered walkways was resolved by the project team; no delay impacts occurred. However, due to delays by the utility companies (i.e., Southern California Edison and Southern California Gas), District occupancy of the new facilities was delayed from February 2020 to May 2020. Phase 2 construction is planned to begin in June 2020 and is currently underway. Phase 2 is planned to achieve Substantial Completion in August 2020.

The approved “all in” budget for the McKinna Elementary project is \$36.6 million which has proceeded under a Lease-Leaseback agreement with a Guaranteed Maximum Price (GMP) construction contract and approved change orders. While no budget adjustments are recommended at this time, negotiations

regarding costs related to the delay to occupancy due to utility company delay in providing utility services are underway and an adjustment is anticipated to be discussed in the next six-month report.

#### 4.2.2 ROSE AVENUE ELEMENTARY RECONSTRUCTION

The Rose Avenue project consists of a 58,347 square foot, two-story 23 general purpose classroom building, with 4 kindergarten classrooms, 1 kinder-flex, and 2 SDC classrooms, piano lab, library, makers room, administration space, multipurpose room, playfields, hard courts, and support spaces. This project is planned to be constructed in two (2) phases. During Phase-1, the new campus buildings will be built on the existing play fields. Phase-2 will consist of the demolition of the existing campus and construction of new play areas. DSA approval of the plans were received in July 2019.

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

Subject to the District maintaining sufficient enrollment, an application for new construction School Facility Program (SFP) Financial Hardship funding was submitted to the State in October 2019 for an estimated \$21.2 million and is on the State's "beyond bonding authority" list awaiting review. Considering the current backlog of OPSC applications, the District's place in line for the project, and the current condition of State Funding; it may take more than a year for OPSC to begin processing the application. The approved "all in" budget for the Rose Avenue project is \$30.7 million and no adjustment to the overall budget is recommended at this time.

#### 4.2.3 SEABRIDGE ELEMENTARY NEW CONSTRUCTION

The Seabridge K-5 School project consists of a 48,802 square foot, two-story 19 general purpose classroom building, with 4 kindergarten classrooms, 1 SDC classroom, piano lab, library, makers room, administration space, multipurpose room, playfields, hard courts, and support spaces, including parking. In October 2018, this project received DSA approval for construction. At this time, the District is still seeking final approval of a Coastal Development Permit from the City of Oxnard in order to proceed with the construction. In June 2019, the submission of an application for a Coastal Development Permit was submitted to the City for review and approval, as of the date of this report, the project is awaiting the approval. As reported in December 2019, an initial bidding of the project resulted in cost estimates exceeding the allocated budget. A rebid of the project is estimated to be conducted over the next six months with the goal of maintaining the established budget. The current Board approved "all in" budget for the Seabridge project is \$28.6 million. No budget adjustments are recommended at this time; however, adjustments may be required subject to future bid outcomes as described above.

#### 4.2.4 DORIS/PATTERSON NEW CONSTRUCTION

The District has acquired a 25-acre parcel at the corner of Doris Avenue and Patterson Road for the construction of a new 700 student K-5 and 1,200 student 6-8 middle school facility, plus the ability to accommodate a District administrative center. The District has completed the California Environmental Quality Act (CEQA) and Department of Toxic Substances Control (DTSC) review requirements for the project. Pursuant to the Ventura County Local Agency Formation Commission (LAFCo), this project requires annexation into the City of Oxnard. LAFCo review and approval of several changes of organization, collectively called reorganization, is still in progress. This LAFCO process is currently underway and is anticipated to conclude in late-2020.

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

#### 4.2.5 MCAULIFFE ELEMENTARY MODERNIZATION

The Master Construct Program provides for the modernization of McAuliffe Elementary, including its 28 classrooms, STEAM Academy lab and piano lab, and support spaces to comply with the District's vision and specification for 21<sup>st</sup> Century K-5 classroom and support school facilities. Proposed improvements for permanent classrooms include allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical, furnishings, as well as data and other technology upgrades. Upgrading the library into a Media Center, is proposed as are improvements to the multipurpose room, the HVAC system and converting two adjacent supply rooms into administrative and counselor space. An architect selection process was conducted in September 2019 to assign a firm to the proposed improvements. In December 2019, the Board approved an Architectural Services Agreement with the selected firm to produce design documents for these improvements. To date, the design team has completed the Schematic Design phase of this project and is currently, proceeding through the Design Development phase. The plan is to complete and submit Construction Documents for DSA review in June 2020. DSA approval is anticipated to be obtained by December 2020.

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

#### 4.2.6 RITCHEN ELEMENTARY MODERNIZATION

The Master Construct Program provides for the modernization of Ritchen Elementary, including its existing 28 classrooms, science and piano labs, MPR, library and support spaces to comply with the District's vision and specification for 21<sup>st</sup> Century K-5 classroom and student support facilities. Proposed improvements include allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical, HVAC, and furnishings, as well as data and other technology upgrades and additional administrative spaces. In conjunction with the McAuliffe modernization, an architect selection process was conducted in September 2019 to assign a firm to the proposed improvements. In December 2019, the Board approved an Architectural Services Agreement with the selected firm to produce design

documents for these improvements. To date, the design team has completed the Schematic Design phase of this project and is currently, proceeding through the Design Development phase. The plan is to complete and submit Construction Documents to DSA for review in June 2020. DSA approval is anticipated to be obtained by December 2020.

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

#### 4.3 RECOMMENDATIONS

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

# PROGRAM FUNDING & EXPENDITURES

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

A State funding application for the Lemonwood Reconstruction Project in the amount of \$7.3 million is anticipated to be eligible for consideration for a priority funding round apportionment by the State Allocation Board (SAB) after August 28, 2020. An application of approximately \$4.5 million for the Thurgood Marshall project is anticipated to be returned to the District by the State because the District has currently exceeded remaining new construction eligibility. Approximately \$66.8 million in submitted new construction and modernization applications remain in line at the State for review and funding. 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 flow into the program as additional residential construction is approved within the boundaries of the District. The District has issued approximately \$95 million in Measure “D” bonds in support of Phase 2 improvements, leaving approximately \$47.5 million in remaining authorization, and all previous bond authorization has been fully issued and appropriated.

The following provides an update to the prior Program funding and expenditures provided to the Board in the December 2019 report. This section provides a comprehensive review of the funding program, including a review of State aid grants, projected local developer fees, and local general obligation bond proceeds, all which may assist in the implementation of the remaining Master Construct Program. The report recommends adjustments to the Master Budget and Schedule that are required in accordance with financial or policy decisions undertaken by the District and the State from the prior periods and proposed activities over the next six-month period. Potential shortfalls due to enrollment decline or further delays in receipt of State aid are identified and provided for review and further consideration.



## 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 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. Therefore, new construction applications received on or after September 12, 2018 and modernization applications received after February 28, 2019 will henceforth be 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. In order for a project to qualify for this waiting list for State funds, the governing board of a district is required to adopt a resolution acknowledging the shortfall and the application's inclusion under the "Applications Received Beyond Bond Authority List."

With recognition that bond authority for projects is exhausted, the State placed Proposition 13, the "Public Preschool, K-12, and College Health and Safety Bond Act of 2020," on the March 2020 ballot. Proposition 13 included a \$15 billion facilities bond to replenish facilities funding available to school districts and higher education institutions across the state, with \$9 billion to be allocated for K-12 education. The bond was not approved by voters. At this time, no decision has been made as to when the State will offer to the voters another opportunity for a statewide facilities bond.

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 2020 pupil grant is currently \$4,741 for elementary grades and \$5,014 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 311 permanent and 46 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. Since the December 2019 report, the estimated grant amounts have been updated to reflect the State’s 2020 per pupil grant amounts and have been adjusted to accommodate the District’s FY2019-20 enrollment per school site. At time of an application, the subject school site eligibility will be 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.

Overall, the total estimated modernization eligibility for permanent classrooms has increased by approximately \$2 million since the December 2019 report, however, the majority of increase is estimated to occur within the later Phase IV (2026-2029) period of the program. As shown in Table 3, the District may be eligible for approximately \$38.7 million in remaining matching modernization grants from

permanent classrooms. Approximately \$16.1 million is currently available through FY2020 for two elementary schools (McAuliffe and Ritchen) and two of the middle schools (Haydock and Frank), with Frank having the largest amount of grant eligibility available. Approximately \$5.7 million in grants are estimated to be eligible in the FY 2021-25 period. Most of the remaining eligibility of approximately \$16.19 million is not fully eligible for grant funding until the FY 2026-29 period. To access any of these funds, the District must design and receive DSA project approval prior to the submittal of an application for modernization funding of a facility.

**Table 2: Estimated Remaining Modernization Eligibility from Permanent Classrooms: 60/40 Program**

School Site	CRMs	Phase I (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total Amount
		CRMs	Amount	CRMs	Amount	CRMs	Amount	CRMs	Amount	
Brekke	25	0		0		25	\$2,915,715	0		\$2,915,715
Chavez	36	0		0		0		36	\$4,210,008	\$4,210,008
Curren	0	0		0		0		0		\$0
Driffill	0	0		0		0		0		\$0
Elm	0	0		0		0		0		\$0
Frank	44	0		44	\$5,956,632	0		0		\$5,956,632
Fremont	35	0		0		0		35	\$4,738,230	\$4,738,230
Harrington	0	0		0		0		0		\$0
Haydock	32	32	\$4,332,096	0		0		0		\$4,332,096
Kamala	0	0		0		0		0		\$0
Lemonwood	0	0		0		0		0		\$0
Marina West	20	0		0		0		20	\$2,370,500	\$2,370,500
Marshall	26	0		0		0		26	\$3,081,650	\$3,081,650
McAuliffe	25	25	\$3,001,053	0		0		0		\$3,001,053
McKinna	0	0		0		0		0		\$0
Ramona	23	0		0		23	\$2,754,521	0		\$2,754,521
Ritchen	24	24	\$2,825,636	0		0		0		\$2,825,636
Rose Avenue	0	0		0		0		0		\$0
Sierra Linda	21	0		0		0		21	\$2,489,025	\$2,489,025
Soria	0	0		0		0		0		\$0
<b>Total</b>	<b>311</b>	<b>81</b>	<b>\$10,158,785</b>	<b>44</b>	<b>\$5,956,632</b>	<b>48</b>	<b>\$5,670,236</b>	<b>138</b>	<b>\$16,889,413</b>	<b>\$38,675,066</b>

\*Current dollars

Table 4 demonstrates remaining eligibility of approximately \$2.1 million for portable classrooms that exceed their 20-year life and are eligible for modernization during the term of the Program. To date, approximately \$3.5 million in modernization applications have been submitted to the OPSC for grant reimbursements.

**Table 3: Estimated Remaining Modernization Eligibility from Portable Classrooms: 60/40 Program**

School Site	CRMs	Phase I (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total Amount
		CRMs	Amount	CRMs	Amount	CRMs	Amount	CRMs	Amount	
Brekke	0	0		0		0		0		\$0
Chavez	0	0		0		0		0		\$0
Curren	2	0		0		2	\$237,050	0		\$237,050
Driffill	0	0		0		0		0		\$0
Elm	3	0		3	\$355,575	0		0		\$355,575
Frank	0	0		0		0		0		\$0
Fremont	8	8	\$1,083,024	0		0		0		\$1,083,024
Harrington	5	3	\$355,575	2	\$237,050	0		0		\$592,625
Haydock	1	0		0		1	\$155,434	0		\$155,434
Kamala	6	0		5	\$592,625	1	\$118,525	0		\$711,150
Lemonwood	7	6	\$711,150	1	\$118,525	0		0		\$829,675
Marina West	2	0		0		0		2	\$293,942	\$293,942
Marshall	0	0		0		0		0		\$0
McAuliffe	1	1	\$118,525	0		0		0		\$118,525
McKinna	4	4	\$474,100	0		0		0		\$474,100
Ramona	0	0		0		0		0		\$0
Ritchen	0	0		0		0		0		\$0
Rose Avenue	3	0		0		3	\$355,575	0		\$355,575
Sierra Linda	3	0		0		3	\$379,280	0		\$379,280
Soria	0	0		0		0		0		\$0
<b>Total</b>	<b>46</b>	<b>22</b>	<b>\$2,742,374</b>	<b>11</b>	<b>\$1,303,775</b>	<b>10</b>	<b>\$1,245,864</b>	<b>2</b>	<b>\$293,942</b>	<b>\$5,585,955</b>
<b>Submitted Applications</b>										
Project 1 - Fremont		8	\$1,083,024							
Project 1 - McAuliffe		1	\$118,525							
Harrington Kinder Annex				5	\$592,625					
Lemonwood K-8 Portables		6	\$711,150	1	\$118,525					
Elm Portables				3	\$355,575					
McKinna Portables		4	\$474,100							
<b>Total</b>		<b>19</b>	<b>\$2,386,799</b>	<b>9</b>	<b>\$1,066,725</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$3,453,524</b>
<b>Remaining Eligibility</b>		<b>3</b>	<b>\$355,575</b>	<b>2</b>	<b>\$237,050</b>	<b>10</b>	<b>\$1,245,864</b>	<b>2</b>	<b>\$293,942</b>	<b>\$2,132,431</b>

\*Current dollars

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.

As previously reported in December 2019, 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.

### 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 2020 pupil grant is currently \$12,451 for elementary grades and \$13,169 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.

In review of the District's new construction application for Lemonwood, the OPSC determined the District qualified for remaining new construction pupils at the middle school level and deemed the District eligible to utilize remaining pupil grants at the middle school level for the project requiring a "Use of Grants" mechanism to maximize the potential apportionment for the application. This funding mechanism, known as a "Use of Grants" requires the diversion or reassignment of pupil grants. The "Use of Grants" mechanism does not increase the district's overall number of pupil grants. The total pupil grants utilized for the application included 423 middle school pupils, which translates to approximately \$5.6 million in base pupil grants. An additional \$1.7 million in estimated supplemental grants was included in the application, bringing the total estimated grant for the project to \$7.3 million. The application was approved at the May 2020 State Allocation Board (SAB) meeting for a "unfunded approval". Upon receipt of an unfunded approval, the District submitted a request to the State to participate in the next available priority funding round filing period, which began on May 13, 2020 and ends August 28, 2020. , The District will now be eligible for consideration for a priority funding round apportionment by the SAB after August 28, 2020.

On February 26, 2020, the District received a “90-day letter” notification for the Thurgood Marshall application, indicating that the application will be under State review upon conclusion of the 90-day period. This application was estimated to garner approximately \$4.5 million. Given that the District has currently exceeded remaining new construction eligibility, it is recommended that no action be taken with this application at this time. Upon conclusion of the State’s review, the application will be returned to the District. The District will have the option to resubmit the application, however, will lose its place in line.

Table 5 presents the latest ranked order of State workload list applications as of March 31, 2020, to be allocated to fund the remaining applications for the Master Construct projects that await funding and review by the State. As shown, \$66.8 million in applications (beyond the pending Lemonwood and Marshall new construction applications) await funding and review, including \$64.5 million in new construction and \$2.3 million in modernization. Eligibility for these funds continue to be impacted by substantial enrollment decline. Based upon State requirements, a new construction baseline eligibility completed for the District cannot support any new construction applications at this time.

The OPSC has maintained the opportunity for districts to be reimbursed up to five years after the date of construction of new facilities should there be an upswing in enrollment or increased residential development that would justify additional eligibility. Such new eligibility may be documented and applied for reimbursement of previously constructed facilities within the five-year window. In order to utilize this option, however, the State needs to have an ongoing active and fully funded facilities program at that time, otherwise a district may once again be subject to fluctuations in enrollment while waiting in line. This has been the case for the Oxnard School District over the last five years. If enrollment and the consequent eligibility do not rebound in time to access the funding of the remaining applications by the SAB, the District would be in need of additional local funding to make up for the shortfall for future projects not yet being implemented.

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

Projects	Type	Total Grant	Applications Ahead
Lemonwood	New Construction	\$7,267,952	Pending
Marshall	New Construction	\$4,484,704	Pending
	<b>Subtotal</b>	<b>\$11,752,656</b>	
Elm	New Construction	\$9,017,141	\$1,375,955,255
Harrington Kinder Annex	Modernization	\$638,165	\$1,449,283,784
Lemonwood Portables	Modernization	\$829,675	\$1,564,626,986
Ritchen Kinder	New Construction	\$840,861	\$1,893,620,265
Brekke Kinder	New Construction	\$678,482	\$1,894,428,492
McAuliffe Kinder	New Construction	\$896,499	\$1,895,074,340
Lemonwood Use of Grants	New Construction	\$2,048,164	\$1,927,757,471
Elm Use of Grants	New Construction	\$896,472	\$1,929,694,918
Marshall Use of Grants	New Construction	\$1,030,544	\$1,930,527,742
McKinna	New Construction	\$10,751,627	\$1,931,485,118
McKinna Use of Grants	New Construction	\$1,033,433	\$1,941,732,668
Elm Portables	Modernization	\$355,575	\$1,942,692,729
McKinna Portables	Modernization	\$474,100	\$1,943,097,608
Ramona Kinder	New Construction	\$629,766	\$1,947,955,813
Seabridge + Land	New Construction	\$14,337,555	Beyond Authority List
Seabridge Use of Grants	New Construction	\$846,668	Beyond Authority List
Rose Avenue <sup>1</sup>	New Construction	\$21,533,864	Beyond Authority List
	<b>Subtotal</b>	<b>\$66,838,591</b>	
	<b>Total</b>	<b>\$78,591,247</b>	

**Note:**

1. Estimated grants for Rose Avenue assumes Financial Hardship

#### 5.1.4 FINANCIAL HARDSHIP FUNDING

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

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

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

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

Except for land acquisition and some site service costs, 100 percent hardship grant funding does not typically equate to 100 percent of the total development costs associated with the design and construction of an eligible project. Often projects must be phased, alternate methods of construction (e.g. modular) must be employed to achieve the desired space requirement for housing students or additional local funding must be provided thereafter to complete a hardship project.

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

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



### 5.1.5 SUBMITTED STATE AID APPLICATIONS

Table 6 presents State aid applications that have been filed with the OPSC and are either in the review process or are awaiting review and funding by the State, totaling approximately \$78.6 million. It also reflects the current pupil grant amounts in effect for 2020 by the SAB and estimated additional anticipated allowances for supplemental grants such as site development and land acquisition costs. The majority of these applications rely on the actual or projected number of students and associated pupil grants available to house those students. The balance relies in large part on the application of a “use of grants” provision allowed by the SFP to accelerate additional funding by applying for additional grants to be used in the construction of a school facility. The “use of grants” approach allows a district to utilize higher pupil loading standards than the State standard on its funding application, as long as those standards are within the approved district’s teacher contract and do not exceed 33 pupils per classroom. A district is not required to actually load the classroom at the higher local standard when built.

**Table 5: Submitted State Aid Applications**

Projects	Type	Standard Pupils	K-6	7-8	SDC Pupils	Non Severe	Severe	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
Lemonwood	New Const.	423	0	423	0	0	0	\$5,570,487	\$1,697,465	\$7,267,952
Marshall	New Const.	316	100	216	0	0	0	\$4,089,604	\$395,100	\$4,484,704
Elm	New Const.	600	600	0	13	13	0	\$7,774,787	\$1,242,354	\$9,017,141
Harrington Kinder Annex	Mod.	125	125	0	0	0	0	\$592,625	\$45,540	\$638,165
Lemonwood Portables	Mod.	175	175	0	0	0	0	\$829,675	\$0	\$829,675
Ritchen Kinder	New Const.	0	0	0	18	0	18	\$629,766	\$211,095	\$840,861
Brekke Kinder	New Const.	0	0	0	18	0	18	\$629,766	\$48,716	\$678,482
McAuliffe Kinder	New Const.	0	0	0	18	0	18	\$629,766	\$266,733	\$896,499
Lemonwood Use of Grants	New Const.	160	82	78	0	0	0	\$2,048,164	\$0	\$2,048,164
Elm Use of Grants	New Const.	72	72	0	0	0	0	\$896,472	\$0	\$896,472
Marshall Use of Grants	New Const.	80	32	48	0	0	0	\$1,030,544	\$0	\$1,030,544
McKinna	New Const.	675	675	0	35	26	9	\$9,327,682	\$1,423,945	\$10,751,627
McKinna Use of Grants	New Const.	83	83	0	0	0	0	\$1,033,433	\$0	\$1,033,433
Elm Portables	Mod.	75	75	0	0	0	0	\$355,575	\$0	\$355,575
McKinna Portables	Mod.	100	100	0	0	0	0	\$474,100	\$0	\$474,100
Ramona Kinder	New Const.	0	0	0	18	0	18	\$629,766	\$0	\$629,766
Seabridge + Land	New Const.	575	575	0	13	13	0	\$7,463,512	\$6,874,043	\$14,337,555
Seabridge Use of Grants	New Const.	68	68	0	0	0	0	\$846,668	\$0	\$846,668
Rose Avenue <sup>1</sup>	New Const.	675	675	0	35	26	9	\$18,655,364	\$2,878,500	\$21,533,864
<b>Total</b>		<b>4,202</b>	<b>3,437</b>	<b>765</b>	<b>168</b>	<b>78</b>	<b>90</b>	<b>\$63,507,756</b>	<b>\$15,083,491</b>	<b>\$78,591,247</b>
<b>Total New Construction Pupils Used</b>		<b>3,727</b>	<b>2,962</b>	<b>765</b>	<b>168</b>	<b>78</b>	<b>90</b>			
<b>Total Modernization Pupils Used</b>		<b>475</b>	<b>475</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

**Note:**

1. Estimated grants for Rose Avenue assumes Financial Hardship

At this time, the District has submitted 18 applications awaiting State reimbursement and one application (Rose Avenue) requesting Financial Hardship totaling approximately \$78.6 million. An application for approximately \$7.3 million for the Lemonwood Reconstruction Project received an “unfunded approval” by the SAB in May 2020, allowing the District the ability to participate in the next priority funding round, with a SAB apportionment anticipated after August 28, 2020. Due to the insufficient eligibility at time of review by the State, the Marshall new construction application (\$4.5 million) is anticipated to be returned to the District by the State. The District will have the option to resubmit the Marshall application, which



would result in the application being placed in line for future review and subject to the District regaining its funding eligibility. The funding amounts from remaining applications awaiting review assume the District is able to regain or maintain its previous enrollment; otherwise any shortfall will need to be funded from local sources under the Basic Strategy.

Over the next six months, the team will continue to monitor application status with OPSC and respond to any new opportunities, exceptions and review notices received in order to keep the District as informed as possible on any needs for program adjustments. The remaining improvements under the Master Construct Program for the K-5 schools and for the K-8 schools are at risk of being further delayed or substantially reduced if enrollment continues to decline or the State continues to delay the processing or approval of submitted State aid applications

## 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 offset the student enrollment impact that would be generated by new development. Fees may be used to fund the construction of new school facilities, the modernization of existing facilities, or the reopening of closed facilities. The regulations also permit an inflation-based increase in developer fees every two years based on changes in the Class B construction index. There are three levels of developer fees that can be assessed:

- **Level 1** fees are established by statute and adjusted by the State Allocation Board and are currently \$4.08 per square foot of residential development and \$0.66 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 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 \$8.3 million in additional developer fee revenues as of April 30, 2020, for a grand total of \$11.6 million in collected revenues.

In April 2020, 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 \$2.69 per square foot for residential and \$0.436 per square foot for commercial.

To establish a nexus and a justifiable residential School Fee level, the Study evaluated the number and cost of new facilities required to house students generated from future residential development within the School District. Based on data provided by the Southern California Association of Governments, approximately 8,199 additional residential units could be constructed within the District's boundaries through calendar year 2035. Of these 8,199 future units, 5,165 are expected to be single family detached and 3,034 are expected to be multi-family attached units. By dividing the total amount of anticipated units (8,199) by the buildout period (15 years), it is anticipated that approximately 547 units may be built each year from 2020 through 2035. This average buildout and the corresponding square footage of new residential development is the basis for the anticipated annual developer fees revenues to be realized by the District during this period. Based on the current Level 1 fee of \$2.69 per square foot of new residential development and the total square footage of approximately 1.2 million resulting from the construction of 547 units, the District would expect to receive an estimated \$3.2 million in developer fees annually.

In April 2020, the District adopted a School Facilities Needs Analysis, prepared by Cooperative Strategies to establish and justify the collection of Level 2 developer fees at a rate of \$3.83 per square foot for all new future residential units built within the District's boundaries. Using available County and local data, the Study estimates that only 2,215 residential single and multi-family homes, totaling 3,396,821 square feet, will be built in the District over the next five years. For the five-year period being examined, this would equate to approximately 443 new residential units per year instead of the 547 unit average calculated in the Level 1 Study. The resulting expected revenue from Level 2 developer fees for this five-year period is approximately \$13 million or \$2.6 million per year starting in 2020-21 fiscal year. The District is required to complete an annual update to the Level 2 Study in order to continue collecting Level 2 fees, at which time this analysis will be reevaluated. Accounting for the long-term projections of development provided by Cooperative Strategies, the Program assumes that development will pick up over time and that the overall number of units to be built during Program's remaining duration will equate to the totals projected in the 2020 Residential and Commercial/Industrial Development School Fee Justification Study completed by Cooperative Strategies.

Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$8.3 million in additional developer fee revenues as of April 30, 2020, for a grand total of \$11.6 million in collected revenues. Based on the projections provided by Cooperative Strategies in the 2020 Residential and Commercial/Industrial Development School Fee Justification Study and 2020 School Facilities Needs Analysis, it is estimated that the District will collect approximately \$56.5 million in developer fees over the life of the bonds using the current Level 2 fee of \$3.83.

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

The District has used local General Obligation (G.O.) bonds previously to fund major school facility improvements and has been successful in making use of public financing options and garnering

community support to improve school facilities. These G.O. bonds are secured by an annual levy on all taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the County, pursuant to Prop. 13. Traditionally, G.O. bonds carry far lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to finance improvements over time.

The Master Construct and Implementation Program utilizes two local G.O. bond measures: Measure “R” approved by voters in 2012 and Measure “D” approved by voters in 2016. Measure “R” authorized the sale of \$90 million in G.O. bonds and has been used in combination with other local funds to support the reconfiguration of school facilities, provide the local funding to reconstruct Harrington, Elm, and Lemonwood, and to provide additional grade 6-8 capacity at Marshall. To date, all G.O. bonds from the Measure “R” authorization have been sold and the District is awaiting State reimbursements from the above projects to fund additional facility improvements.

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

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

**Table 6: Summary of Measure D Bond Sales to Date**

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

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

In April 2020, the District Board approved the legal documents necessary for a potential refunding G.O. bond transaction in 2020. District staff and CFW will continue to monitor the municipal market to determine the optimum timing for the sale of these bonds as well as future refunding opportunities for the benefit of the District and its taxpayers.

#### 5.3.1 AVAILABILITY OF FUTURE BOND FUNDING

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

Based on the District's assessed value of \$14.1 billion for fiscal year 2019-20, the District's statutory 1.25% gross bonding capacity is estimated at \$175.8 million. To comply with the California Education Code and issue additional bonds, the District applied to CDE and was granted a waiver in March of 2017 authorizing the District to exceed its bonding limit of 1.25% to an amount equal to 2.12% (or less) of total assessed valuation at the time of bond issuance. The waiver has an expiration date of August 1, 2025. In Table 8, the District's gross bonding capacity as of FY 2019-20 is approximately \$298.1 million, of which to date \$259.5 million is currently outstanding in principal amount from prior bond sales. As a result, the District's remaining net bonding at this time is estimated at \$38.6 million. The District's net bonding capacity is expected to increase as assessed value increases and outstanding principal debt is repaid in the coming years.

**Table 7: Bonding Capacity Analysis**

<b>BONDING CAPACITY ANALYSIS</b>	
<b>As of May 1, 2020</b>	
<b>ASSESSED VALUATION (2018-19)</b>	
Secured Assessed Valuation	\$13,296,280,148
Unsecured Assessed Valuation	\$766,628,545
Total Assessed Valuation	\$14,062,908,693
<b>DEBT LIMITATION</b>	
Total Assessed Valuation	\$14,062,908,693
Applicable Bond Debt Limit with Waiver <sup>(1)</sup>	2.12%
Bonding Capacity	\$298,133,664
Outstanding Bonded Indebtedness	\$259,542,279
<b>NET BONDING CAPACITY</b>	<b>\$38,591,385</b>
% of Capacity Currently Used	87.06%
<sup>(1)</sup> 2017 Debt Waiver	
<b>HARDSHIP ANALYSIS</b>	
Hardship Requirement	60.00%
Statutory Bonding Capacity (1.25%)	\$175,786,359
Outstanding Bonded Indebtedness	\$259,542,279
% of Statutory Capacity Currently Used	147.65%

The District's assessed valuation serves as the source from which tax revenues are derived for purpose of repaying bond debt service. As assessed value grows, so too the District's ability to repay a greater amount of bond debt service and therefore its ability to issue additional bonds. Table 9 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 5.4 percent annually over the last 18 years. Most recently, over the last 5-year period, the annual assessed valuation growth rate has averaged 4.5 percent. While annual assessed valuation growth has slowed compared to the mid-2000s, it may indicate a more sustainable pace of economic expansion within the District.

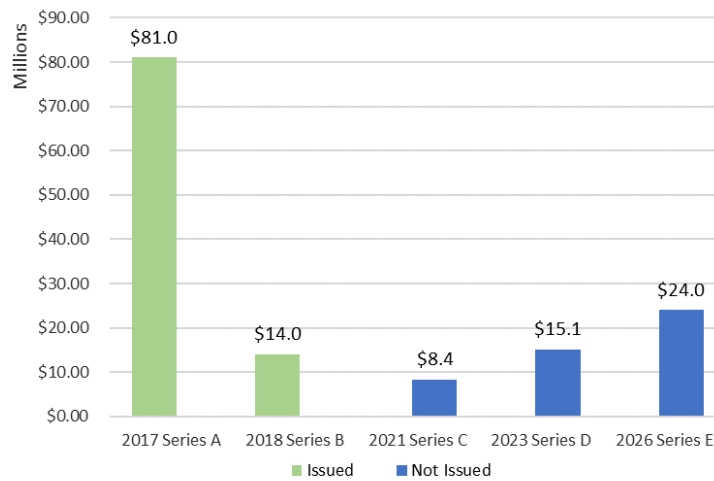
**Table 8: Historical Assessed Valuation**

Historical Assessed Value		
<b>Fiscal Year</b>	<b>Total</b>	<b>% Δ</b>
2002	\$5,456,598,521	-
2003	\$5,963,113,197	9.3%
2004	\$6,635,172,071	11.3%
2005	\$7,583,558,704	14.3%
2006	\$8,657,971,155	14.2%
2007	\$9,931,635,061	14.7%
2008	\$10,883,340,116	9.6%
2009	\$10,923,360,081	0.4%
2010	\$10,256,972,528	-6.1%
2011	\$10,222,956,307	-0.3%
2012	\$10,128,841,659	-0.9%
2013	\$10,224,776,805	0.9%
2014	\$10,523,302,599	2.9%
2015	\$11,258,539,314	7.0%
2016	\$11,811,053,863	4.9%
2017	\$12,231,081,218	3.6%
2018	\$12,813,934,964	4.8%
2019	\$13,410,386,931	4.7%
2020	\$14,062,908,693	4.9%
<b>5-Year Annualized Average</b>		4.5%
<b>10-Year Annualized Average</b>		3.2%
<b>18-Year Annualized Average</b>		5.4%

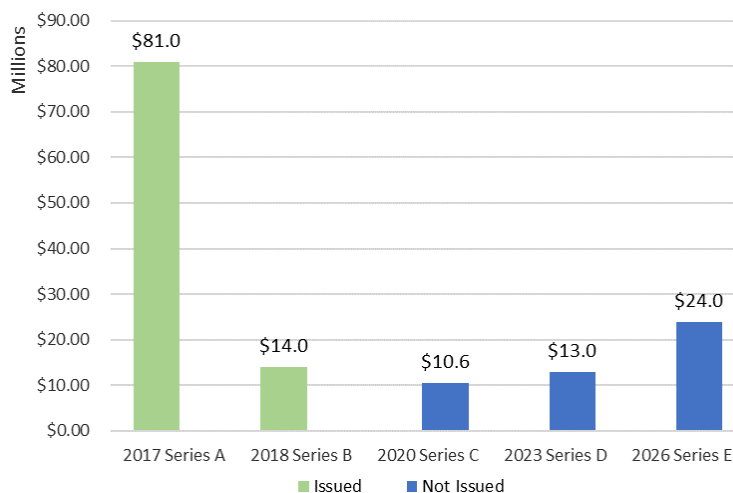
The availability of future bond funds is dependent on the District's assessed valuation growth to accommodate the Prop. 39 tax rate allowance of \$30 per \$100,000 of assessed value for elementary school districts in California. Based on Prop. 39, under which Measure "D" was held, the District is legally permitted to sell bonds up to the amount authorized by voters, so long as the bonds may be reasonably supported by a maximum tax rate per year of \$30 per every \$100,000 of assessed property value. The tax rate to repay the outstanding Measure D bonds commenced in fiscal year 2018-19; for the current fiscal year 2019-20, the County is levying a rate of \$28.00 per \$100,000 of assessed property value, below the legally permitted \$30 tax rate.

Figure 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 80 percent of its last five-year average rate, or 4 percent per year. It also assumes that the repayment of any new bonds to be sold will not exceed the \$30 per \$100,000 assessed valuation tax rate. Bond terms are assumed to be 30 years. Figure 6 illustrates the estimated timing and size of remaining bond issuances in support of the Master Construct Program. In total \$47.5 million in authorization remains from Measure "D" which may be issued as indicated over three bond sales, if needed.

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



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



Alternatively, the District may have the opportunity to accelerate the next issuance of bonds to mitigate the effect of delays of State aid reimbursement receipts, if needed. For example, the District currently has the capability to issue up to \$10.6 million in new Series C bonds from the Measure “D” authorization today. The availability of additional funds is credited to the District’s recent growth in assessed valuation and current interest rates for similarly rated California school districts. Instead of waiting for the planned issuance of bonds in 2021, the District could issue bonds today and provide additional local funding to continue implementing the program and reducing delays from the State’s prolonged approval process for State aid reimbursements. To access the bond proceeds and to conform to the Program’s constraints such as the \$30 tax rate, the District would have to utilize Capital Appreciation Bonds (CABs). CABs are bonds that may defer principal and interest repayments in order to better accommodate debt service repayment requirements and available tax revenues. As such, they tend to require a higher rate of interest for

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

There is a proposed amendment to the California Constitution that has qualified for the November 2020 Presidential election. The so called “Schools & Communities First” initiative (the initiative) may increase the District’s ability to accelerate the issuance of bonds in the future. This change is a revision to the formula used to assess the value of commercial and industrial properties for the purpose of calculating property taxes. The ballot initiative has qualified for the November 2020 ballot and would create a “split tax-roll” in which most residential properties would continue to be subject to limits on the annual increase in assessed value while commercial and industrial properties would be assessed at market value. This could result in a dramatic one-time increase in the District’s assessed value that would create additional taxing and bonding capacity for the District. If approved by voters, the increase in the overall tax base is anticipated to occur in fiscal year 2021-22.

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

Proposition 39 authorizes school districts to issue new bonds upon a 55% affirmative vote by the local electorate in a regularly scheduled election. For an elementary school district, the maximum tax rate to be levied at the time bonds are sold must not exceed \$30 per \$100,000 of assessed value. In addition, districts must agree to be subject to certain conditions, including the establishment of a project list, an independent citizens’ oversight committee, and annual performance and financial audits. The Oxnard School District has a history of conducting Proposition 39 elections and issuing bonds consistent with these requirements.

Last fall, 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.

Workshop 1 was held in October 2019 and included a background review of the District’s education program and anticipated facility requirements, enrollment trends, classroom capacity, current support facilities and site conditions, status of Master Construct projects, and a review of existing funding sources. Workshop 2 was held in December 2019 and focused on school site capacity and site configuration, considerations for improvements, program requirements, and options for new construction and facilities replacement/renovation or reconfiguration. Workshop 3 was held in May 2020 and an analysis of anticipated funding sources to match estimated budget and proposed improvement schedules discussed at Workshops 1 and 2.



As discussed at Workshop 3, a new general obligation bond may be structured to meet the above requirements and mitigate the delay or future lack of State aid funding of proposed projects. Based on the estimated impact identified in Table 10, there is a need to authorize approximately \$173.1 million in bonds to meet the local match requirement for State facility grants or to fund proposed improvements directly. Figure 7 demonstrates a projected Proposition 39 bond sales program over time. Assuming that the District's assessed valuation continues to grow 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 \$173.1 million in bond proceeds over a projected 8 year period based on current market conditions.

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

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

Assuming bond sales as provided below, bond series are structured to allow projected assessed valuation growth between bond issuances so that required tax rates for bond repayments stay within the estimated Proposition 39 rate of \$30 per \$100,000 of assessed valuation. Recognizing that prevailing law and market conditions may change over time, the first bond series is estimated to generate approximately \$51.03 million in Series A bonds and \$82.05.3 million and \$40.25 million in Series B and C bonds, respectively over an eight-year period. Subject to prioritization by the Board, this may allow the District to further expand the Basic program, as illustrated in Table 10, by providing additional local funds to the Program in anticipation of further delays or in lieu of projected State aid reimbursements due to enrollment decline.

**Figure 7: Estimated Timing and Sizing of New G.O. Bond Authorization Issuances**



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

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 and will not be placing a measure on the November 2020 ballot.

#### 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 2019 Semi-Annual Report, the total budget was approximately \$243.2 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 11 provides a summary report of expenditures made for the Program during the period July 1, 2012 – May 31, 2020 totaling approximately \$201.6 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 2019 Semi-Annual Report. Once the recommended budget adjustments are approved as part of this June 2020 report, subsequent expenditure reports will reflect the revised budget value.

From July 1, 2012 through May 31, 2020, the District disclosed expenditures of approximately \$33.6 million for additional facilities improvements not identified in the Master Construct. Of the total, \$12.8 million were expended for eligible projects prior to the adoption of the January 2013 Implementation Plan beginning with \$3.7 million of Developer Fee Fund balances, plus additional expenditures thereafter which

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

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

**Table 10: Estimated Expenditures to Date for Projects Under Implementation**

Project	Adopted Budget	Fiscal Year Expenditures								Total
		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-2020 <sup>1</sup>	
Acquire Site New Elem K-5	\$7,773,653	\$7,669,277	\$34,158	\$0	\$46,736	\$16,375	\$575	(\$575)	\$0	\$7,766,546
Doris/Patterson Acquire Land	\$9,192,500	\$0	\$0	\$0	\$75,251	\$204,270	\$8,904,117	\$12,186	\$0	\$9,195,824
Doris/Patterson LAFCO Planning	\$800,572	\$0	\$14,625	\$37,345	\$29,564	\$143,677	\$254,378	\$14,400	\$7,041	\$501,031
Design & Reconstruct Harrington Elem K-5	\$23,846,732	\$145,870	\$1,493,014	\$12,214,181	\$9,697,329	\$224,482	\$2,431	\$0	\$0	\$23,777,307
Design & Reconstruct Lemonwood Elem K-8	\$42,171,543	\$144,365	\$854,588	\$1,450,521	\$1,746,464	\$15,506,705	\$14,836,742	\$6,967,060	\$386,479	\$41,892,924
Design & Reconstruct Elm Elem K-5	\$32,872,208	\$0	\$372,068	\$1,192,100	\$341,841	\$3,322,005	\$13,221,075	\$13,245,192	\$1,164,526	\$32,858,808
Design & Construct Seabridge K-5	\$28,568,432	\$0	\$0	\$0	\$0	\$165,024	\$1,782,579	\$454,849	\$406,577	\$2,809,030
Design & Reconstruct McKinna K-5	\$36,558,911	\$0	\$0	\$0	\$0	\$663,108	\$1,883,937	\$16,641,621	\$13,914,283	\$33,102,948
Design & Reconstruct Rose Avenue K-5	\$3,681,670	\$0	\$0	\$0	\$0	\$55,684	\$1,100,047	\$906,921	\$0	\$2,062,653
Design & Reconstruct Marina West K-5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design & Construct Doris/Patterson K-5	\$491,496	\$0	\$0	\$0	\$421,765	\$0	\$0	\$70,538	\$0	\$492,303
Design & Construct Doris/Patterson 6-8	\$270,791	\$0	\$0	\$0	\$0	\$0	\$0	\$273,924	\$0	\$273,924
Design & Improve K-5 Kindergarten Facilities										
Ritchen	\$558,160	\$14,881	\$70,535	\$350,462	\$116,773	\$119	\$0	\$0	\$0	\$552,769
Brekke	\$276,432	\$11,710	\$57,328	\$199,455	\$6,513	\$112	\$0	\$0	\$0	\$275,118
McAuliffe	\$323,548	\$11,352	\$86,731	\$214,451	\$8,898	\$107	\$0	\$0	\$0	\$321,540
Drifill	\$351,773	\$51,334	\$56,711	\$242,911	\$0	\$817	\$0	\$0	\$0	\$351,773
<b>Total K-5 Kindergarten Facilities</b>	<b>\$1,509,913</b>	<b>\$89,278</b>	<b>\$271,305</b>	<b>\$1,007,278</b>	<b>\$132,184</b>	<b>\$1,155</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,501,200</b>
Design & Construct Science Labs/Academies										
Chavez	\$650,920	\$17,486	\$168,643	\$443,527	\$19,273	\$182	\$0	\$0	\$0	\$649,111
Curren	\$600,333	\$16,821	\$118,569	\$445,546	\$17,485	\$176	\$0	\$0	\$0	\$598,596
Kamala	\$621,562	\$17,235	\$155,202	\$428,882	\$18,299	\$186	\$0	\$0	\$0	\$619,805
Haydock	\$1,081,764	\$63,563	\$300,606	\$664,572	\$23,810	\$25,687	\$1,000	\$0	\$0	\$1,079,239
Fremont	\$1,904,348	\$85,001	\$510,519	\$1,209,212	\$12,709	\$83,718	\$0	\$0	\$0	\$1,901,158
<b>Total Science Labs/Academies</b>	<b>\$4,858,926</b>	<b>\$200,106</b>	<b>\$1,253,539</b>	<b>\$3,191,739</b>	<b>\$91,576</b>	<b>\$109,948</b>	<b>\$1,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,847,908</b>
<b>Project 1 Remaining Adjustment</b>	<b>\$0</b>									
Kindergarten Flex Classrooms										
Brekke	\$1,926,268	\$0	\$0	\$0	\$0	\$0	\$920,539	\$988,381	\$0	\$1,908,920
McAuliffe	\$2,551,273	\$0	\$0	\$0	\$0	\$0	\$753,650	\$1,706,550	\$14,054	\$2,474,254
Ramona	\$2,190,472	\$0	\$0	\$0	\$0	\$0	\$147,841	\$1,897,160	\$144,929	\$2,189,930
Ritchen	\$2,709,074	\$0	\$0	\$0	\$0	\$0	\$722,074	\$1,700,031	\$178,170	\$2,600,275
<b>Total Kindergarten Flex Classrooms</b>	<b>\$9,377,088</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,544,105</b>	<b>\$6,292,121</b>	<b>\$337,154</b>	<b>\$9,173,379</b>
Kindergarten Annex Improvements										
Harrington	\$3,208,487	\$0	\$0	\$26,970	\$110,261	\$60,619	\$1,825,529	\$1,177,416	\$6,952	\$3,207,746
Lemonwood	\$3,655,246	\$0	\$0	\$22,535	\$31,832	\$34,311	\$27,713	\$167,172	\$2,884,522	\$3,168,085
<b>Total Kindergarten Annex Improvements</b>	<b>\$6,863,733</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,505</b>	<b>\$142,094</b>	<b>\$94,930</b>	<b>\$1,853,242</b>	<b>\$1,344,588</b>	<b>\$2,891,474</b>	<b>\$6,375,832</b>
Marshall K-8 12 Classroom Addition	\$11,974,262	\$0	\$0	\$78,965	\$551,862	\$168,209	\$4,052,737	\$5,344,163	\$1,814,815	\$12,010,751
Planning related to MPRs for P/P K-8 Schools	\$175,000	\$0	\$0	\$0	\$204,980	(\$35,668)	(\$2,401)	\$0	\$0	\$166,911
Drifill MPR	\$76,058	\$0	\$0	\$0	\$0	\$0	\$0	\$76,938	\$0	\$76,938
Technology Phase 1	\$12,183,030	\$1,292,769	\$7,529,853	\$2,170,060	\$269,612	\$920,735	\$0	\$0	\$0	\$12,183,030
Technology Phase 2	\$214,699	\$0	\$0	\$0	\$0	\$62,869	\$185,616	\$15,972	(\$123,098)	\$141,359
Drifill Construct Kindergarten Classrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McAuliffe 21st Century Modernization	\$991,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,537	\$110,537
Ritchen 21st Century Modernization	\$981,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,408	\$113,408
Program Planning	\$150,474	\$150,000	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$150,474
Program Reserve	\$7,659,879									
<b>TOTAL</b>	<b>\$243,244,688</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>\$21,023,196</b>	<b>\$201,585,027</b>

Notes:

1. Fiscal Year 2019-20 expenditures are as of May 31, 2020

2. Budgets have been adjusted per the December 2019 Master Construct and Implementation Program approved by Board

3. Figures presented above are unaudited

4. Approximately \$7.7 million in reported FY2017-18 expenditures for the Doris/Patterson Acquire Land was paid out of COP funds

# MASTER BUDGET & SCHEDULE

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

The Master Construct Program is proposed to be implemented in four improvement phases which commenced in 2013 and are anticipated to be complete in 2029. The total adopted budget for all phases is approximately \$437.9 million, inclusive of a Program Reserve to accommodate changes in program as mandated from time to time by the State and as may be needed to accommodate local program requirements. Each project is unique in its scope, schedule, and amount of funding. All projects must be addressed with the amount of available funding. The budget represents an “all-in” master program budget that combines hard construction costs (e.g. bricks, mortar, steel, etc.) with anticipated soft costs (e.g., design fees, contractor’s fees, consulting services, testing and inspection services, agency approval fees, etc.) resulting in the total “all-in” cost estimated to fully implement the Program.

The following components update the Board on the status of the previously adopted Master Budget, schedule and timeline as of the December 2019 six-month review and provide recommended adjustments for the next six-month period. A budget increase adjustment to the Marshall New Classroom building project is recommended to accommodate negotiated additional costs from the contractor related to the delay of construction due to DSA requests. This project increase is offset by use of available program reserves. An overall decrease in funding sources is anticipated primarily due to increased estimated interest earnings offsetting decreased State aid funding and developer fees.

## 6.1 ADOPTED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 12 presents the adopted Master Construct Program budget as of December 2019 and identifies available sources of funding and anticipated expenditures. The total adopted budget for all proposed four phases is approximately \$437.9 million and is funded from a combination of local and State resources. A Program Reserve is included for Phases 2 through 4 to accommodate changes in program as mandated from time to time and as may be needed to accommodate local program specifications and requirements.

**Table 11: Adopted Master Construct & Implementation Program Budget**

Sources	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Measure "R"					
Series A	\$ 18,055,496	\$ 18,055,496	\$ -	\$ -	\$ -
Series B	\$ 25,266,398	\$ 25,266,398	\$ -	\$ -	\$ -
Series C	\$ 15,578,000	\$ 15,578,000	\$ -	\$ -	\$ -
Series D	\$ 30,160,000	\$ 30,160,000	\$ -	\$ -	\$ -
<b>Total Measure "R" Bonds</b>	<b>\$ 89,059,894</b>				
Master Construct Authorization					
Series A	\$ 80,725,000	\$ -	\$ 80,725,000	\$ -	\$ -
Series B	\$ 13,693,719	\$ -	\$ 13,693,719	\$ -	\$ -
Series C	\$ 10,161,532	\$ -	\$ 10,161,532	\$ -	\$ -
Series D	\$ 12,911,084	\$ -	\$ -	\$ 12,911,084	\$ -
Series E	\$ 24,430,758	\$ -	\$ -	\$ -	\$ 24,430,758
<b>Total Master Construct Bonds</b>	<b>\$ 141,922,093</b>				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
<b>Total COP Proceeds</b>	<b>\$ 7,606,764</b>				
Measure "L" Authorization	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
State Bonds	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. State Reimbursements*	\$ 101,619,657	\$ -	\$ 10,897,622	\$ 77,654,773	\$ 13,067,262
Est. Developer Fees	\$ 64,618,081	\$ 7,454,555	\$ 4,204,644	\$ 25,305,413	\$ 27,653,469
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 11,419,762	\$ 1,594,953	\$ 3,156,938	\$ 3,153,461	\$ 3,514,410
<b>Est. Total Sources</b>	<b>\$ 437,918,762</b>	<b>\$ 127,388,677</b>	<b>\$ 122,839,454</b>	<b>\$ 119,024,731</b>	<b>\$ 68,665,900</b>
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,773,653	\$ 7,773,653	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,993,072	\$ 800,572	\$ 9,192,500	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 491,496	\$ -	\$ 29,064,668
Construct Doris/Patterson 6-8	\$ 49,057,213	\$ -	\$ 270,791	\$ 48,786,422	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 28,568,432	\$ -	\$ -
Reconstruct Harrington Elementary	\$ 23,846,732	\$ 23,846,732	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,872,208	\$ 32,872,208	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 42,171,543	\$ 42,171,543	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 30,680,582	\$ -	\$ 3,681,670	\$ 26,998,912	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 11,974,262	\$ 11,974,262	\$ -	\$ -	\$ -
Drifill K-8 (K/MPR)	\$ 7,265,200	\$ 351,773	\$ 76,058	\$ 6,837,369	\$ -
Chavez K-8 (SL/MPR)	\$ 7,564,347	\$ 650,920	\$ -	\$ -	\$ 6,913,427
Curren K-8 (SL/MPR)	\$ 7,513,760	\$ 600,333	\$ -	\$ -	\$ 6,913,427
Kamala K-8 (SL/MPR)	\$ 7,534,989	\$ 621,562	\$ -	\$ -	\$ 6,913,427
McAuliffe ES (K/Modular/Modernization*)	\$ 7,834,565	\$ 323,548	\$ 3,543,222	\$ 3,967,795	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,359,630	\$ 276,432	\$ 1,926,268	\$ 1,156,930	\$ -
Ritchen ES (K/Modular/Modernization*)	\$ 8,173,084	\$ 558,160	\$ 3,690,244	\$ 3,924,680	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,238,097	\$ -	\$ 2,190,472	\$ 2,047,625	\$ -
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,461,783	\$ 1,904,348	\$ -	\$ 5,557,436	\$ -
Haydock MS (SL/Gym)	\$ 2,581,764	\$ 1,081,764	\$ -	\$ 1,500,000	\$ -
Planning for K-8 MPRs	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,208,487	\$ 3,208,487	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,397,728	\$ 12,183,030	\$ 214,699	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 386,016,452</b>	<b>\$ 141,374,325</b>	<b>\$ 94,060,010</b>	<b>\$ 100,777,169</b>	<b>\$ 49,804,949</b>
Brekke ES COP Lease Payments	\$ 4,291,014	\$ -	\$ 1,419,606	\$ 2,390,860	\$ 480,548
Land Acquisition COP Lease Payments	\$ 4,863,500	\$ -	\$ 480,000	\$ 2,062,500	\$ 2,321,000
Additional Program Expenditures	\$ 4,519,836	\$ -	\$ 4,519,836	\$ -	\$ -
Portables Lease Payments	\$ 564,000	\$ -	\$ 564,000	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 14,238,350</b>	<b>\$ -</b>	<b>\$ 6,983,442</b>	<b>\$ 4,453,360</b>	<b>\$ 2,801,548</b>
Program Reserve	\$ 37,663,959	\$ (13,985,648)	\$ 7,810,354	\$ 13,794,203	\$ 16,059,403
<b>Est. Total Uses</b>	<b>\$ 437,918,762</b>	<b>\$ 141,374,325</b>	<b>\$ 108,853,806</b>	<b>\$ 119,024,731</b>	<b>\$ 68,665,900</b>
Est. Ending Fund Balance	\$ -				
<b>Total Combined Master Budget</b>	<b>\$ 437,918,762</b>				

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

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

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

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

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

- Substantial completion of McKinna Elementary with remaining demolition of older facilities, parking and playfields to be completed in August 2020
- Design approval from DSA for the reconstruction of Rose Avenue Elementary
- Design approval from DSA for the new Seabridge K- 5 elementary school with construction to commence pending project bidding and approval from the City of Oxnard
- 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
- Planning and design activities associated with the modernization efforts planned at McAuliffe and Ritchen elementary schools

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

Launching in 2021, Phase 3 completes the planned reconstruction of Rose Avenue and the design and construction of Doris/Patterson 6-8 school. Phase 3 also includes the construction activities associated with the planned modernization improvements at McAuliffe and Ritchen elementary schools, and MPR or gymnasium improvements for remaining K-5 schools, Driffill, Haydock, and Fremont. Phase 3 accounts for continued lease payments related to the District’s outstanding Brekke and Doris/Patterson COPs.

Phase 4 includes the design and construction for the Doris Patterson K-5 facilities and the construction of new multipurpose room/gyms at Chavez, Curren, and Kamala. COP payments are scheduled to continue in Phase 4. However, lease payments related to Brekke Elementary are scheduled to conclude in 2025-

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

## 6.2 REVISED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 13 below presents the proposed Revised Master Construct and Implementation Program Budget for Board consideration as part of the current six-month update report. Total sources of funding are anticipated to decrease to approximately \$422.2 million primarily due to increased estimated interest earnings offsetting decreased State aid funding and developer fees. Decreases to State aid include a reduction of the original Lemonwood Reconstruction application from \$13 million to \$7.3 million, a reduction of \$5.7 million. A conservative assumption is made that removes the anticipated returned Marshall new construction application in the amount of approximately \$4.5 million; bringing the total reductions to estimated State aid to approximately \$10.2 million. The District will have the opportunity to resubmit the Marshall application for funding, however, the application will lose its current place in the funding queue and would be dependent on the State replenishing its bonding authority and the District regaining new construction eligibility.

Estimated State revenues assume the District's ability to recapture its eligibility for applications awaiting review by the State. If enrollment and the consequent eligibility do not rebound in time to access the funding of the remaining applications by the SAB, the District would be in need of additional local funding to make up for the shortfall for future projects. In addition, the current program relies on the receipt of Financial Hardship funding to implement the construction of Rose Avenue. Should Financial Hardship not be available for the project, the District could consider use of remaining bond authorization. Conversely, the District may consider applying for Financial Hardship status for modernization projects that are currently eligible, thereby saving remaining bond authorization for future needs.

Total developer fee revenues decreased by approximately \$8 million primarily due to an updated projection of lower residential units and a decreased Level 2 fee assumed from the previous December 2019 report. No changes are estimated to the issuance of remaining G.O. bonds. Total interest earnings for the Program are anticipated to increase from \$11.4 million to \$13 million based on the anticipated level of funds available.

The combined total expenditures have increased from \$386 million to \$386.9 million. This increase is to accommodate an approximate \$946,000 budget increase to the Marshall New Classroom Building project, which include \$703,000 in extended general conditions costs deemed compensable to the contractor and \$243,000 in additional change orders. Negotiations regarding costs were related to the delay of construction due to DSA requests. These project increases are offset by use of available program reserves. The total Program Reserve has been reduced from \$37.7 million to \$21 million to accommodate these increases and estimated decreases in funding.

As per the Adopted Budget, the Proposed Master Budget continues to account for \$9.1 million in scheduled lease payments for the District's two outstanding COPs during the term of the Program; \$4.3



million for COPs issued to complete Norma Brekke Elementary in the late 1990s and \$4.8 million for COPs issued to purchase the District's Doris/Patterson school site. An additional \$564,000 continues to be provided to the budget in Phase 2 to accommodate some of the District's existing portable leases. Lastly, approximately \$4.5 million in additional program expenditures are accounted for in the Master Budget for District expenditures beyond the scope of the Master Construct Program.

**Table 12: Revised Master Construct & Implementation Program Budget**

Sources	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Measure "R"					
Series A	\$ 18,055,496	\$ 18,055,496	\$ -	\$ -	\$ -
Series B	\$ 25,266,398	\$ 25,266,398	\$ -	\$ -	\$ -
Series C	\$ 15,578,000	\$ 15,578,000	\$ -	\$ -	\$ -
Series D	\$ 30,160,000	\$ 30,160,000	\$ -	\$ -	\$ -
<b>Total Measure "R" Bonds</b>	<b>\$ 89,059,894</b>				
Master Construct Authorization					
Series A	\$ 80,725,000	\$ -	\$ 80,725,000	\$ -	\$ -
Series B	\$ 13,693,719	\$ -	\$ 13,693,719	\$ -	\$ -
Series C	\$ 10,161,532	\$ -	\$ 10,161,532	\$ -	\$ -
Series D	\$ 12,911,084	\$ -	\$ -	\$ 12,911,084	\$ -
Series E	\$ 24,430,758	\$ -	\$ -	\$ -	\$ 24,430,758
<b>Total Master Construct Bonds</b>	<b>\$ 141,922,093</b>				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
<b>Total COP Proceeds</b>	<b>\$ 7,606,764</b>				
Measure "L" Authorization	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
State Bonds	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. State Reimbursements*	\$ 92,272,271	\$ -	\$ 10,778,416	\$ 81,493,855	\$ -
Est. Developer Fees	\$ 56,483,165	\$ 7,454,555	\$ 4,204,644	\$ 20,703,199	\$ 24,120,768
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 13,171,170	\$ 1,594,953	\$ 3,124,978	\$ 3,154,987	\$ 5,296,252
<b>Est. Total Sources</b>	<b>\$ 422,187,868</b>	<b>\$ 127,388,677</b>	<b>\$ 122,688,288</b>	<b>\$ 118,263,126</b>	<b>\$ 53,847,777</b>
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,773,653	\$ 7,773,653	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,993,072	\$ 800,572	\$ 9,192,500	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 491,496	\$ -	\$ 29,064,668
Construct Doris/Patterson 6-8	\$ 49,057,213	\$ -	\$ 270,791	\$ 48,786,422	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 28,568,432	\$ -	\$ -
Reconstruct Harrington Elementary	\$ 23,846,732	\$ 23,846,732	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,872,208	\$ 32,872,208	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 42,171,543	\$ 42,171,543	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 30,680,582	\$ -	\$ 3,681,670	\$ 26,998,912	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 12,920,376	\$ 12,920,376	\$ -	\$ -	\$ -
Drifill K-8 (K/MPR)	\$ 7,265,200	\$ 351,773	\$ 76,058	\$ 6,837,369	\$ -
Chavez K-8 (SL/MPR)	\$ 7,564,347	\$ 650,920	\$ -	\$ -	\$ 6,913,427
Curren K-8 (SL/MPR)	\$ 7,513,760	\$ 600,333	\$ -	\$ -	\$ 6,913,427
Kamala K-8 (SL/MPR)	\$ 7,534,989	\$ 621,562	\$ -	\$ -	\$ 6,913,427
McAuliffe ES (K/Modular/Modernization*)	\$ 7,834,565	\$ 323,548	\$ 3,543,222	\$ 3,967,795	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,359,630	\$ 276,432	\$ 1,926,268	\$ 1,156,930	\$ -
Ritche ES (K/Modular/Modernization*)	\$ 8,173,084	\$ 558,160	\$ 3,690,244	\$ 3,924,680	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,238,097	\$ -	\$ 2,190,472	\$ 2,047,625	\$ -
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,461,783	\$ 1,904,348	\$ -	\$ 5,557,436	\$ -
Haydock MS (SL/Gym)	\$ 2,581,764	\$ 1,081,764	\$ -	\$ 1,500,000	\$ -
Planning for K-8 MPRs	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,208,487	\$ 3,208,487	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,397,728	\$ 12,183,030	\$ 214,699	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 386,962,566</b>	<b>\$ 142,320,439</b>	<b>\$ 94,060,010</b>	<b>\$ 100,777,169</b>	<b>\$ 49,804,949</b>
Brekke ES COP Lease Payments	\$ 4,291,014	\$ -	\$ 1,419,606	\$ 2,390,860	\$ 480,548
Land Acquisition COP Lease Payments	\$ 4,863,500	\$ -	\$ 480,000	\$ 2,062,500	\$ 2,321,000
Additional Program Expenditures	\$ 4,519,836	\$ -	\$ 4,519,836	\$ -	\$ -
Portables Lease Payments	\$ 564,000	\$ -	\$ 564,000	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 14,238,350</b>	<b>\$ -</b>	<b>\$ 6,983,442</b>	<b>\$ 4,453,360</b>	<b>\$ 2,801,548</b>
Program Reserve	\$ 20,986,951	\$ (14,931,762)	\$ 6,713,074	\$ 13,032,597	\$ 1,241,281
<b>Est. Total Uses</b>	<b>\$ 422,187,868</b>	<b>\$ 142,320,439</b>	<b>\$ 107,756,526</b>	<b>\$ 118,263,126</b>	<b>\$ 53,847,777</b>
Est. Ending Fund Balance	\$ -				
<b>Total Combined Master Budget</b>	<b>\$ 422,187,868</b>				

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

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



### 6.3 PHASE 1 MASTER BUDGET AND SCHEDULE

Phase 1 efforts were primarily funded through Measure “R” bond proceeds and are complete. Accomplishments include completed improvements to kindergarten and science lab facilities across eight schools to accommodate the educational reconfiguration plan and the deployment of state-of-the-art learning resources, including 1:1 mobile devices for all students and teachers at every school Districtwide. In addition, three new reconstructed schools have been provided at Harrington, Elm, and Lemonwood elementary schools. A new 12 classroom building was completed at Marshall Elementary School. Phase 1 also includes the completion of a kindergarten annex facility at Harrington Elementary School and the purchase of the Seabridge and Doris /Patterson school sites.

Adjustments to the Phase 1 budget incorporate an increase to budget for Marshall Elementary School of \$946,114 to accommodate negotiated additional costs from the contractor related to the delay of construction due to DSA requests. In total, the Phase 1 budget has been increased by \$946,114 to reflect these adjustments and is accommodated by a reduction to the Program Reserve.

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

Project	Schedule Dec 2019	Schedule June 2020	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Acquire New Sites				
Seabridge Elementary School	2013	2013	\$7,773,653	\$0
Doris/Patterson K-5 / Middle School	2014/16	2014/16	\$800,572	\$0
Subtotal			\$8,574,225	\$0
Design & Reconstruct Sites				
Harrington Elem. K-5	2013/14	2013/14	\$23,846,732	\$0
Lemonwood K-8	2014/18	2014/18	\$42,171,543	\$0
Elm Elem. K-5	2014/19	2014/19	\$32,872,208	\$0
Subtotal			\$98,890,483	\$0
Design & Improve K-5 Kindergarten Facilities	2013/14	2013/14		
Ritchen**			\$558,160	\$0
Brekke			\$276,432	\$0
McAuliffe			\$323,548	\$0
Driffill			\$351,773	\$0
Subtotal			\$1,509,913	\$0
Design & Construct Science Labs (Project 1)	2013/14	2013/14		
Chavez Science Labs K-8			\$650,920	\$0
Curren Science Labs K-8			\$600,333	\$0
Kamala Science Labs K-8			\$621,562	\$0
Haydock Science Labs 6-8 & Utility Upgrades			\$1,081,764	\$0
Fremont Science Labs 6-8 & Utility Upgrades			\$1,904,348	\$0
Subtotal			\$4,858,926	\$0
Project 1 Adjustment			\$0	\$0
Childhood Development Center Improvements				
Harrington	2015	2015	\$3,208,487	\$0
Subtotal			\$3,208,487	\$0
Planning for K-8 MPRs	2016	2016	\$175,000	\$0
Marshall K-8: 12 Classroom Building	2015/17	2015/17	\$11,974,262	\$946,114
Technology	2013/15	2013/15	\$12,183,030	\$0
Program Improvements Subtotal			\$142,320,439	\$946,114
Program Reserve			(\$13,985,648)	(\$946,114)
Program Improvements Total			\$142,320,439	\$946,114

\*Current dollars

\*\*Includes New Special Day Classroom

## 6.4 PHASE 2 MASTER BUDGET AND SCHEDULE

The reconstruction of McKinna Elementary School achieved Substantial Completion in February 2020 and is currently under construction for remaining demolition of the older facilities, and the construction of parking and playfields. Construction of the new Seabridge K-5 school is anticipated to commence construction pending final City of Oxnard approvals associated with obtaining a Coastal Development Permit. The design for reconstructed Rose Avenue School project has received DSA and CDE approval with construction dependent upon the availability of funding. New Kindergarten/Flex classrooms are complete at Brekke, McAuliffe, Ritchen, and Ramona elementary schools. The Lemonwood kindergarten annex is also complete. The District has 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. Design efforts are underway for the modernization improvements planned at McAuliffe and Ritchen elementary schools. Per Table 15, no adjustments to projects are recommended in Phase 2, however a reduction of \$1 million is estimated to the Program Reserve due to decreased estimated funding.

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

Project	Schedule Dec 2019	Schedule June 2020	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Acquire New Sites				
Doris/Patterson K-5 / Middle School	2018	2018	\$9,192,500	\$0
Subtotal			\$9,192,500	\$0
Construct New School Sites: Master Construct				
Seabridge K-5	2018/2020	2018/2020	\$28,568,432	\$0
Dorris Patterson K-5 (Planning)	2020	2020	\$491,496	\$0
Dorris Patterson 6-8 (Planning)	2020	2020	\$270,791	\$0
Reconstruct School Sites: Master Construct				
Rose Avenue K-5 (Classrooms)	2018/2021	2018/2021	\$3,681,670	\$0
McKinna K-5	2017	2017	\$36,558,911	\$0
Construct Kinder/SDC Classrooms				
Brekke	2018	2018	\$1,926,268	\$0
McAuliffe	2018	2018	\$2,551,273	\$0
Ramona	2018	2018	\$2,190,472	\$0
Ritchen	2018	2018	\$2,709,074	\$0
Classroom/Library/MPR Modernizations				
McAuliffe (Planning/Design)	2019	2019	\$991,949	\$0
Ritchen (Planning/Design)	2019	2019	\$981,170	\$0
Construct K-8 Multipurpose Room				
Drifill (Planning)	2020	2020	\$76,058	\$0
Childhood Development Center Improvements				
Lemonwood	2019	2019	\$3,655,246	\$0
Subtotal			\$84,652,811	\$0
Technology	2020	2020	\$214,699	\$0
Program Improvements Subtotal			\$94,060,010	\$0
Program Reserve			\$7,810,354	\$6,713,074 (\$1,097,280)
Additional Facilities Expenditures	2018	2018	\$4,519,836	\$0
Program Lease Payments				
Brekke ES COP	2026	2026	\$1,419,606	\$0
COP for Land Acquisition	2026-29	2026-29	\$480,000	\$0
Portables Lease Payments	2019	2019	\$564,000	\$0
Subtotal			\$6,983,442	\$0
Program Improvements Total			\$107,756,526	(\$1,097,280)

\*Current dollars

## 6.5 PHASE 3 MASTER BUDGET AND SCHEDULE

Phase 3 completes the reconstruction of Rose Avenue as well as the design and construction of the Doris/Patterson 6-8 middle school following the completion of the LAFCo process. Construction activities associated with the planned modernization improvements at McAuliffe and Ritchen are also proposed as well as the construction of a multipurpose room/gym at Drifill. Phase 3 also includes the design and construction activities for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Haydock. The planned academic program space improvements for Brekke and Ramona are also provided in Phase 3. The Phase 3 Program Reserve is estimated to decrease by \$761,606 to \$13 million due to reductions in estimated funding.

Phase 3 also accounts for continued lease payments related to the District's outstanding Brekke and Doris/Patterson COPs. Table 16 provides a summary of the proposed Phase 3 budget and schedule which remains unchanged from the previous report, with the exception of an estimated decrease to Program Reserve.

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

Project	Schedule Dec 2019	Schedule June 2020	Estimated Budget	Variance
<b>Master Construct &amp; Implementation Program Improvements</b>				
Construct New School Sites: Master Construct				
Dorris Patterson 6-8	2021	2021	\$48,786,422	\$0
Rose Avenue	2018/2021	2018/2021	\$26,998,912	\$0
Classroom/Library/MPR Modernizations				
McAuliffe	2021	2021	\$3,967,795	\$0
Ritchen	2021	2021	\$3,924,680	\$0
Modernize K-5 Multipurpose Rooms				
Brekke	2021	2021	\$697,557	\$0
Ramona	2021	2021	\$1,755,474	\$0
Construct Academic Program Space: Master Construct				
Brekke	2021	2021	\$459,373	\$0
Ramona	2021	2021	\$292,151	\$0
Construct Gym & Modernize MPR				
Fremont	2021	2021	\$5,557,436	\$0
Modernize MPR				
Haydock	2021	2021	\$1,500,000	\$0
Construct K-8 Multipurpose Room				
Drifill	2021	2021	\$6,837,369	\$0
<b>Program Improvemets Subtotal</b>			<b>\$100,777,169</b>	<b>\$0</b>
Program Reserve			\$13,794,203	<b>\$13,032,597</b>
				<b>(\$761,606)</b>
Program Lease Payments				
Brekke ES COP	2021-25	2021-25	\$2,390,860	\$0
COP for Land Acquisition	2026-29	2026-29	\$2,062,500	\$0
<b>Subtotal</b>			<b>\$4,453,360</b>	<b>\$0</b>
<b>Program Improvements Total</b>			<b>\$118,263,126</b>	<b>(\$761,606)</b>

\*Current dollars

## 6.6 PHASE 4 MASTER BUDGET AND SCHEDULE

Phase 4 completes the Master Construct and Implementation Program through the construction of Doris/Patterson K-5 school. Construction of new multipurpose room/gyms will be undertaken at Chavez, Curren, and Kamala. Phase 4 is also scheduled to continue COP payments. However, lease payments related to Brekke Elementary are scheduled to conclude in 2025-26. Additionally, the District's lease payments for its COPs related to the Doris/Patterson land acquisition will be eligible for refunding on August 1, 2026 at which time the District may elect to prepay or refund the outstanding COPs to either decrease or eliminate future payments, assuming funds are available.

As summarized in Table 17, no changes are proposed to the budgets, however the Program Reserve is estimated to decrease by \$14.8 million due to decreases in estimated funding.

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

Project	Schedule Dec 2019	Schedule June 2020	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	\$29,064,668	\$0
Construct K-8 Multipurpose Rooms				
Chavez	2027	2027	\$6,913,427	\$0
Curren	2026	2026	\$6,913,427	\$0
Kamala	2026	2026	\$6,913,427	\$0
Program Improvements Subtotal			\$49,804,949	\$0
Program Reserve			16,059,403	<b>\$1,241,281</b>
				(\$14,818,122)
Program Lease Payments				
Brekke ES COP	2026	2026	\$480,548	\$0
COP for Land Acquisition	2026-29	2026-29	\$2,321,000	\$0
Subtotal			\$2,801,548	\$0
Program Improvements Total			\$53,847,777	(\$14,818,122)

\*Current dollars

## 6.7 MASTER SCHEDULE

The following summary schedule provides an overview of an updated proposed phasing strategy for the Master Construct and Implementation Program. Table 18 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 McKinna Elementary has been extended to end by August 2020 to accommodate remaining construction activities associated with the demolition of older facilities and construction of the parking and playfields.

Table 17: Summary Schedule

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

Based on the identified phasing plan, Table 19 provides a summary of projects under management, including those that are currently underway and are to be implemented, totaling approximately \$30.5 million.

**Table 18: Projects Under Management**

			Master Budget (Current Dollars)
Project Name	Start Date	End Date	
<b>Construct:</b>			
Seabridge K-5	Jan-2017	Oct-2021	\$28,568,432
<b>21st Century Modernization</b>			
McAuliffe (Design/Planning)	Aug-2019	Oct-2020	\$991,949
Ritchen (Design/Planning)	Aug-2019	Oct-2020	\$981,170
<b>Total</b>			<b>\$30,541,551</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 June 2020 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
18-Dec-19	C.19	Approval of Notice of Completion regarding Elm E.S Reconstruction Project	Notice of Completion for Agreement #16-199 with Bernard Brothers, Inc.	Approved
18-Dec-19	C.20	Approval of WAL #15 for Rincon Consultants regarding the McAuliffe E.S Modernization Project	WAL #15 to agreement #13-131 provides for Hazardous Building Materials Survey Services	Approved
18-Dec-19	C.21	Approval of WAL #16 for Rincon Consultants regarding the Ritchen E.S Modernization Project	WAL #16 to agreement #13-131 provides for Hazardous Building Materials Survey Services	Approved
18-Dec-19	C.22	Approval of Contractor Contingency Allocation #001 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #001 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
18-Dec-19	C.49	Ratification of Change Order #013 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #013 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
18-Dec-19	C.50	Ratification of Change Order #014 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #014 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
18-Dec-19	C.51	Ratification of Change Order #025 for Swinerton Builders regarding the Lemonwood K-8 School Reconstruction. Project.	Ratification of Change Order #025 to agreement #15-198 provides for work related to unforeseen conditions or additional scope of work requested by the District.	Approved
18-Dec-19	D.3	Appointment of IBI Group as Architect of Record for the McAuliffe E.S Modernization project	Approval of Agreement #19-179 to provide Architectural Services for the modernization of the McAuliffe E.S	Approved
18-Dec-19	D.4	Appointment of IBI Group as Architect of Record for the Ritchen E.S Modernization project	Approval of Agreement #19-180 to provide Architectural Services for the modernization of the Ritchen E.S	Approved
15-Jan-20	C.1	Approval and Adoption of the December 2019 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	The Semi-Annual Implementation Program Update reflects conditions of the District's Program between June and the time of the report's publishing in December 2019	Approved
15-Jan-20	C.6	Approval of Contractor Contingency Allocation #002 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #002 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved



Date	Board Agenda Item	Agenda Description	Purpose	Action
15-Jan-20	C.7	Approval of Contractor Contingency Allocation #003 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #003 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
15-Jan-20	C.8	Approval of Contractor Contingency Allocation #015 for Swinerton Builders regarding the Lemonwood E.S ECDC Project	Contractor Contingency Allocation #015 to agreement #15-198 is a COST to the Contractor Contingency line item for additional items of work	Approved
15-Jan-20	C.14	Ratification of Change Order #015 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #015 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
15-Jan-20	C.15	Ratification of Change Order #016 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #016 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
15-Jan-20	C.16	Ratification of Change Order #017 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #017 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
15-Jan-20	C.17	Ratification of Change Order #018 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #018 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
15-Jan-20	C.18	Approval of WAL #12 for NV5 West Inc. regarding the McKinna E.S Reconstruction Project	WAL #12 to agreement #13-130 provides for DSA Materials Testing and Special Inspections Services	Approved
15-Jan-20	C.19	Ratification of Change Order #026 for Swinerton Builders regarding the Lemonwood Reconstruction Project	Change Order #026 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
15-Jan-20	C.20	Ratification of Change Order #027 for Swinerton Builders regarding the Lemonwood Reconstruction Project	Change Order #027 to agreement #15-198 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Feb-20	C.8	Approval of Contractor Contingency Allocation #004 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #004 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
5-Feb-20	C.9	Approval of Contractor Contingency Allocation #005 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #005 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
5-Feb-20	C.13	Ratification of Change Order #019 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #019 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Feb-20	C.14	Ratification of WAL #13 for NV5 West Inc. regarding the Lemonwood ECDC Project	WAL #13 to agreement #13-130 provides for DSA inspector fo Record Services	Approved
5-Feb-20	C.15	Ratification of Change Order #020 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #020 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
5-Feb-20	C.16	Ratification of Change Order #021 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #021 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved

Date	Board Agenda Item	Agenda Description	Purpose	Action
5-Feb-20	C.17	Ratification of Change Order #022 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #022 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Feb-20	C.5	Approval of Contractor Contingency Allocation #007 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #007 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
19-Feb-20	C.6	Approval of Contractor Contingency Allocation #008 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #008 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
19-Feb-20	C.7	Approval of Contractor Contingency Allocation #006 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #006 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
19-Feb-20	C.14	Ratification of Change Order #023 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #023 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
19-Feb-20	C.15	Ratification of Change Order #024 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #024 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
4-Mar-20	C.9	Approval of Notice of Completion regarding Marshall E.S New Classroom Building Project	Notice of Completion for Agreement #17-117 with Bernard Brothers, Inc.	Approved
4-Mar-20	C.10	Ratification of Change Order #025 for Bernards Bros regarding the Marshall New Classroom Building Project	Change Order #025 to agreement #17-117 provides for work related to unforeseen conditions, design clarifications or additional scope of work requested by the District	Approved
1-Apr-20	C.6	Approval of Amendment #003 for Perkins Eastman Dougherty regarding the McKinna Reconstruction Project	Amendment #003 to agreement #16-249 provides for additional architectural and engineering services	Approved
1-Apr-20	C.7	Approval of Contractor Contingency Allocation #009 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #009 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
1-Apr-20	C.8	Approval of Contractor Contingency Allocation #016 for Swinerton Builders regarding the Lemonwood E.S Reconstruction & ECDC Project	Contractor Contingency Allocation #016 to agreement #15-198 is a COST to the Contractor Contingency line item for additional items of work	Approved
6-May-20	C.8	Ratification of Amendment #008 for SVA Architects regarding the Lemonwood K-8 Reconstruction Project	Amendment #008 to agreement #12-231 provides for additional architectural and engineering services	Approved
20-May-20	C.7	Approval of Contractor Contingency Allocation #010 for Bernards Bros regarding the McKinna Reconstruction Project	Contractor Contingency Allocation #010 to agreement #17-41 is a COST to the Contractor Contingency line item for additional items of work	Approved
3-Jun-20	C.16	Approval of Contractor Contingency Allocation #017 for Swinerton Builders regarding the Lemonwood E.S Reconstruction & ECDC Project	Contractor Contingency Allocation #017 to agreement #15-198 is a COST to the Contractor Contingency line item for additional items of work	Approved