

Oakdale Joint Unified
DRAFT School District
Facilities Needs Assessment & Master Plan
May 2024



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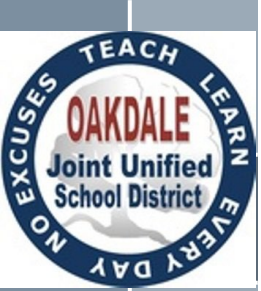
Larry Mendonca Superintendent

May 2024

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Prepared By:

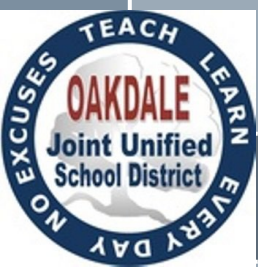
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MASTER PLAN PROCESS OVERVIEW

- › Research and Gather Data
- › Principal/Staff Surveys
- › Community Survey
- › Site Walks/Assessments
- › Develop Assessment Reports
- › Develop Site Master Plans
- › Develop Projects and Costs
- › Develop Priorities and Costs





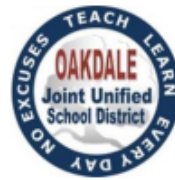
Introduction

The Oakdale Joint Unified School District commissioned Finney Architects, Inc. to create a Needs Assessment and Master Plan Report for the District in the Winter of 2024. The objectives of this 2024 Needs Assessment and Master Plan Report are to assess and update the needs at each of the school sites related to facilities and maintenance. This 2024 Needs Assessment identifies projects that have been completed, mentions projects currently under construction, and highlights the successes of the past renovations as they relate to the funding which was made available in the past. The last bond, Measure C, put in place for the voters to review failed in November 7, 2006.

Finney Architects teamed up with Gary J. Gery and Pratt Architecture to visit all of the Oakdale JUSD campuses and support facilities, examined all past and current projects, and met with District personnel to develop an updated set of facility standards. This Needs Assessment attempts to evaluate and assess all campus buildings and site conditions in their current condition and create goals based on our observations and input from the community and administration.

The 2024 Needs Assessment Report will provide a photographic site survey and field investigation to assist the District administration and Board of Trustees in determining which repairs, upgrades, and improvements would best serve the students, teaching environment, and community. It will also provide a road map for implementation.

Finney Architects, Inc., headed by Mark C. Finney and Gary J. Gery, specializes in educational facilities improvements and has been involved in many school projects in norther and central California for the past thirty-five years. Finney Architects has received input from District Administration staff and from the District's Maintenance and Operations department. Based on this input and our own observations, we have compiled this document to assist the District on how best to utilize and prioritize future funding for updating, upgrading, and maintaining existing facilities.



Executive Summary

These proposed goals would include, but not be limited to:

Infrastructure

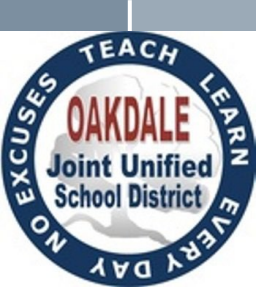
- Underground utility replacement (water, sewer and gas): Some systems are over 40 years old and should be replaced.
- Window replacement: Existing single pane windows should be replaced with double pane glazing for energy efficiency.
- Upgrade existing HVAC systems.
- An Energy Management System (EMS): the goal is to ensure that all EMS systems are properly installed and functioning correctly.
- Expand parking and drop-off areas to enhance student safety.
- Create more outdoor eating and learning areas.
- Upgrade plumbing fixtures to be touchless.
- Landscape and irrigation improvements.
- Upgrade parking lot lighting.
- Modernize administrative and student support spaces.
- Add photovoltaic panels for onsite power generation.
- Replace all interior finishes that have surpassed their anticipated lifecycle.

Educational Program Issues / Campus Planning

- Replace selected portable classrooms with new permanent classroom buildings of modular construction.
- Install covered walkways to existing portable classrooms.
- Purchase new flexible-use furnishings.
- Upgrade classrooms to provide state-of-the-art technology.

Exterior Appearance

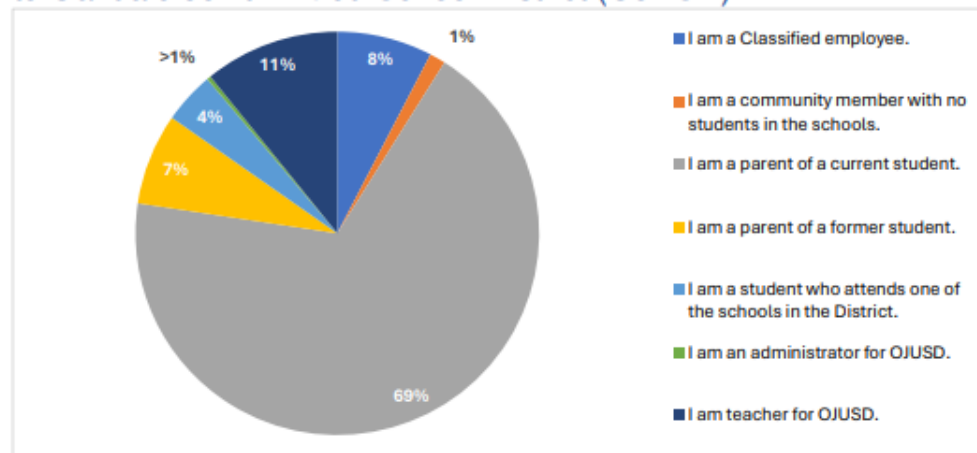
- Update the look of these half-century-old facilities through architectural design to provide a more modern and contextual appearance which will be in keeping with the surrounding neighborhood, establish a sense of community, and foster student identity/pride.
- Replace cracked pavement and deteriorating cement plaster walls.



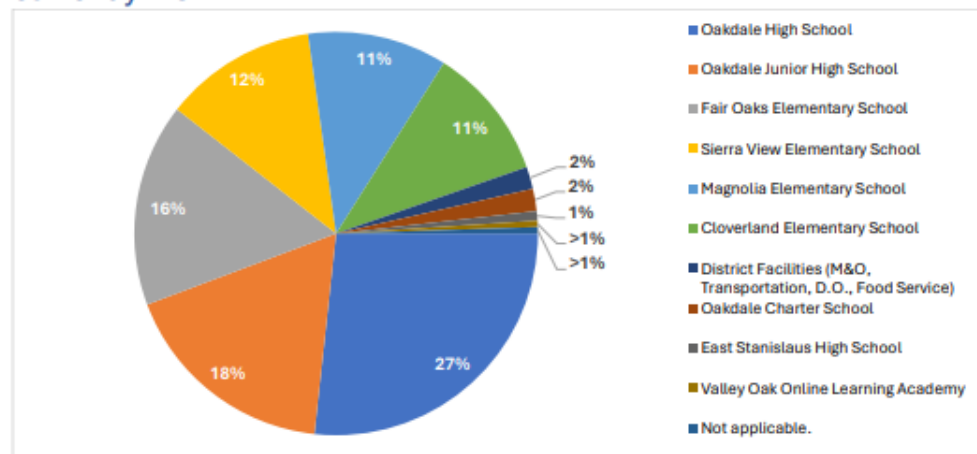
COMMUNITY SURVEY RESULTS

› 251 English and 18 Spanish Responses Received

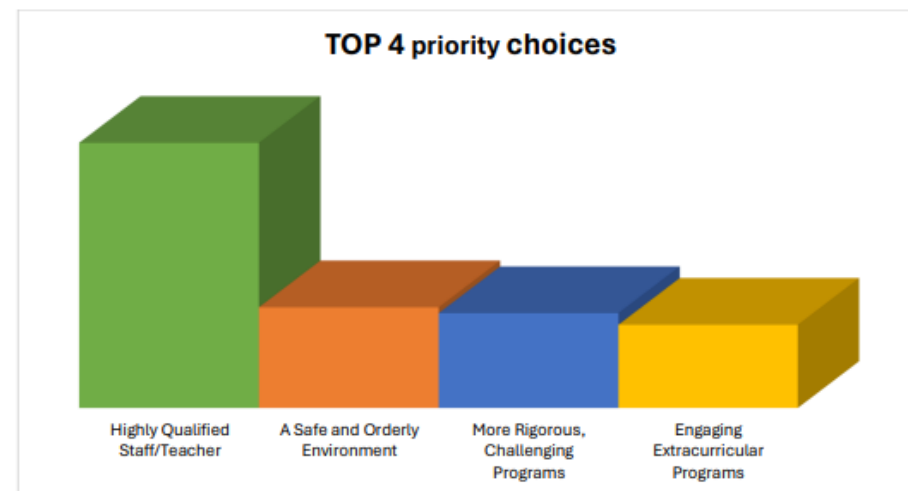
Which of the following most accurately describes your relationship to Oakdale Joint Unified School District (OJUSD)?



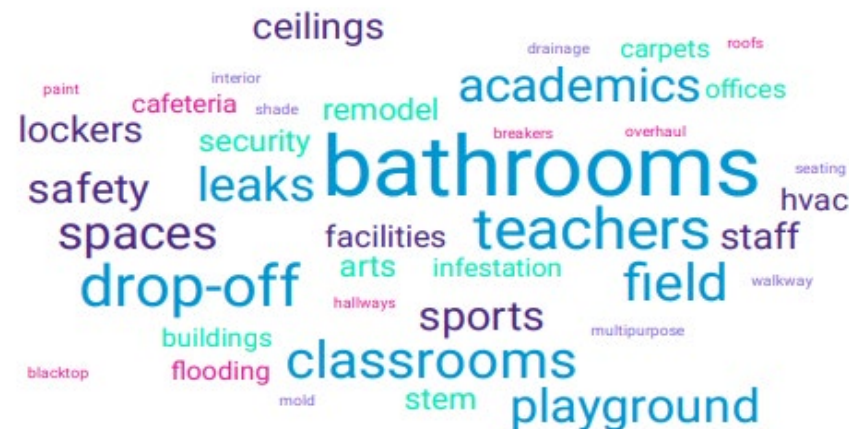
Please identify which school your student/s attend/s or where you currently work.



Quality of Education. In prioritizing a plan of action, we want to understand which programs are most important to you.



Your input is very important to OJUSD. Please provide any additional information or suggestions.

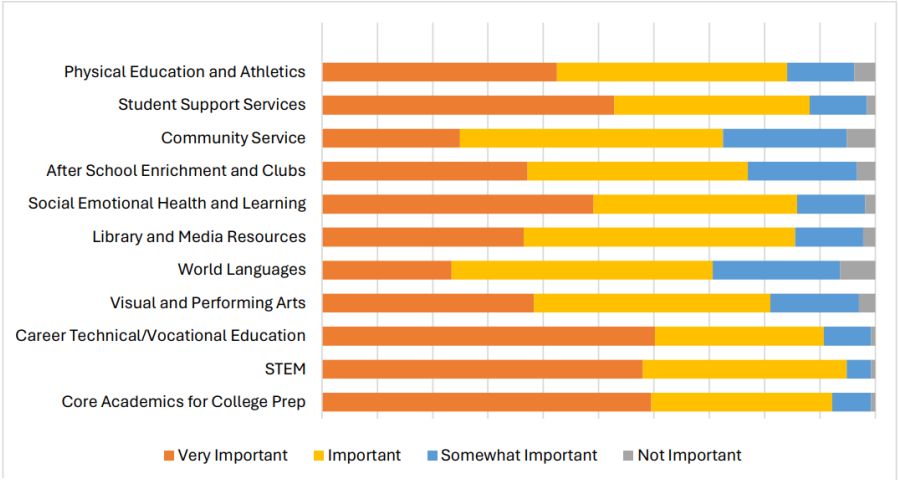




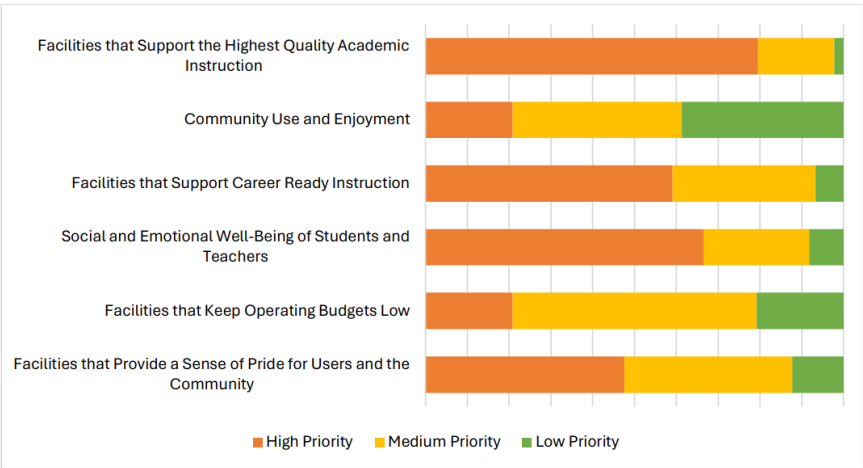
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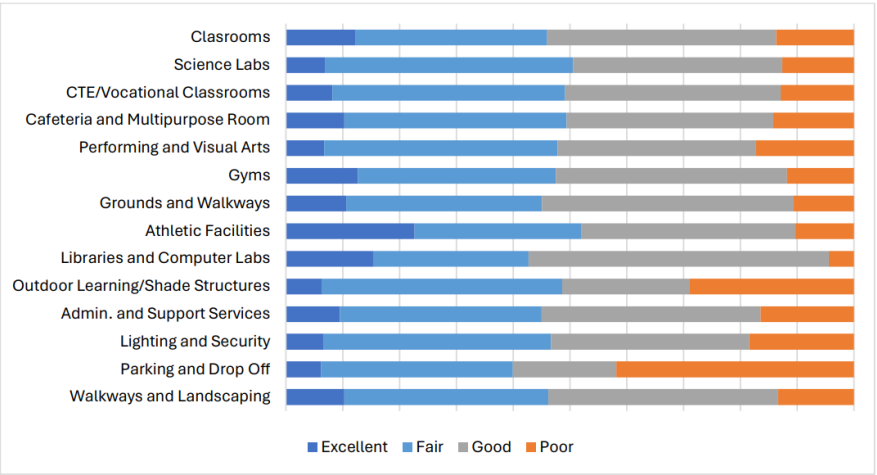
As a community, what do you want our school district to provide for our students? What would success look like for our schools?



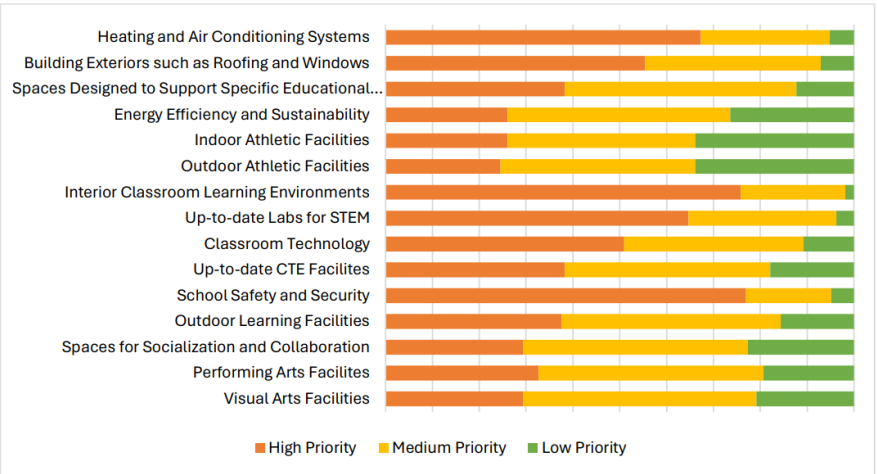
School facilities provide additional benefits beyond their basic functions. Which added benefits do you feel are most important?

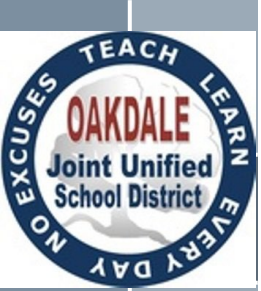


Facility Conditions. What do you think about the overall physical condition of OJUSD school facilities?



We need to understand how to prioritize school facility improvements.





SITE ASSESSMENTS: WHAT WAS REVIEWED?

- › ADA: Path of travel, Hardware, Restrooms and Clearances
- › Safety and Security: Fencing and Entries
- › Site Conditions: Drainage, Landscaping, Irrigation, Other Underground Utility
- › Parking and Drop-offs
- › Curb Appeal/Visitor Information
- › Playgrounds and Fields
- › Exterior Building Envelope: Roofing, Windows and Doors
- › Interior Building Finishes: Walls, Floors, Casework and Ceilings
- › Electrical: Power, Lighting and Fire Alarm
- › Technology
- › HVAC and Plumbing Systems
- › Functionality of Academic and Non-Academic spaces: Sizes, layouts and flow



SAMPLE SITE ASSESSMENT-Oakdale High School



Oakdale High School - Master Planning Evaluation



Modernization History

Oakdale High school is located at 739 W G Street in Oakdale, California. According to Wikipedia, the school was first established in 1893..

Site



1. Parking and Traffic Flow and Paving

There are three distinct parking lots with one along G street to the west used by staff and a small lot on the east for staff. There is a large student lot on the west in the center of campus accessed from

Hinckley. All parking lots are enclosed by decorative iron fencing with rolling gates electronically operated that remain closed during the day. The student lot also has a drop-off area adjacent to the gym plaza. The paving is beginning to show its age and showing a number of cracks with patchwork from years of campus upgrades. All lots are in need of repaving and restriping with some redesign of the student lot for better circulation and flow. There is no designated visitor parking on site so on street parking needs to be used. A designated warning crosswalk has been added at the front of the campus for students and visitors to use for protected ADA access to the entrance. The buses drop off from an access drive off J street at the back of campus through an electronic rolling gate to a circle drop off loop with a covered shade structure waiting area and ADA loading zone. Paving is in good condition. Various ADA spaces are provided in different locations at the various parking lots.

2. Site ADA Path of Travel Compliance

The path to the front door and entry to office and main corridor appears to be ADA compliant coming from the public way. There appear to be some ADA challenges with the POT from the staff parking areas. Most POT on campus is accessible and relatively flat based on numerous campus upgrades but some older unimproved areas require upgrade with future projects.

3. Play Equipment

Not applicable.

4. Paved Hardcourt Play Area

Tennis Courts- Courts are aging and starting to show wear and cracking and are ready for upgrades in the near future. Fencing of the courts appears adequate.



5. Turf/Field Play Area

Not applicable.



6. Landscaping and Irrigation

The campus provides adequate sports fields for baseball, softball, soccer and football. The fields are in generally good condition, with numerous amenities. The soccer fields have now aged to the point that they have developed some drainage concerns and need to be renovated. The baseball and softball fields, both the turf and dirt, are in good condition, complete with fences and warning tracks. Lighting is provided for soccer fields and is on good operating condition.

7. Fencing and Security

The site is completely fenced with 6 foot high decorative iron along G street and around the front of the side streets before transitioning to 6 foot high chain link fencing. The parking lots are located within the secured site. Access to the campus is via a buzzer entry front door that allows direct access into the main building corridor with the office entrance located around the corner from the front doors. The office entry sequence should be modified to provide increased security with direct access

8. Trash Enclosure

There is no formal trash enclosure located on the campus.

9. Site Utilities

Water, sewer and storm drain all function

adequately with no identified concerns.

10. Main Electrical Service

The main service is located in the basement below the raised platform in the central quad. It is accessed through a metal door to a stairway. Service appears adequate to serve the site with no concerns but any work in this area will require a costly relocation of the main power.

11. Storm Drainage

Parking area appears to drain well with adequate drain inlets. Downspouts drain across walks on the older buildings. There are some drainage concerns in selected locations of walks and paving, as well as lawn areas across campus that pond and create a mud bog and needs to be improved.

12. Site Lighting

The site lighting is good with building soffit lights and pole lights at parking, bus loop and the field areas of the campus.

13. Concrete Walkways

Walks are in generally good condition with ADA compliant cross slope against buildings. The quad area has been upgraded along with a new raised concrete plaza at the entrance to the gymnasium. There are some concrete raised planters located throughout campus that are in good condition.

14. Basketball Backstops/Ball Walls/ Misc. Play Apparatus

Play Apparatus: Backstops are in good condition and the baseball and softball fields are well developed.





SAMPLE SITE ASSESSMENT-Oakdale High School

15. Bleachers/Stadiums/Dugouts/Synthetic Track and Field

Stadium- The artificial turf was replaced about 4 years ago and the synthetic track was resurfaced about a year ago and are in excellent condition. The visitors bleachers are newer aluminum bleachers from the last ten years. The bleachers on the home side are older and have been resurfaced. They are structurally sound but have open risers and no ADA seating. The structure below is starting to show its age and plans for renovation need to be accounted for in the future. The press box is two story and has recently had the exterior wood resurfaced but the interiors are old and need to be updated. There are new restrooms as part of a building shared with the aquatic center. They are ADA compliant and in excellent condition. A smaller restroom building on the south side of the stadium is old and small and beyond its life and need to be replaced. There is one concession building that needs to be updated. The scoreboard is older and showing its age.

Baseball- One of the premiere high school baseball facilities in the area. The dugouts are CMU and there are some portable aluminum bleachers behind the backstop. The scoreboard is in good condition along with outfield fences. There are batting cages in a excellent condition and an adjacent restroom facility that is CMU but age and use is showing wear and the need to be renovated and improved.

Softball- Also one of the best softball fields in the area, there are CMU dugouts and bleachers and batting cages much like baseball. The scoreboard is excellent and the fences are also in good condition.

Soccer- Although the field needs to be improved, there is a lighted walk to the fields and some small sets of aluminum bleachers, scoreboard and field lighting.

16. Existing Shade Structure

There is an old wood frame structure adjacent to the girl's locker room that is nearing the end of its useful life and future considerations to remove and replace should be made. There is a new steel framed shade structure next to the older structure that is in good condition but small. A similar shaped barrel roofed shade structure is provided at the bus drop off.

17. Signage

The electronic marquee sign is well situated for public vision while a school name is located at the building at the entry. There is minimal wayfinding for public to find parking and office. On site campus signage is lacking.

Building Exterior



18. Exterior Building Finishes

Most all building exteriors are stucco or cement plaster with the exception of concrete exterior walls at the Main Gymnasium. A couple buildings in the athletic area are CMU painted exteriors. All of the exteriors are in good condition. The portables are all T1-11 plywood siding and older, except for one unit, and in need of upgrades in fair to poor condition.



19. Roofing Facias, Gutters and Soffits

Most of the roofing is a coated built-up system with varying slopes, except for one building which has a standing seam metal. Those buildings with overhangs have wood fascia's, some showing

damage from age and exposure to the elements with plywood soffit in similar condition. The new Library and Classroom complex has stucco soffits in good condition.

20. Exterior Painting

Paint is in good condition and buildings do not need any immediate repainting.

21. Exterior Windows

There are four basic types of windows on the various campus buildings. HM with single pane glazing at the new library and classroom buildings while aluminum storefront is used at the Aquatic building and entry to the Main Gym and all of those are in good condition. The older building are a combination of aluminum frame and steel windows with single glazing. The windows on the original Main building are original steel single pane putty glazed, aged and in need of replacement.



22. Exterior Doors and Hardware

There are various combinations with the older buildings comprised of wood doors and hollow metal or wood frames. Newer buildings and remodeled facilities are HM frames with HM doors and FRP doors, which are showing some fading with sun exposure. The newer doors have ADA compliant hardware in good condition. The original buildings

and the portable buildings generally do not have ADA compliant hardware and they are in aged condition.

Building Interior Classrooms.



31. Student Restrooms Finishes/Accessories/ Fixtures

There are numerous sets of large student restrooms that are ADA compliant and in good condition. They have tile floors and walls with painted gyp board ceiling. The partitions are plastic urethane and fixtures are in good condition with ADA compliant hardware at doors. There is a lack of designated Gender Neutral restrooms

32. Staff Restrooms Finishes/Accessories/ Fixtures

There are a number of staff restrooms through the campus although there is no restroom in the immediate office area besides the private restroom in the Principals office. They vary in size and finishes with not all accessible and many aged and



SAMPLE SITE ASSESSMENT-Oakdale High School

worn at this point and in need of upgrading to code.

33. Drinking Fountains

There are a number of ADA complaint porcelain and stainless steel hi/low drinking fountains on site which are in good condition.

34. Heating, Ventilation, and Air Conditioning

Classrooms have roof mounted mechanical units with many of them with exposed rooftop ductwork because they were retrofitted. A couple classrooms have exposed ducts in the classroom below the ceiling. The units are in good operating condition, but some are reaching the end of their useful life to be replaced.



35. Interior Lighting

Lighting is good with use of drop-in 2 x 4 light fixtures in ceiling grid or 2 x 4 surface mounted fixtures..

36. Electrical Power Distribution

Adequate distribution within walls in the newer classrooms while wire mold and raceways are numerous on walls in the older classrooms, particularly in the Main Building.

37. Data Network

WIFI works well and adequate data ports and WAP in each room. Wiremold used to distribute



technology in the older building

38. Camera Surveillance

Camera coverage is generally good but more cameras would be beneficial to meet growing concerns related to crime.

39. Communication System

Older and ready to be updated.

40. Fire Alarm

Appears to be in good operating condition.

41. Clocks

Old and antiquated and in need of upgrades in the older buildings.

42. Speakers/Bell/PA

Old and antiquated and in need of upgrades in the older buildings.

Building Interior- Support Spaces



43. Interior Wall Finishes

The office areas are mainly painted gyp and concrete walls, with minimal tackboard in fair to good condition. The library has painted walls in good condition while the cafeteria has painted gyp board and plastic laminate wall panels. concrete and gyp board walls with bright murals and is in good condition. The gyms have painted concrete and

painted plywood wall finishes in fair to good condition. The locker rooms have painted gyp board walls that are showing wear from their use.



44. Flooring

The office has mostly carpet with VCT in selected high use locations that are older and in wearing. There is still some VAT present in older rooms that needs to be abated or encapsulated. The library and computer room have carpet flooring in good condition. The gymnasium has VCT in the lobby, concrete in the locker rooms and an athletic wood floor in the main gym and all are in fair to good condition. The wood floor is original and has been refinished for the last time a few years ago and will need to be replaced. The small gym has a synthetic floor in good condition. The cafeteria has VCT flooring in a checkerboard pattern in good condition.

45. Tackable Walls

Vinyl tackboard on some walls in the office area are in fair condition.

46. Ceilings

Ceiling in the library, and cafeteria are 2 x 4 acoustical ceiling tiles in suspended T-bar grid in good condition. The gym has exposed structure with spray-on finish over the steel framing while the small gym has exposed wood. The office areas are a combination of painted gyp board and 2 x 4 suspended acoustical ceilings while the locker rooms are painted gyp board. Those ceilings are in fair condition based on their age.

47. Interior Doors and Hardware

There is a combination of wood and HM doors with HM frames in a range of conditions. Hardware is ADA compliant in the newer spaces while most of the hardware in the office and Main building are old and not compliant and in need of replacement.



48. Casework

Library has a large plastic laminate circulation desk with laminate counters and shelving in good condition. There is older wood and laminate casework in the office that is aged and wearing while there are numerous display cases in the gym lobby.

49. Interior Windows

Windows are old HM with single pane glazing in need of replacement.

50. Specialty Partitions

Not applicable.

51. Other Restrooms Finishes/Accessories/ Fixtures

Restrooms in the admin are older and non compliant with sheet vinyl and FRP finishes. The gym restrooms are large with tile floors and walls and in condition and ADA compliant. The restrooms on the back of the cafeteria are old and tired and lack full ADA compliance.

52. Drinking Fountains

N/A. Provided in classroom section.



SAMPLE SITE ASSESSMENT-Oakdale High School

53. Heating Ventilating and Air Conditioning

Rooftop HVAC units provided for auxiliary spaces that function well, along with some wall mounted mini-splits.

54. Interior Lighting

2 x 4 drop-in lights in suspended grid ceilings provide adequate light and are in good condition with high bay surface mounted light in the gymnasium.

55. Electrical Power Distribution

Adequate with exposed raceways or wire mold at most spaces except the library.

56. Data Network

WIFI works well and adequate data ports and WAP in each room.

Functionality Assessment



57. Administration Office

Based on the age and construction, the administrative office has rooms that are small and laid out in maze-like manner. Offices are spread out and disconnected and they have tight clearances and lack ADA compliance. The size and function of the space works well but lacks the newer specialty support staff spaces required at schools today, with some of those offices located remotely in other buildings. A complete renovation to accommodate functionality and refresh interiors and ADA would be desirable.

58. Teacher Workroom/Lounge

The space is located adjacent to the cafeteria and is a little small for the staff size and has a separate work room.



59. Cafeteria and Kitchen

The campus has a very small cafeteria for the current student population with serving kitchen. The interior of the space is inviting with a black and white checkerboard floor, but it is not adequate for a campus of this size. Additionally, it does not function as a multi-purpose building because it has no stage or other functions to contribute to a multiple use situation. It is centrally located and there is an outside cooler/freezer unit for the kitchen which also would need expansion.



60. Gymnasium

There are two gymnasiums. One is the older original small gymnasium used for PE and practice and was recently updated. The other gym is the Main Gym which is used for practice, competition, events and PE. It is well sized for the campus and has a large lobby, concession, storage and restrooms with upgraded boys locker room and a new plaza space for the public. There is a main court with two cross courts and 12 rows of operable bleacher seats on each side of the court but they lack full ADA compliance.



61. Locker Rooms

The Boys locker room is adjacent to the main gym and contains a large Team Room with a smaller team room in addition to lockers, showers, storage and raised coaches office with restrooms and shower. Adjacent to the Main Gym is a separate building that is the girls locker room which has a team room, lockers, showers, storage and raised coaches office with restrooms and shower. Both are adequately sized but need updates and enlarged team rooms

62. PE Rooms

There is a separate wrestling facility. There is a Weight Room in a space recently upgraded for that use. There is an additional space in the small gymnasium that is planned to be converted to a Team Room. Additionally, there is a newer 25 meter pool for competition with adequate deck, covered storage, scoreboard and aluminum bleachers. It is adjacent to a locker room and restrooms shared with the stadium and coaches office. The facility lacks enclosed storage and the lockers need to be renovated to use plastic types of lockers and new

screening. The pool is showing wear and will be due for replastering in the next couple of years.

62. Library

Located in a newer building, the library is in good condition and is adjacent to a computer room and classrooms. The size is adequate for the campus but the design is not current with student centered based libraries.



63. General Classrooms

There appears to be an adequate amount of classrooms that are properly sized. A majority are newer or recently renovated and appear to need minimal improvements. There are classrooms in the Main Building complex that are connected by interior corridors. Those classrooms are in old and have been renovated numerous times in a patchwork manner and in need of major renovation.

64. Science Rooms





SAMPLE SITE ASSESSMENT-Oakdale High School

There are several science classrooms that were recently remodeled at the front of campus. They are gathered together and adequately sized with some common work room and storage spaces. They have science lab casework and fume hoods and emergency eyewash/showers.

65. Art Rooms

There is an Art Building with two large interconnected Art Rooms and support facilities with tall ceilings. The rooms appear to function well but the spaces are dated and need to be refreshed.



66. CTE and Specialty Rooms

There is a CTE complex that is comprised of an Ag Building that has classrooms and a multi-function shop and a CTE facility with classrooms, wood and auto shop. The Ag Building has numerous greenhouses and outdoor growing areas while both buildings have exterior covered areas with roll-up doors. The buildings are older, have had mechanical added on the roof and have had limited renovations. They need to be completely refreshed or replaced using a layout more consistent with current CTE space design.

67. Auditorium/Theater

There is a small theater that was developed from two classrooms with recessed seating and a stage at exterior floor height. The theater is small and non-ADA compliant with older finishes. There is



a new raised control room with an adjacent large room that is used as an overflow storage and practice area for drama and music.

68. Music/Band Rooms

The Music Building has two large Band rooms with tiered platforms, tall ceilings and limited storage and support space. They have received some interior upgrades, such as acoustical baffles, but are in need of a complete refresh and additional space.



69. Student Restrooms

There are an adequate number of restrooms and fixtures disbursed through the campus. Most are accessible and in good condition.

70. Staff Restrooms

There appear to be an adequate number of restrooms distributed through the campus and they are in good condition with most recently renovated

71. Portable or Modular Classrooms

There are four portable classrooms, including one new one that replaced a fire damaged unit. They are used for multiple things from Ag classroom to Band and Health Nurse ROP. The location is remote through and next to the student parking lot. If they are still needed, they need to be replaced and relocated so the entire area can be recaptured for a better student parking lot. Three are older and beyond their useful life with aging fascia and gutter issues, old flooring and vinyl tackboard in poor condition.

72. Covered Walkways

Large extended overhangs on buildings work well to protect student movement with some covered walkways located in the front of classrooms wings. However, the campus is large and spread out so there is a lack of connection to and between many buildings.

73. Other Rooms/Spaces

There is a maintenance support building adjacent to Professional Staff Development and open to the athletic fields that functions well.

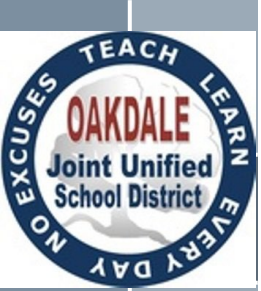
74. Campus Layout

The campus is laid out with zones for classrooms, CTE, physical education, athletics and administration with a large central quad.

75. Functionality Comments

The layout is functional and efficient but the visitor parking and drop-off needs to be considered, as well as lacking a larger cafeteria/MP space. Campus was expanded a number of years ago in the purchase of adjacent parcels to expand the athletic fields. The size is adequate for school enrollment and well laid out with a tight core of buildings. Other/ Building Notes: Classrooms are adequately sized and function well.





MASTER SITE PLANS- WHAT DO THEY SHOW?

- › Level of Building Modernizations
- › Reconfigure Spaces
- › New Buildings or Additions
- › New Shade Structures
- › Removal of Portables
- › Parking and Drop-off Upgrades
- › Site Upgrades
- › Fields and Play Area Upgrades





CLOVERLAND ELEMENTARY SCHOOL

CLOVERLAND ELEMENTARY SCHOOL

NOTES

- ① NEW SHADE STRUCTURE
- ② NEW DEC. IRON SECURITY FENCING
- ③ NEW AUTO DROP-OFF
- ③A NEW PEDESTRIAN CROSSING
- ④ UPGRADE, EXPAND AND MODIFY PARKING
- ⑤ UPGRADE HARCOURTS
- ⑥ UPGRADE PLAY FIELDS
- ⑦ REMOVE EXISTING PORTABLE CLASSROOMS
- ⑧ NEW COVERED CANOPY
- ⑨ RENOVATE PAVED HARD COURTS
- ⑩ KINDER/TK PLAY AREA
- Ⓐ MODERNIZE ADMIN OFFICE
- Ⓑ REPURPOSE TO WELLNESS CENTER
- Ⓒ MODERNIZE CLASSROOMS
- Ⓓ CONVERT TO NEW CORRIDOR
- Ⓔ REFRESH RESTROOMS AND CORRIDORS
- Ⓕ REFRESH PORTABLE CLASSROOMS
- ⒶA COMING SOON-2 NEW PORTABLE CLASSROOMS
- ⒷB NEW 5-CLASSROOM K/TK/CR BUILDING
- ⒸC NEW 3-CLASSROOM BUILDING
- ⒹD ALTERNATE NEW BUILDING LOCATION

LEGEND

- EXISTING - NO/MIN. WORK
- LIGHT MODERNIZATION
- MODERATE MODERNIZATION
- MAJOR MODERNIZATION
- NEW CONSTRUCTION
- RECONFIGURE / REPURPOSE
- SITE UPGRADES
- PAVING UPGRADES
- NEW COVERED CANOPY/ SHADE STRUCTURE
- DEMOLITION
- NEW FENCING
- PROPERTY LINE





FAIR OAKS ELEMENTARY SCHOOL

FAIR OAKS ELEMENTARY SCHOOL

NOTES

- ① NEW AUTO DROP-OFF
- ② EXPAND AND RECONFIGURE PARKING
- ③ NEW BUS-OFF LOOP EXIT TO PLEASANTON
- ④ NEW AND UPGRADED HARD COURTS
- ⑤ PLAY FIELD UPGRADES
- ⑥ UPGRADE KINDER/TK PLAY AREA
- ⑦ BUS EXIT WITH GATES/LIGHTS/CAMERA
- ⑧ RELOCATE TRASH ENCLOSURE/UPGRADE SERVICE
- ⑨ DEC. IRON SECURITY FENCING
- ⑩ REMOVE EXISTING PORTABLE CLASSROOMS
- ⑪ NEW SHADE STRUCTURE
- A MODERNIZE ADMIN OFFICE
- B CONVERT TO WELLNESS CENTER AND STAFF ROOM
- C MODERNIZE PRE SCHOOL AND KINDER CLASSROOMS
- D MODERNIZE CLASSROOMS AND CORRIDORS
- E MODERNIZE CLASSROOM BUILDING
- AA NEW 4-CLASSROOM BUILDING
- BB NEW 3-CLASSROOM BUILDING
- CC NEW 3-CR KINDER/TK BUILDING WITH RESTROOMS

LEGEND

- EXISTING - NO/MIN. WORK
- LIGHT MODERNIZATION
- MODERATE MODERNIZATION
- MAJOR MODERNIZATION
- NEW CONSTRUCTION
- RECONFIGURE / REPURPOSE
- SITE UPGRADES
- PAVING UPGRADES
- NEW COVERED CANOPY/ SHADE STRUCTURE
- DEMOLITION
- NEW FENCING
- PROPERTY LINE





MAGNOLIA ELEMENTARY SCHOOL-OPTION 1

OPTION 1 MAGNOLIA ELEMENTARY SCHOOL

| NOTES | |
|-------|------------------------------------|
| ① | PAVING/LIGHTING/CAMERA UPGRADES |
| ② | NEW AUTO DROP-OFF AND PARKING |
| ③ | NEW DEC. IRON FENCING |
| ④ | UPGRADE FOR OUTDOOR LEARNING |
| ⑤ | PLAY FIELD UPGRADES |
| ⑥ | NEW SERVICE YARD |
| ⑦ | NEW SHADE STRUCTURE/COVERED CANOPY |
| ⑧ | UPGRADE COVERED EATING AREA |
| A | RENOVATE OFFICE |
| B | CONVERT TO WELLNESS CENTER/OFFICES |
| C | CONVERT TO KINDER/TK |
| D | CONVERT TO SPECIALTY CLASSROOMS |
| E | MODERNIZE RESTROOMS |
| F | MODERNIZE AUDITORIUM |
| G | MODERNIZE KINDER/TK |
| H | MODERNIZE CLASSROOMS |
| I | MODERNIZE CORRIDORS |
| AA | NEW MULTI-PURPOSE BUILDING |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | NEW FENCING |
| | PROPERTY LINE |



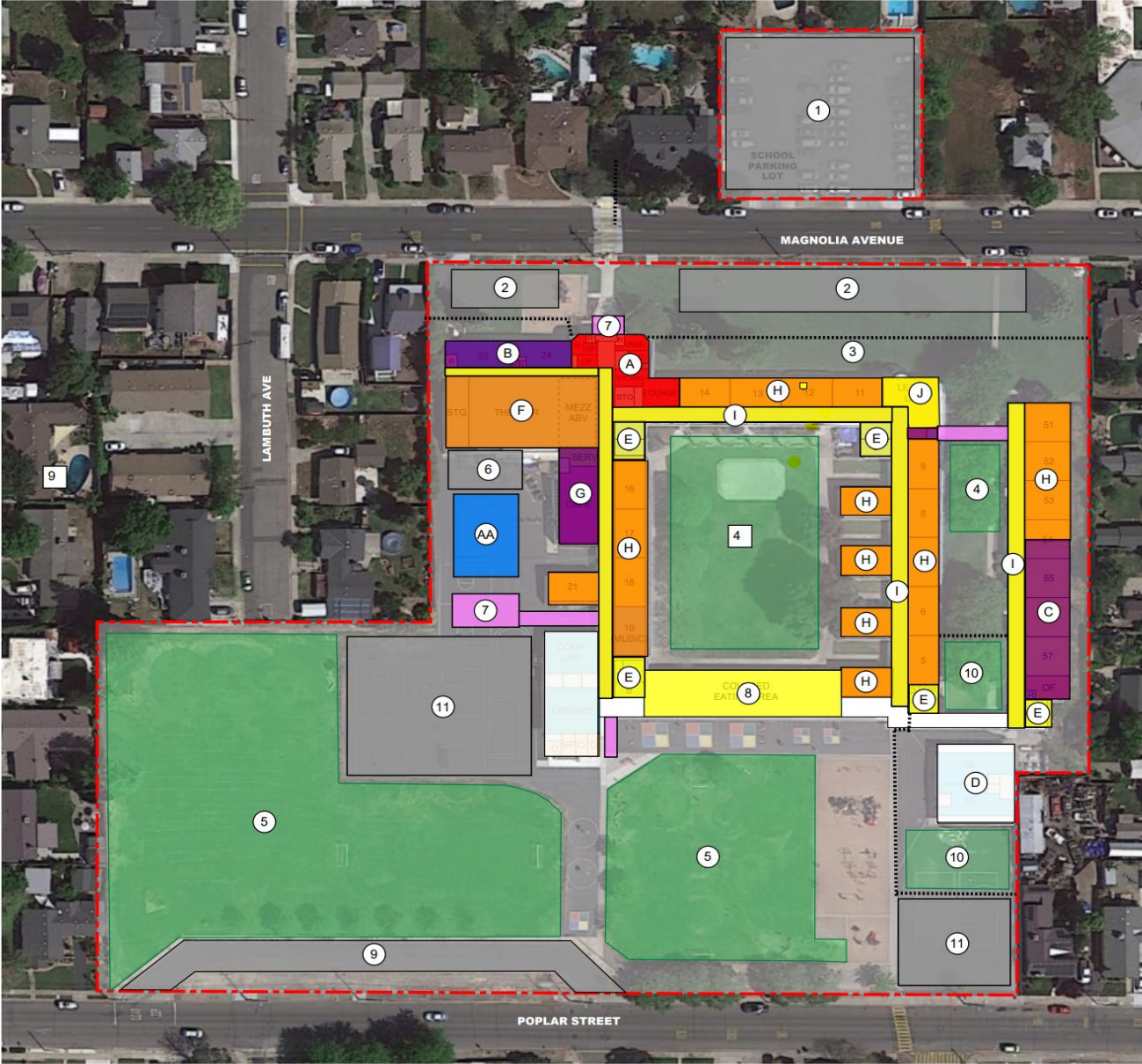


MAGNOLIA ELEMENTARY SCHOOL-OPTION 2

OPTION 2 MAGNOLIA ELEMENTARY SCHOOL

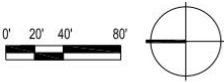
| NOTES | |
|-------|------------------------------------|
| ① | PAVING/LIGHTING/CAMERA UPGRADES |
| ② | NEW AUTO DROP-OFF AND PARKING |
| ③ | NEW DEC. IRON FENCING |
| ④ | UPGRADE FOR OUTDOOR LEARNING |
| ⑤ | PLAY FIELD UPGRADES |
| ⑥ | NEW SERVICE YARD |
| ⑦ | NEW SHADE STRUCTURE/COVERED CANOPY |
| ⑧ | UPGRADE COVERED EATING AREA |
| ⑨ | NEW PAVING UPGRADES |
| ⑩ | NEW KINDER/TK PLAY AREA |
| ⑪ | UPGRADE HARDCOURTS |
| A | RENOVATE OFFICE |
| B | CONVERT TO WELLNESS CENTER/OFFICES |
| C | CONVERT TO KINDER/TK |
| D | EXISTING KINDERGARTEN |
| E | MODERNIZE RESTROOMS |
| F | MODERNIZE AUDITORIUM |
| G | CONVERT TO CLASSROOMS |
| H | MODERNIZE CLASSROOMS |
| I | MODERNIZE CORRIDORS |
| AA | NEW MULTI-PURPOSE BUILDING |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | NEW FENCING |
| | PROPERTY LINE |





SIERRA VIEW ELEMENTARY SCHOOL



| NOTES | |
|-------|---|
| ① | COMING SOON-EXPAND KINDER PLAY AREA |
| ② | NEW SHADE STRUCTURE |
| ③ | ADD LIGHTING AND ENHANCE QUAD |
| ④ | PLAY FIELD UPGRADES |
| ⑤ | NEW AUTO DROP-OFF |
| (A) | MODERNIZE ADMIN OFFICES |
| (B) | MODERNIZE LIBRARY/COMPUTER |
| (C) | MODERNIZE MULTI-PURPOSE |
| (D) | MODERNIZE KINDER/TK CLASSROOMS |
| (E) | MODERNIZE CLASSROOMS |
| (AA) | FUTURE CLASSROOM BUILDINGS IF NEEDED FOR GROWTH |
| (BB) | FUTURE CLASSROOM BUILDINGS IF NEEDED FOR GROWTH |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |





OAKDALE JUNIOR HIGH SCHOOL

| NOTES | |
|-------|---|
| ① | RECONFIGURE PARKING AND ADD DEDICATED AUTO DROP-OFF |
| ② | RECONFIGURE STAFF PARKING |
| ③ | RECONFIGURE FENCING FOR SECURED ACCESS |
| ④ | NEW STAFF PARKING |
| ⑤ | UPGRADE HARD COURTS |
| ⑥ | REMOVE PORTABLE CLASSROOMS |
| ⑦ | NEW AMPHI THEATER/OUTDOOR LEARNING |
| ⑧ | UPGRADE PLAY FIELDS |
| ⑨ | UPGRADE TRACK AND FIELD |
| ⑩ | REPLACE SHADE STRUCTURE |
| A | MODERNIZE ADMIN OFFICE |
| B | CONVERT TO ADMIN/WELLNESS CENTER |
| C | MODERNIZE LIBRARY/REFRESH CLASSROOMS |
| D | REFRESH CLASSROOMS |
| E | REFRESH GYMNASIUM |
| F | MODERNIZE LOCKER ROOMS |
| G | ENLARGE KITCHEN/REFRESH CAFETERIA |
| H | MODERNIZE RESTROOMS |
| I | CONVERT TO STUDENT DINING |
| AA | NEW STUDENT DINING EXPANSION |
| BB | NEW ELECTIVE/CTE/VAPA CLASSROOM COMPLEX |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |

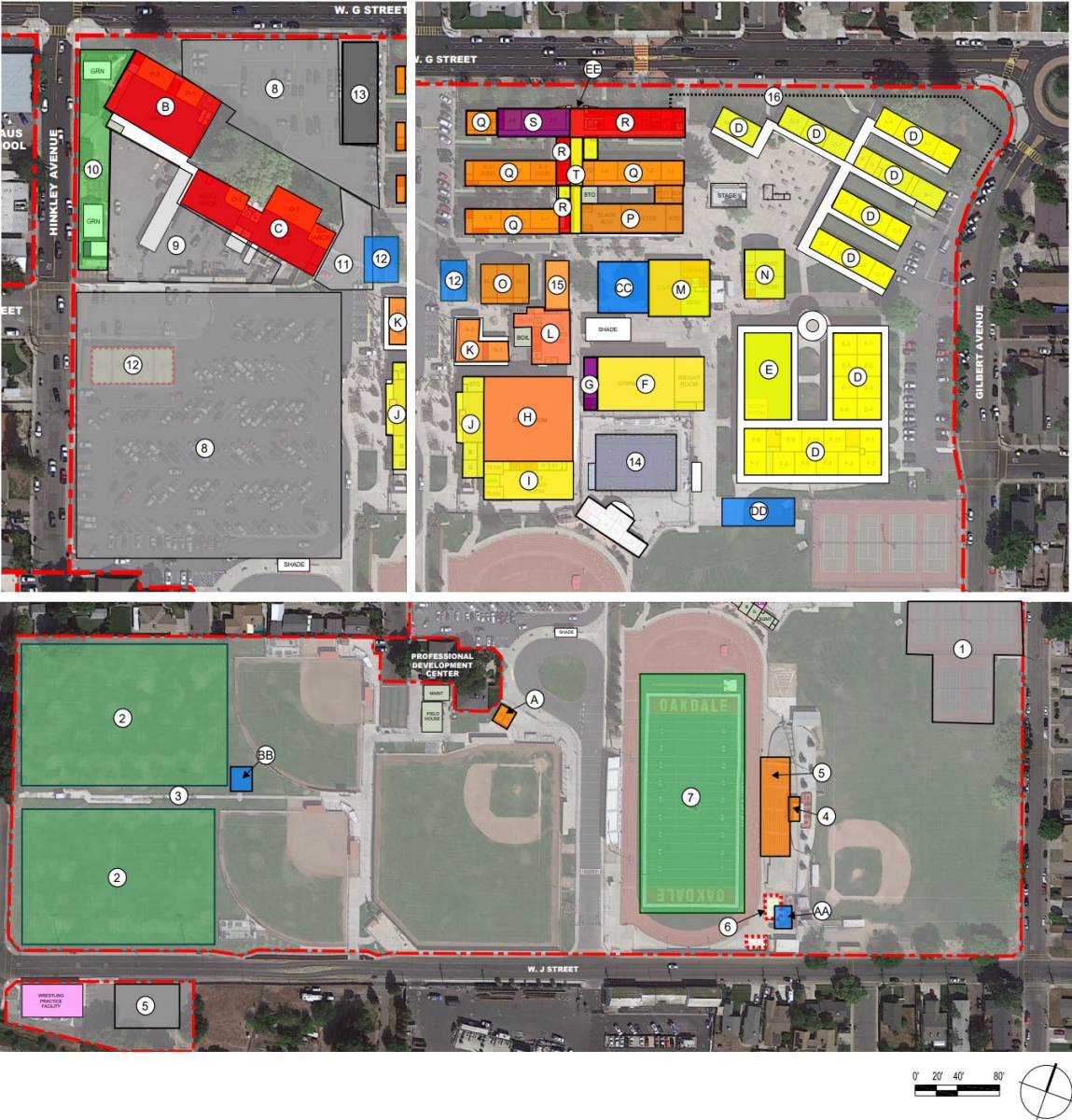




OAKDALE HIGH SCHOOL

| NOTES | | |
|-------|---|-----------------------------------|
| ① | RESURFACE TENNIS COURTS | (F) REFRESH SMALL GYM/WEIGHT RM |
| ② | UPGRADE SOCCER FIELDS | (G) CONVERT TO TEAM ROOM |
| ③ | UPGRADE LIGHTING TO FIELDS | (H) MODERNIZE GYM |
| ④ | UPGRADE PRESS BOX INTERIORS | (I) REFRESH BOYS LOCKERS |
| ⑤ | UPGRADE BLEACHER SEATING | (J) REFRESH LOBBY |
| ⑥ | DEMOLISH EXISTING BUILDINGS | (K) MODERNIZE CLASSROOMS |
| ⑦ | REPLACE FIELD TURF IN 2029 | (L) MODERNIZE GIRLS LOCKERS |
| (A) | MODERNIZE RESTROOMS | (M) REFRESH CAFETERIA |
| (AA) | NEW CONCESSION/RESTROOM BUILDING | |
| (BB) | NEW GIRL'S FIELDHOUSE BUILDING | (N) REFRESH MUSIC |
| ⑧ | UPGRADE/RECONFIGURE PARKING | (O) MODERNIZE ART BUILDING |
| ⑨ | UPGRADE SHOP YARD PAVING | (P) MODERNIZE THEATER/SUPPORT |
| ⑩ | UPGRADE AG GROW AREA | (Q) MODERNIZE CLASSROOMS |
| ⑪ | ENHANCED CAMPUS CONNECTION/LIMITED ACCESS | (R) CONVERT TO WELLNESS CENTER |
| ⑫ | RELOCATE NEWER PORTABLE CLASSROOMS/REMOVE OLDER | (S) MODERNIZE ADMIN OFFICES |
| ⑬ | DEVELOP DESIGNATED VISITOR PARKING LOT | (T) REFRESH CORRIDOR/RRS |
| (B) | MODERNIZE AG SHOP BUILDING | (CC) NEW CAFETERIA ADDITION |
| (C) | MODERNIZE CTE SHOP BUILDING & CLASSROOMS | (DD) NEW PORTABLE TO REPLACE OLD |
| ⑭ | REPLASTER POOL | (EE) DEVELOP SECURED DIRECT ENTRY |
| ⑮ | MODERNIZE SHADE | |
| ⑯ | NEW SECURITY FENCING | |
| (D) | REFRESH CLASSROOMS | |
| (E) | REFRESH LIBRARY | |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |

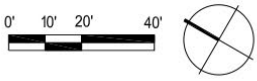




EAST STANISLAUS HIGH SCHOOL

| NOTES | |
|-------|---------------------------------|
| ① | NEW ADA PARKING |
| ② | STREET LANDSCAPE UPGRADES |
| ③ | LANDSCAPE UPGRADES/MARQUEE SIGN |
| ④ | NEW SECURITY FENCING |
| (A) | REFRESH ADMIN OFFICES |
| (B) | REFRESH CLASSROOM 6 |
| (C) | MODERNIZE CLASSROOMS 3-5 |
| (D) | MODERNIZE PORTABLE CLASSROOM |
| (E) | MODERNIZE CLASSROOM 1 |
| (F) | MODERNIZE RESTROOMS |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | NEW FENCING |
| | PROPERTY LINE |

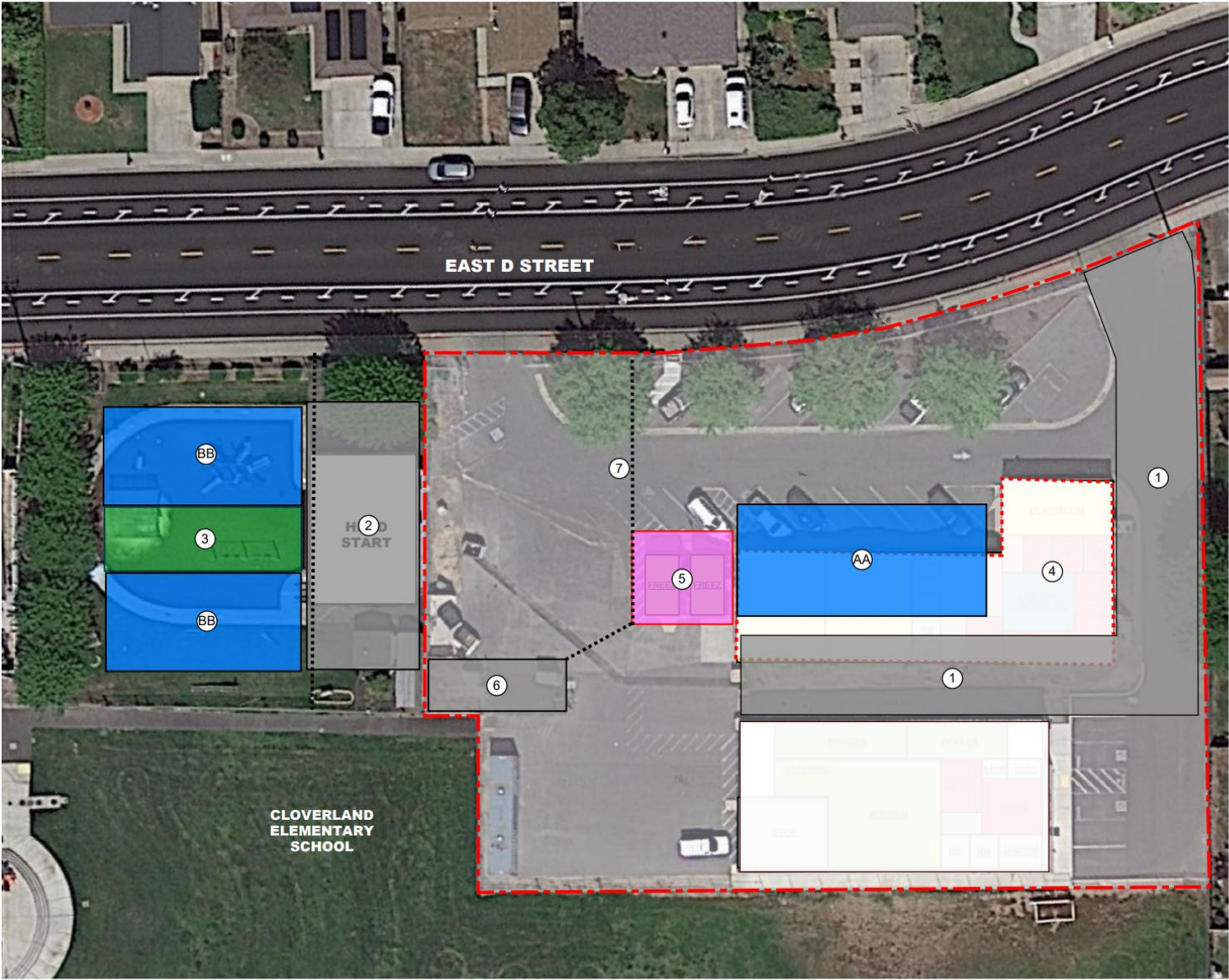




OAKDALE CHARTER SCHOOL/CENTRAL KITCHEN

| NOTES | |
|-------|---|
| ① | GRADE AND PAVE AND CREATE DRIVE-THRU ACCESS |
| ② | NEW PARKING |
| ③ | OUTDOOR LEARNING SPACE |
| ④ | DEMOLISH EXISTING PORTABLE BUILDINGS |
| ⑤ | COVERED CANOPY OVER FREEZERS |
| ⑥ | ENCLOSED SERVICE/TRASH AREA |
| ⑦ | NEW SECURITY FENCING |
| AA | NEW KITCHEN STORAGE EXPANSION |
| BB | NEW MODULAR BUILDINGS FOR CHARTER SCHOOL |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |

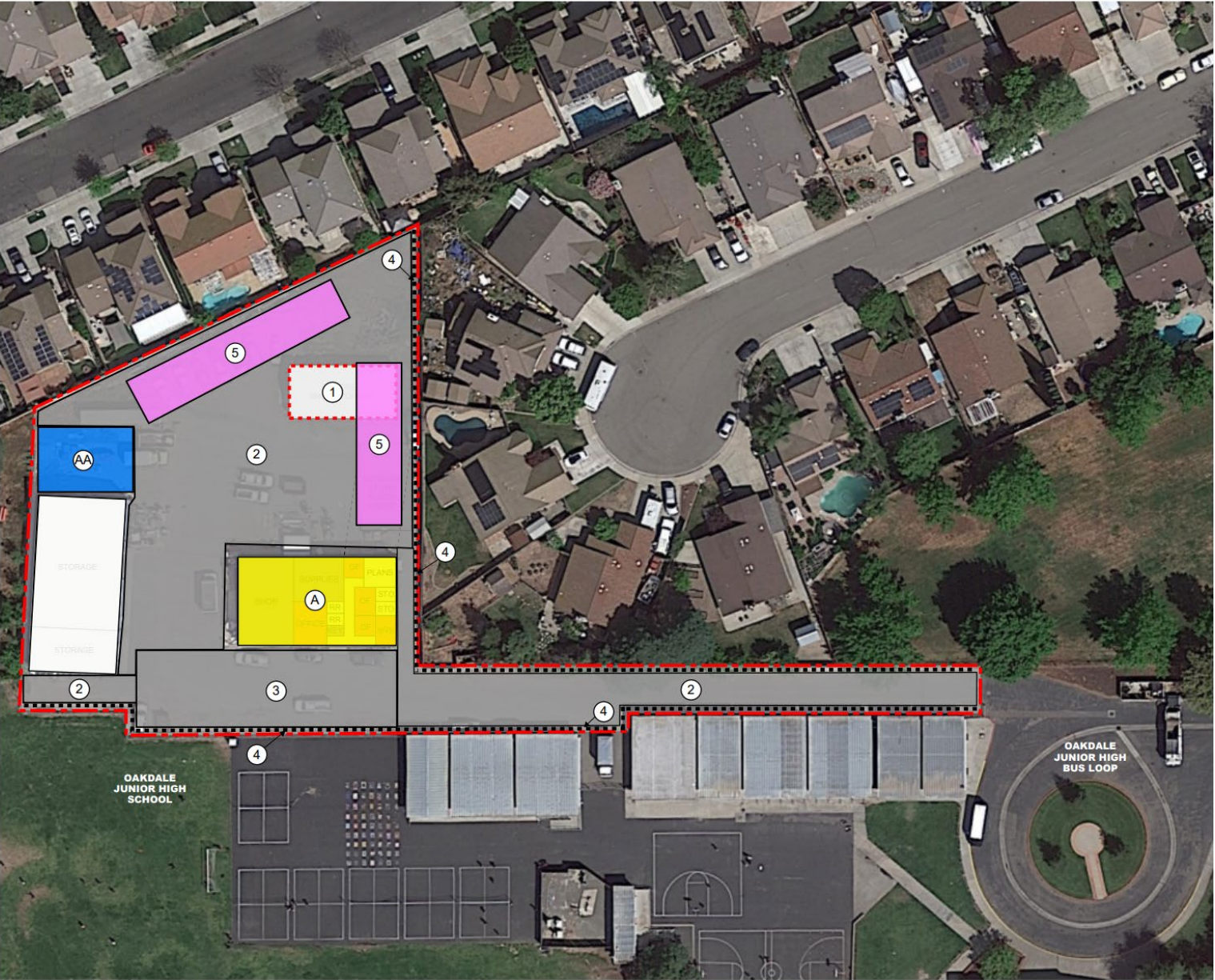




MAINTENANCE AND OPERATIONS

| NOTES | |
|-------|--|
| ① | DEMOLISH EXISTING COVERED SHED |
| ② | UPGRADE PAVING AND DRAINAGE |
| ③ | EXPAND STAFF/VISITOR PARKING |
| ④ | PROVIDE ENHANCED/SCREENED SECURITY FENCING |
| ⑤ | NEW COVERED CANOPIES |
| A | MODERNIZE SHOP BUILDING |
| AA | STORAGE BUILDING ADDITION |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |

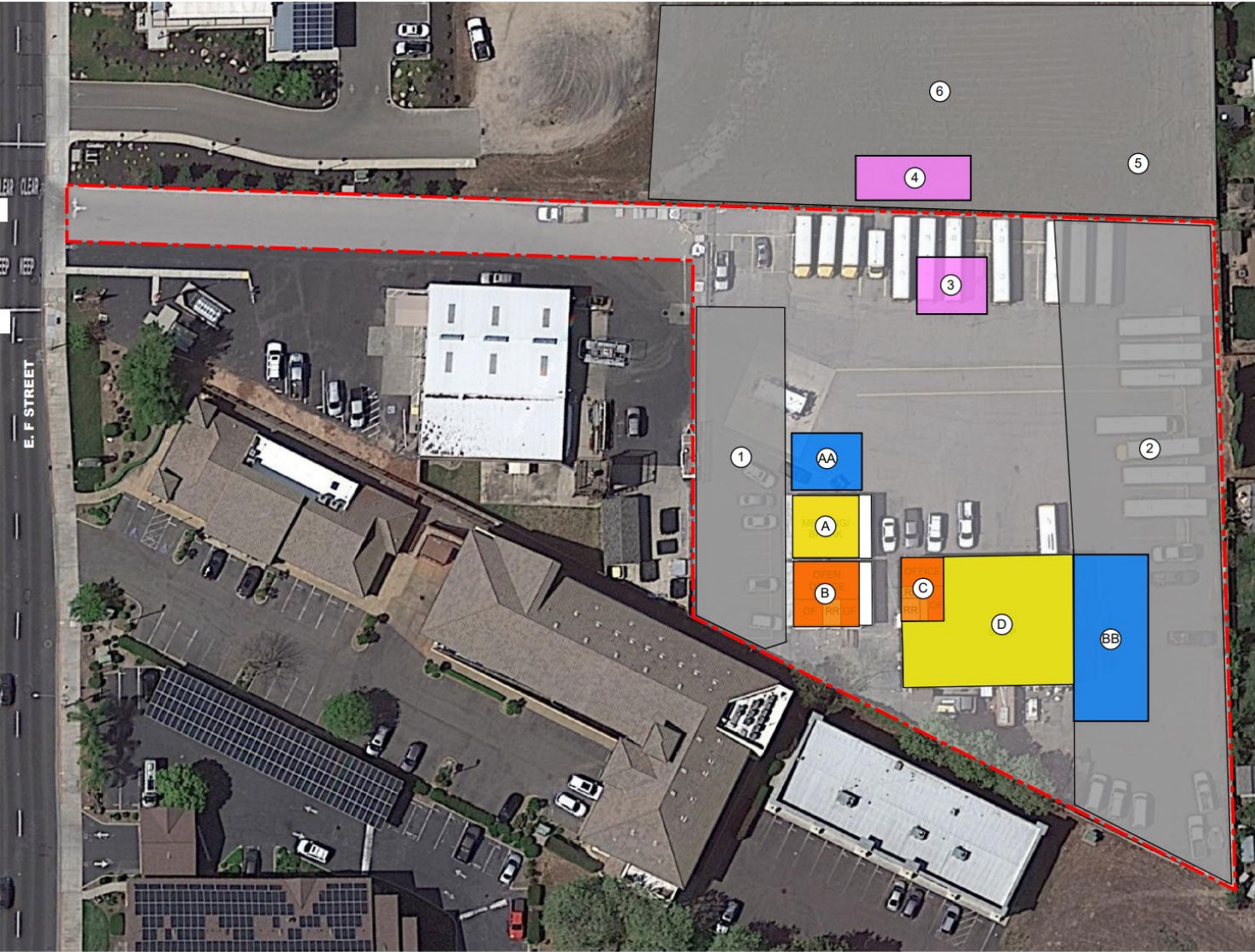




TRANSPORTATION CENTER

| NOTES | |
|-------|----------------------------------|
| ① | EXPAND STAFF/VISITOR PARKING |
| ② | REPAIR STORM DRAINAGE/REPAVE |
| ③ | NEW FUELING ISLAND |
| ④ | NEW BUS WASH |
| ⑤ | ELECTRIC CHARGING INFRASTRUCTURE |
| ⑥ | PURCHASE/EXPAND PROPERTY |
| A | REFRESH TRAINING ROOM |
| B | RENOVATE OFFICES |
| C | RENOVATE OFFICE RESTROOMS |
| D | REFRESH SHOP BUILDING |
| AA | NEW PORTABLE OFFICE/BREAK RM |
| BB | SHOP BUILDING ADDITION |












| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |

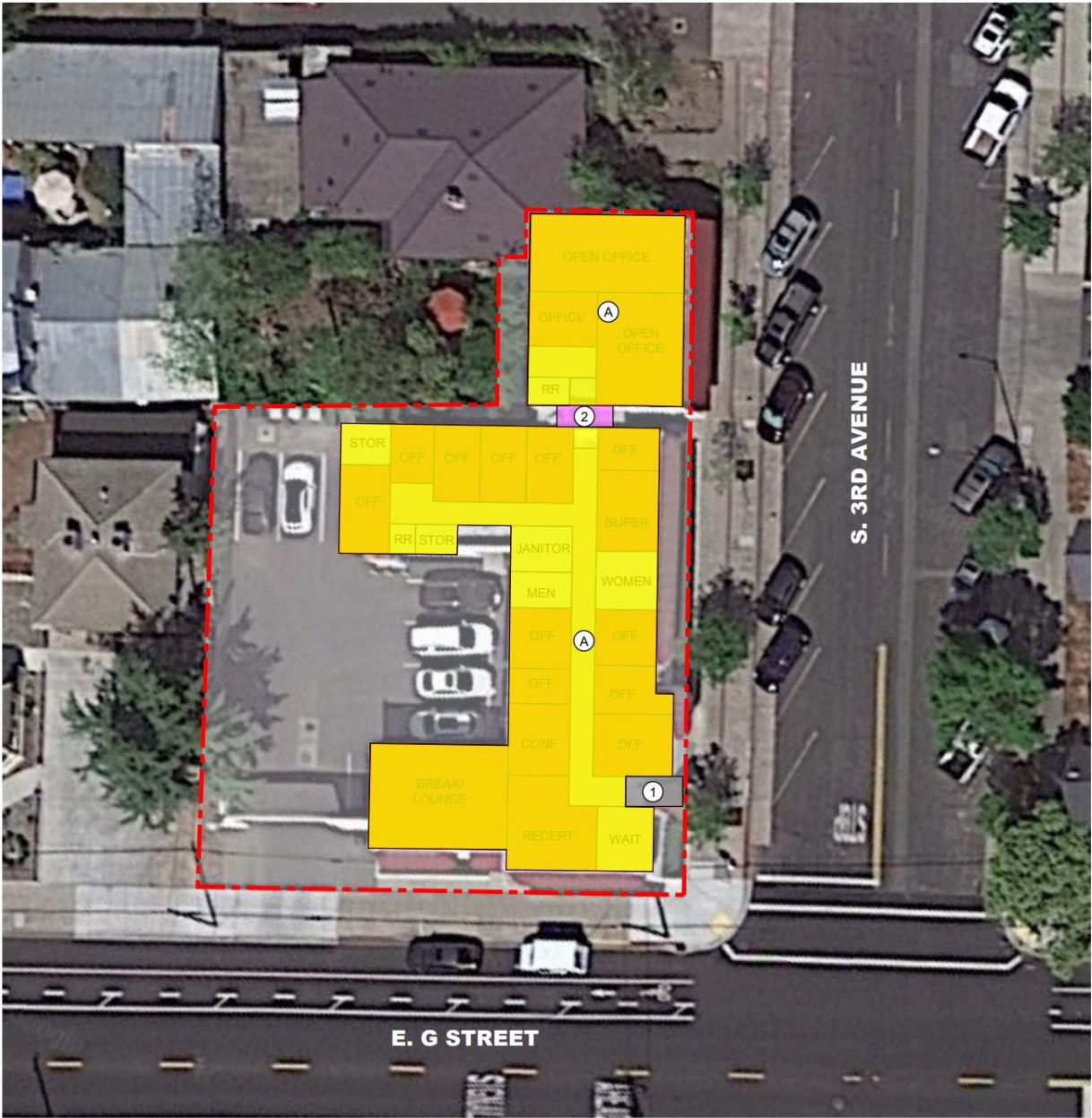




DISTRICT ADMINISTRATION OFFICE

| NOTES | |
|-------|---|
| ① | PROVIDE NEW ADA COMPLIANT ENTRY |
| ② | PROVIDE NEW CANOPY BETWEEN BUILDINGS AND IMPROVE CONNECTION |
| Ⓐ | REFRESH INTERIORS, NEW WINDOWS AND RE-ROOFING |

| LEGEND | |
|---|-------------------------------------|
|  | EXISTING - NO/MIN. WORK |
|  | LIGHT MODERNIZATION |
|  | MODERATE MODERNIZATION |
|  | MAJOR MODERNIZATION |
|  | NEW CONSTRUCTION |
|  | RECONFIGURE / REPURPOSE |
|  | SITE UPGRADES |
|  | PAVING UPGRADES |
|  | NEW COVERED CANOPY/ SHADE STRUCTURE |
|  | NEW FENCING |
|  | PROPERTY LINE |

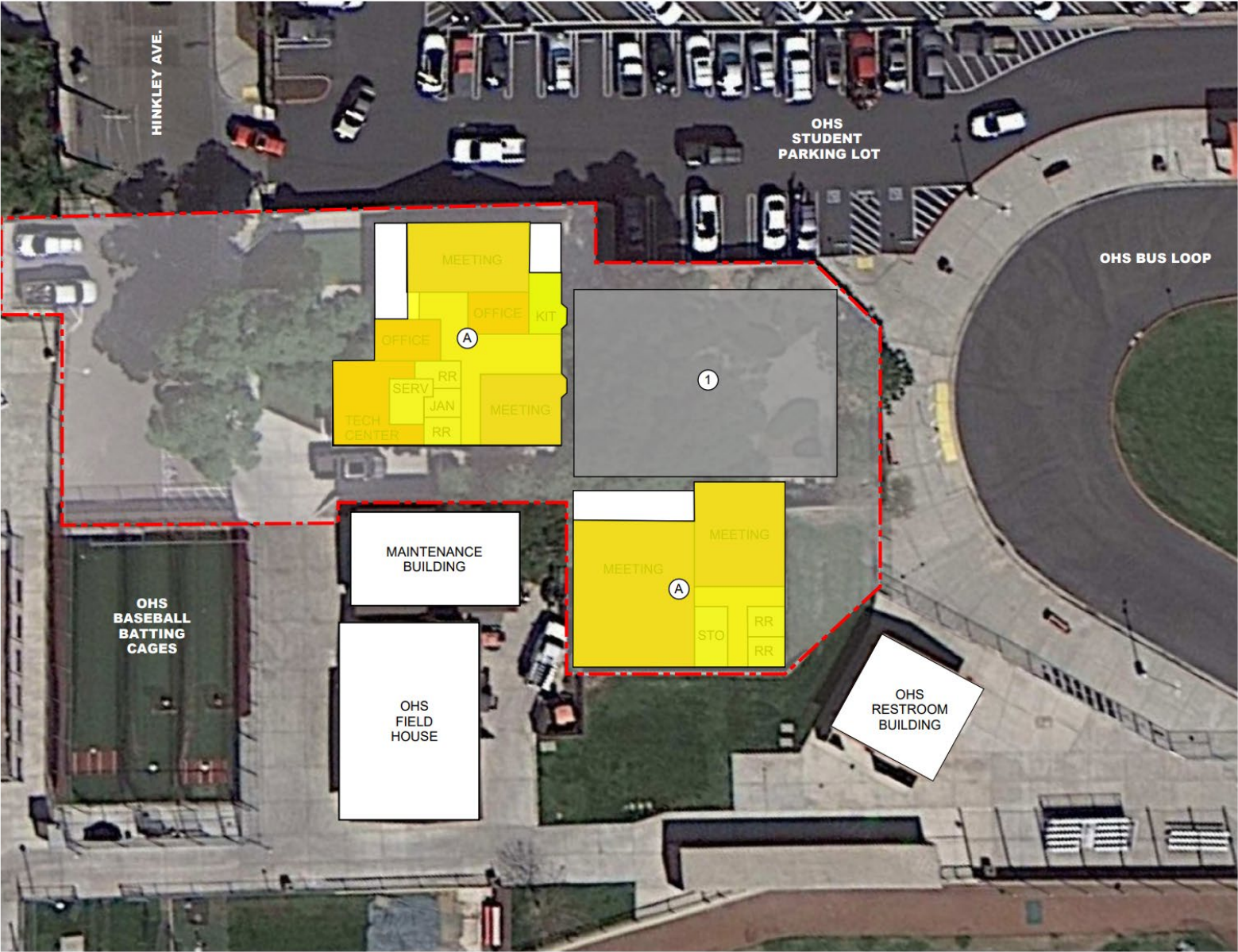


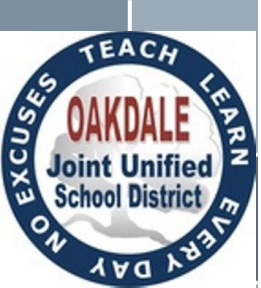


STAFF DEVELOPMENT CENTER/I.T. OFFICE

| NOTES | |
|-------|----------------------------------|
| ① | MINOR WALK REPAIRS |
| (A) | REFRESH INTERIORS AND RE-ROOFING |

| LEGEND | |
|--------|-------------------------------------|
| | EXISTING - NO/MIN. WORK |
| | LIGHT MODERNIZATION |
| | MODERATE MODERNIZATION |
| | MAJOR MODERNIZATION |
| | NEW CONSTRUCTION |
| | RECONFIGURE / REPURPOSE |
| | SITE UPGRADES |
| | PAVING UPGRADES |
| | NEW COVERED CANOPY/ SHADE STRUCTURE |
| | DEMOLITION |
| | NEW FENCING |
| | PROPERTY LINE |





WHAT DOES COST ESTIMATE INCLUDE?

- › Linked to Identified Projects from Master Site Plan
- › Modernizations (Light, Moderate or Major)
- › Reconfigure/Repurposed Spaces
- › Major system replacements (roofing, HVAC, windows)
- › ADA upgrades
- › Underground Utility Upgrades
- › Construction Contingency at 7%
- › Soft Costs (DSA, Inspector, A/E, Surveys, Legal) at 25%
- › ESTIMATES BASED ON SPRING 2024 COSTS
- › Escalation needs to be accounted for based on when



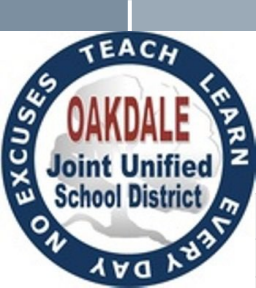
SAMPLE SITE COST ESTIMATE- MAGNOLIA E.S.

OAKDALE JOINT UNIFIED SCHOOL DISTRICT
MASTER PLAN PROJECTS AND COST ESTIMATE
APRIL 2024

| MAGNOLIA ELEMENTARY SCHOOL | | | | | | | | | |
|----------------------------|--|-------|------------|-------------------|-----------------|---------------------|-----------------|----------------------|-----|
| ITEM NO. | SCOPE DESCRIPTION | QTY | UNIT COST | CONSTRUCTION COST | CONTINGENCY @7% | CONSTRUCTION BUDGET | SOFT COSTS @25% | TOTAL PROJECT BUDGET | |
| | BUILDING FACILITY UPGRADES | | | | | | | | |
| A | ADMINISTRATION OFFICE-MODERATE Modernization | 3,285 | | | | | | | |
| A.1 | Interior upgrades for new finishes, lights, ADA, RR's | 3,285 | \$ 135 | \$ 443,475 | \$ 31,043 | \$ 474,518 | \$ 118,630 | \$ 593,148 | |
| A.2 | Functional revisions for new secured entry | 3,285 | \$ 75 | \$ 246,375 | \$ 17,246 | \$ 263,621 | \$ 65,905 | \$ 329,527 | G |
| A.3 | Replace HVAC | 3,285 | \$ 45 | \$ 147,825 | \$ 10,348 | \$ 158,173 | \$ 39,543 | \$ 197,716 | G. |
| A.4 | Replace Windows | 3,285 | \$ 30 | \$ 98,550 | \$ 6,899 | \$ 105,449 | \$ 26,362 | \$ 131,811 | G. |
| A.5 | Replace Roofing, and upgrade fascias, gutters, and soffit | 3,285 | \$ 32 | \$ 105,120 | \$ 7,358 | \$ 112,478 | \$ 28,120 | \$ 140,598 | G. |
| | | | | \$ 1,041,345 | \$ 72,894 | \$ 1,114,239 | \$ 278,560 | \$ 1,392,799 | |
| B | CONVERT TO WELLNESS CENTER/OFFICE EXPANSION-MODERATE Modernization | 2,160 | | | | | | | |
| B.1 | Interior upgrades for functional changes, new finishes, new lighting, RR's and ADA | 2,160 | \$ 150 | \$ 324,000 | \$ 22,680 | \$ 346,680 | \$ 86,670 | \$ 433,350 | H |
| B.2 | Replace HVAC | 2,160 | \$ 45 | \$ 97,200 | \$ 6,804 | \$ 104,004 | \$ 26,001 | \$ 130,005 | H. |
| B.3 | Replace Windows | 2,160 | \$ 30 | \$ 64,800 | \$ 4,536 | \$ 69,336 | \$ 17,334 | \$ 86,670 | H. |
| B.4 | Replace Roofing, and upgrade fascias, gutters, and soffit | 2,160 | \$ 32 | \$ 69,120 | \$ 4,838 | \$ 73,958 | \$ 18,490 | \$ 92,448 | H. |
| | | | | \$ 555,120 | \$ 38,858 | \$ 593,978 | \$ 148,495 | \$ 742,473 | |
| C | CONVERT TO KINDERGARTEN/TK CLASSROOMS | 2,366 | | | | | | | |
| C.1 | Interior upgrades for functional changes, new finishes, new lighting, RR's and ADA | 2,366 | \$ 175 | \$ 414,050 | \$ 28,984 | \$ 443,034 | \$ 110,758 | \$ 553,792 | I |
| C.2 | Replace HVAC | 2,366 | \$ 45 | \$ 106,470 | \$ 7,453 | \$ 113,923 | \$ 28,481 | \$ 142,404 | I.2 |
| C.3 | Replace Windows | 2,366 | \$ 35 | \$ 82,810 | \$ 5,797 | \$ 88,607 | \$ 22,152 | \$ 110,758 | I.3 |
| C.4 | Replace Roofing, and upgrade fascias, gutters, and soffit | 2,366 | \$ 32 | \$ 75,712 | \$ 5,300 | \$ 81,012 | \$ 20,253 | \$ 101,265 | AA |
| | | | | \$ 679,042 | \$ 47,533 | \$ 726,575 | \$ 181,644 | \$ 908,219 | |
| D | CONVERT TO SPECIALTY CLASSROOMS | 5,160 | | | | | | | |
| D.1 | Minor Interior upgrades for functional changes | 5,160 | \$ 65 | \$ 335,400 | \$ 23,478 | \$ 358,878 | \$ 89,720 | \$ 448,598 | |
| D.2 | Replace Roofing, and upgrade fascias, gutters, and soffit | 5,160 | \$ 35 | \$ 180,600 | \$ 12,642 | \$ 193,242 | \$ 48,311 | \$ 241,553 | |
| | | | | \$ 516,000 | \$ 36,120 | \$ 552,120 | \$ 138,030 | \$ 690,150 | |
| E | UPGRADE RESTROOMS-LIGHT MODERNIZATION | 2,900 | | | | | | | |
| E.1 | Interior upgrades for finishes, fixtures, exhaust and ADA | 2,900 | \$ 90 | \$ 261,000 | \$ 18,270 | \$ 279,270 | \$ 69,818 | \$ 349,088 | 1 |
| E.2 | Replace Roofing, and upgrade fascias, gutters, and soffit | 2,900 | \$ 32 | \$ 92,800 | \$ 6,496 | \$ 99,296 | \$ 24,824 | \$ 124,120 | 2 |
| | | | | \$ 353,800 | \$ 24,766 | \$ 378,566 | \$ 94,642 | \$ 473,208 | 3 |
| F | AUDITORIUM -MODERATE Modernization | 8,433 | | | | | | | 4 |
| F.1 | Interior upgrades for finishes, general lighting, and ADA | 8,433 | \$ 150 | \$ 1,264,950 | \$ 88,547 | \$ 1,353,497 | \$ 338,374 | \$ 1,691,871 | 5 |
| F.2 | Upgrade/replace theatrical components | 1 | \$ 300,000 | \$ 300,000 | \$ 21,000 | \$ 321,000 | \$ 80,250 | \$ 401,250 | 6 |
| F.3 | Replace seating, upgrade lighting and sound systems | 1 | \$ 175,000 | \$ 175,000 | \$ 12,250 | \$ 187,250 | \$ 46,813 | \$ 234,063 | 7 |
| F.4 | Replace HVAC | 8,433 | \$ 45 | \$ 379,485 | \$ 26,564 | \$ 406,049 | \$ 101,512 | \$ 507,561 | 8 |
| F.5 | Replace Windows | 8,433 | \$ 15 | \$ 126,495 | \$ 8,855 | \$ 135,350 | \$ 33,837 | \$ 169,187 | 9 |
| F.6 | Replace Roofing, and upgrade fascias, gutters, and soffit | 8,433 | \$ 32 | \$ 269,856 | \$ 18,890 | \$ 288,746 | \$ 72,186 | \$ 360,932 | 10 |
| | | | | \$ 2,515,786 | \$ 176,105 | \$ 2,691,891 | \$ 672,973 | \$ 3,364,864 | |

| | | | | | | | | | |
|-------------------------------------|--|--------|-----------|---------------|--------------|---------------|--------------|---------------|--|
| G | KINDERGARTEN CR UPGRADES-MODERATE Modernization | 2,366 | | | | | | | |
| G.1 | Interior upgrades for functional changes | 2,366 | \$ 165 | \$ 390,390 | \$ 27,327 | \$ 417,717 | \$ 104,429 | \$ 522,147 | |
| G.2 | Replace HVAC | 2,366 | \$ 45 | \$ 106,470 | \$ 7,453 | \$ 113,923 | \$ 28,481 | \$ 142,404 | |
| G.3 | Replace Windows | 2,366 | \$ 35 | \$ 82,810 | \$ 5,797 | \$ 88,607 | \$ 22,152 | \$ 110,758 | |
| G.4 | Replace Roofing, and upgrade fascias, gutters, and soffit | 2,366 | \$ 32 | \$ 75,712 | \$ 5,300 | \$ 81,012 | \$ 20,253 | \$ 101,265 | |
| | | | | \$ 655,382 | \$ 45,877 | \$ 701,259 | \$ 175,315 | \$ 876,573 | |
| H | CLASSROOM UPDATES-MODERATE Modernization | 22,480 | | | | | | | |
| H.1 | Interior upgrades for casework, lighting, new finishes, ADA and RR's | 22,480 | \$ 135 | \$ 3,034,800 | \$ 212,436 | \$ 3,247,236 | \$ 811,809 | \$ 4,059,045 | |
| H.2 | Replace Windows | 22,480 | \$ 35 | \$ 786,800 | \$ 55,076 | \$ 841,876 | \$ 210,469 | \$ 1,052,345 | |
| H.3 | Replace HVAC | 22,480 | \$ 45 | \$ 1,011,600 | \$ 70,812 | \$ 1,082,412 | \$ 270,603 | \$ 1,353,015 | |
| H.4 | Replace Roofing, and upgrade fascias, gutters, and soffit | 22,480 | \$ 32 | \$ 719,360 | \$ 50,355 | \$ 769,715 | \$ 192,429 | \$ 962,144 | |
| | | | | \$ 5,552,560 | \$ 388,679 | \$ 5,941,239 | \$ 1,485,310 | \$ 7,426,549 | |
| I | CORRIDOR/LEARNING LAB UPDATES-LIGHT Modernization | 15,369 | | | | | | | |
| I.1 | Interior upgrades for new finishes and ADA | 15,369 | \$ 65 | \$ 998,985 | \$ 69,929 | \$ 1,068,914 | \$ 267,228 | \$ 1,336,142 | |
| I.2 | Replace Roofing, and upgrade fascias, gutters, and soffit | 15,368 | \$ 32 | \$ 491,776 | \$ 34,424 | \$ 526,200 | \$ 131,550 | \$ 657,750 | |
| I.3 | Replace Windows | 15,369 | \$ 30 | \$ 461,070 | \$ 32,275 | \$ 493,345 | \$ 123,336 | \$ 616,681 | |
| | | | | \$ 1,951,831 | \$ 136,628 | \$ 2,088,459 | \$ 522,115 | \$ 2,610,574 | |
| AA | NEW MULTI-PURPOSE BUILDING | | | | | | | | |
| | New construction, includes building and related sitework | 5,000 | \$ 800 | \$ 4,000,000 | \$ 280,000 | \$ 4,280,000 | \$ 1,070,000 | \$ 5,350,000 | |
| TOTAL OF BUILDING FACILITY UPGRADES | | | | \$17,820,866 | \$1,247,461 | \$19,068,327 | \$4,767,082 | \$23,835,408 | |
| SITE FACILITY UPGRADES | | | | | | | | | |
| 1 | Paving, lighting and camera upgrades | 21,500 | \$ 20 | \$ 430,000 | \$ 30,100 | \$ 460,100 | \$ 115,025 | \$ 575,125 | |
| 2 | New Auto/Parent Drop-off and Parking | 16,000 | \$ 35 | \$ 560,000 | \$ 39,200 | \$ 599,200 | \$ 149,800 | \$ 749,000 | |
| 3 | New Decorative Iron Fencing | 640 | \$ 235 | \$ 150,400 | \$ 10,528 | \$ 160,928 | \$ 40,232 | \$ 201,160 | |
| 4 | Upgrade for Outdoor Learning | 25,000 | \$ 15 | \$ 375,000 | \$ 26,250 | \$ 401,250 | \$ 100,313 | \$ 501,563 | |
| 5 | Upgrade Play Fields | 90,000 | \$ 5 | \$ 450,000 | \$ 31,500 | \$ 481,500 | \$ 120,375 | \$ 601,875 | |
| 6 | New Service Yard | 2,500 | \$ 30 | \$ 75,000 | \$ 5,250 | \$ 80,250 | \$ 20,063 | \$ 100,313 | |
| 7 | New Shade Structure/Covered Canopy | 2,500 | \$ 85 | \$ 212,500 | \$ 14,875 | \$ 227,375 | \$ 56,844 | \$ 284,219 | |
| 8 | Upgrade Outdoor Covered Eating Area | 7,000 | \$ 40 | \$ 280,000 | \$ 19,600 | \$ 299,600 | \$ 74,900 | \$ 374,500 | |
| 9 | Upgrade paving and drop-off at bus drop-off | 8,800 | \$ 22 | \$ 193,600 | \$ 13,552 | \$ 207,152 | \$ 51,788 | \$ 258,940 | |
| 10 | Site utility infrastructure upgrades | 11 | \$ 40,000 | \$ 440,000 | \$ 30,800 | \$ 470,800 | \$ 117,700 | \$ 588,500 | |
| TOTAL OF SITE FACILITY UPGRADES | | | | \$3,166,500 | \$221,655 | \$3,388,155 | \$847,039 | \$4,235,194 | |
| GRAND TOTALS OF CAMPUS | | | | \$ 20,987,366 | \$ 1,469,116 | \$ 22,456,482 | \$ 5,614,120 | \$ 28,070,602 | |

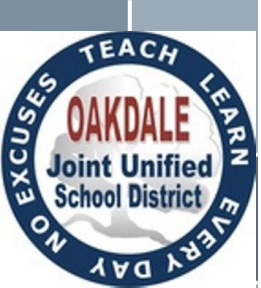
TOTAL PROJECT COSTS= \$28,070,602



MASTER PLAN COST SUMMARY

| MASTER PLAN PROJECTS AND COST ESTIMATE | | | | | | | | |
|--|-------------------|-----------------|---------------------|-----------------|----------------------|--|--|--|
| APRIL 2024 | | | | | | | | |
| SUMMARY ALL SITES | | | | | | | | |
| SCHOOL SITE | CONSTRUCTION COST | CONTINGENCY @7% | CONSTRUCTION BUDGET | SOFT COSTS @25% | TOTAL PROJECT BUDGET | | | |
| CLOVERLAND ELEMENTARY SCHOOL | \$17,107,274 | \$1,197,509 | \$18,304,783 | \$4,576,196 | \$22,880,979 | | | |
| FAIR OAKS ELEMENTARY SCHOOL | \$20,163,921 | \$1,411,474 | \$21,575,395 | \$5,393,849 | \$26,969,244 | | | |
| MAGNOLIA ELEMENTARY SCHOOL-OPTION 3 | \$20,987,366 | \$1,469,116 | \$22,456,482 | \$5,614,120 | \$28,070,602 | | | |
| SIERRA VIEW ELEMENTARY SCHOOL | \$13,619,885 | \$953,392 | \$14,573,277 | \$3,643,319 | \$18,212,596 | | | |
| OAKDALE JUNIOR HIGH SCHOOL | \$17,865,310 | \$1,250,572 | \$19,115,882 | \$4,778,970 | \$23,894,852 | | | |
| OAKDALE HIGH SCHOOL | \$48,064,687 | \$3,364,528 | \$51,429,215 | \$12,857,304 | \$64,286,519 | | | |
| EAST STANISLAUS HIGH SCHOOL | \$2,366,000 | \$165,620 | \$2,531,620 | \$632,905 | \$3,164,525 | | | |
| | | | | | | | | |
| TOTALS FOR SCHOOL SITES | \$ 140,174,443 | \$ 9,812,211 | \$ 149,986,654 | \$ 37,496,663 | \$ 187,479,317 | | | |
| | | | | | | | | |
| DISTRICT FACILITIES | | | | | | | | |
| OAKDALE CHARTER SCHOOL AND CENTRAL KITCHEN | \$3,664,375 | \$256,506 | \$3,920,881 | \$980,220 | \$4,901,102 | | | |
| OPERATIONS AND MAINTENANCE | \$3,214,000 | \$224,980 | \$3,438,980 | \$859,745 | \$4,298,725 | | | |
| TRANSPORTATION CENTER | \$6,065,600 | \$424,592 | \$6,490,192 | \$1,622,548 | \$8,112,740 | | | |
| DISTRICT OFFICE | \$1,374,720 | \$96,230 | \$1,470,950 | \$367,738 | \$1,838,688 | | | |
| STAFF DEVELOPMENT CENTER | \$528,610 | \$37,003 | \$565,613 | \$141,403 | \$707,016 | | | |
| OJUSD SCHOOL AG FARM | \$2,312,500 | \$161,875 | \$2,474,375 | \$618,594 | \$3,092,969 | | | |
| | | | | | | | | |
| TOTALS FOR DISTRICT FACILITIES | \$17,159,805 | \$1,201,186 | \$18,360,991 | \$4,590,248 | \$22,951,240 | | | |
| | | | | | | | | |
| GRAND TOTALS ALL FACILITIES | \$ 157,334,248 | \$ 11,013,397 | \$ 168,347,645 | \$ 42,086,911 | \$ 210,430,557 | | | |

TOTAL COSTS=\$210,430,557 in 2024 dollars



HOW PROJECTS WERE PRIORITIZED

- › Based on Age of Systems and Remaining Useful Life
- › Determines When Replacement is Needed
- › Examples: HVAC is 20 Years, Roofing is based on type and warranty so 15 to 20 Years, Portables is 20 Years, Windows is 25 Years

PRIORITY A – Needed in 0 to 4 Years

› **PRIORITY B – Needed in 5 to 9 Years**

› **PRIORITY C – Needed in 10+ Years**





SAMPLE SITE PROJECT PRIORITIZATION LIST

OAKDALE JOINT UNIFIED SCHOOL DISTRICT
MASTER PLAN PROJECTS AND COST ESTIMATE
APRIL 2024

Priority Designation **A-0 to 4 YRS** **B- 5 to 9 YRS** **C- 10+ YRS**

| OAKDALE HIGH SCHOOL | | | | | | | | | |
|----------------------------|--|--------|-----------|--------------|--------------|--------------|--------------|--------------|---------------|
| | | | | | CONSTRUCTION | CONTINGENCY | CONSTRUCTION | SOFT COSTS | TOTAL PROJECT |
| ITEM NO. | SCOPE DESCRIPTION | QTY | UNIT COST | COST | @7% | BUDGET | @25% | BUDGET | |
| BUILDING FACILITY UPGRADES | | | | | | | | | |
| A | FIELDS RESTROOM RENOVATION-MODERATE Modernization | 900 | | | | | | | |
| A.1 | Interior upgrades for new finishes, fixtures, exhaust, lighting, doors, and ADA | 900 | \$ 135 | \$ 121,500 | \$ 8,505 | \$ 130,005 | \$ 32,501 | \$ 162,506 | |
| | | | | \$ 121,500 | \$ 8,505 | \$ 130,005 | \$ 32,501 | \$ 162,506 | |
| B | AG SHOP BUILDING-MAJOR Modernization | 7,373 | | | | | | | |
| B.1 | Interior upgrades for new finishes, casework, lighting, equipment, doors, ADA and RR's | 7,373 | \$ 185 | \$ 1,364,005 | \$ 95,480 | \$ 1,459,485 | \$ 364,871 | \$ 1,824,357 | |
| B.2 | Replace Windows | 7,373 | \$ 20 | \$ 147,460 | \$ 10,322 | \$ 157,782 | \$ 39,446 | \$ 197,228 | |
| B.3 | Replace HVAC | 7,373 | \$ 25 | \$ 184,325 | \$ 12,903 | \$ 197,228 | \$ 49,307 | \$ 246,535 | |
| B.4 | Replace Roofing, and upgrade fascias, gutters, and soffits | 7,373 | \$ 32 | \$ 235,936 | \$ 16,516 | \$ 252,452 | \$ 63,113 | \$ 315,564 | |
| B.5 | Upgrade exterior wall finishes and mechanical | 7,373 | \$ 45 | \$ 331,785 | \$ 23,225 | \$ 355,010 | \$ 88,752 | \$ 443,762 | |
| B.6 | Seismic Upgrades per DSA | 7,373 | \$ 45 | \$ 331,785 | \$ 23,225 | \$ 355,010 | \$ 88,752 | \$ 443,762 | |
| | | | | \$ 2,595,296 | \$ 181,671 | \$ 2,776,967 | \$ 694,242 | \$ 3,471,208 | |
| C.1 | Interior upgrades for new finishes, casework, lighting, equipment, doors, ADA and RR's | 10,351 | \$ 185 | \$ 1,914,935 | \$ 134,045 | \$ 2,048,980 | \$ 512,245 | \$ 2,561,226 | |
| C.2 | Replace Windows | 10,351 | \$ 20 | \$ 207,020 | \$ 14,491 | \$ 221,511 | \$ 55,378 | \$ 276,889 | |
| C.3 | Replace HVAC | 10,351 | \$ 25 | \$ 258,775 | \$ 18,114 | \$ 276,889 | \$ 69,222 | \$ 346,112 | |
| C.4 | Replace Roofing, and upgrade fascias, gutters, and soffits | 10,351 | \$ 32 | \$ 331,232 | \$ 23,186 | \$ 354,418 | \$ 88,605 | \$ 443,023 | |
| C.5 | Upgrade exterior wall finishes and mechanical screens | 10,351 | \$ 45 | \$ 465,795 | \$ 32,606 | \$ 498,401 | \$ 124,600 | \$ 623,001 | |
| C.6 | Seismic Upgrades per DSA | 10,351 | \$ 45 | \$ 465,795 | \$ 32,606 | \$ 498,401 | \$ 124,600 | \$ 623,001 | |
| | | | | \$ 3,643,552 | \$ 255,049 | \$ 3,898,601 | \$ 974,650 | \$ 4,873,251 | |
| D | CLASSROOM BUILDINGS REFRESH(INCLUDES RESTROOMS)-LIGHT Modernization | 39,669 | | | | | | | |
| D.1 | Interior upgrades to refresh finishes | 39,669 | \$ 65 | \$ 2,578,485 | \$ 180,494 | \$ 2,758,979 | \$ 689,745 | \$ 3,448,724 | |
| D.2 | Replace HVAC | 39,669 | \$ 45 | \$ 1,785,105 | \$ 124,957 | \$ 1,910,062 | \$ 477,516 | \$ 2,387,578 | |
| D.3 | Replace Roofing | 39,669 | \$ 32 | \$ 1,269,408 | \$ 88,859 | \$ 1,358,267 | \$ 339,567 | \$ 1,697,834 | |
| | | | | \$ 5,632,998 | \$ 394,310 | \$ 6,027,308 | \$ 1,506,827 | \$ 7,534,135 | |
| E | LIBRARY BUILDING REFRESH-LIGHT Modernization | 7,865 | | | | | | | |
| E.1 | Interior upgrades to refresh finishes | 7,865 | \$ 65 | \$ 511,225 | \$ 35,786 | \$ 547,011 | \$ 136,753 | \$ 683,764 | |
| E.2 | Replace HVAC | 7,865 | \$ 45 | \$ 353,925 | \$ 24,775 | \$ 378,700 | \$ 94,675 | \$ 473,375 | |
| E.3 | Replace Roofing | 7,865 | \$ 32 | \$ 251,680 | \$ 17,618 | \$ 269,298 | \$ 67,324 | \$ 336,622 | |
| | | | | \$ 1,116,830 | \$ 78,178 | \$ 1,195,008 | \$ 298,752 | \$ 1,493,760 | |
| F | SMALL GYM/WEIGHT ROOM REFRESH-LIGHT Modernization | 10,640 | | | | | | | |
| F.1 | Interior upgrades to refresh finishes | 10,640 | \$ 65 | \$ 691,600 | \$ 48,412 | \$ 740,012 | \$ 185,003 | \$ 925,015 | |
| F.2 | Replace HVAC | 10,640 | \$ 45 | \$ 478,800 | \$ 33,516 | \$ 512,316 | \$ 128,079 | \$ 640,395 | |
| F.3 | Replace Roofing | 10,640 | \$ 32 | \$ 340,480 | \$ 23,834 | \$ 364,314 | \$ 91,078 | \$ 455,392 | |
| | | | | \$ 1,510,880 | \$ 105,762 | \$ 1,616,642 | \$ 404,160 | \$ 2,020,802 | |





COSTS BY PRIORITY SUMMARY

| SUMMARY ALL SITES | | | |
|--|---------------------|---------------------|---------------------|
| SCHOOL SITE | PRIORITY A PROJECTS | PRIORITY B PROJECTS | PRIORITY C PROJECTS |
| CLOVERLAND ELEMENTARY SCHOOL | \$ 8,664,531 | \$ 13,752,924 | \$ 463,524 |
| FAIR OAKS ELEMENTARY SCHOOL | \$ 20,408,036 | \$ 3,458,208 | \$ 3,103,000 |
| MAGNOLIA ELEMENTARY SCHOOL-OPTION 3 | \$ 21,281,003 | \$ 6,331,169 | \$ 458,431 |
| SIERRA VIEW ELEMENTARY SCHOOL | \$ 9,964,221 | \$ 1,056,625 | \$ 7,195,750 |
| OAKDALE JUNIOR HIGH SCHOOL | \$ 16,297,232 | \$ 6,542,462 | \$ 1,055,159 |
| OAKDALE HIGH SCHOOL | \$ 33,683,922 | \$ 21,581,721 | \$ 9,020,876 |
| EAST STANISLAUS HIGH SCHOOL | \$ 1,287,210 | \$ 1,877,315 | \$ - |
| TOTALS FOR SCHOOL SITES | \$ 111,586,155 | \$ 54,600,424 | \$ 21,296,740 |
| DISTRICT FACILITIES | | | |
| OAKDALE CHARTER SCHOOL AND CENTRAL KITCHEN | \$ 2,529,045 | \$ 2,372,056 | \$ - |
| OPERATIONS AND MAINTENANCE | \$ 2,304,513 | \$ 1,526,088 | \$ 468,125 |
| TRANSPORTATION CENTER | \$ 2,296,019 | \$ 1,440,421 | \$ 4,376,300 |
| DISTRICT OFFICE | \$ 775,804 | \$ 1,062,885 | \$ - |
| STAFF DEVELOPMENT CENTER | \$ - | \$ 707,016 | \$ - |
| OJUSD SCHOOL AG FARM | \$ 401,250 | \$ 1,451,188 | \$ 1,240,531 |
| TOTALS FOR DISTRICT FACILITIES | \$ 8,306,631 | \$ 8,559,654 | \$ 6,084,956 |
| GRAND TOTALS ALL FACILITIES | \$ 119,892,786 | \$ 63,160,078 | \$ 27,381,696 |

> PRIORITY A =
> \$119,892,786

> PRIORITY B =
> \$63,160,078

> PRIORITY C =
> \$27,381,696

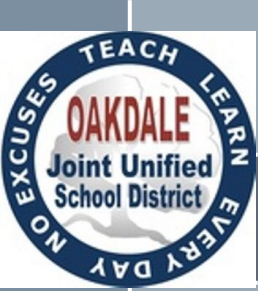


COSTS BY SYSTEMS SUMMARY

OAKDALE JOINT UNIFIED SCHOOL DISTRICT
MASTER PLAN PROJECTS AND COST ESTIMATE
APRIL 2024

| SYSTEM SUMMARY COSTS BY SITE-TOTAL PROJECT COSTS | | | | | | | | | |
|--|---------------|---------------|-------------------|--------------|--------------|-------------------------|----------------------|--|--|
| SCHOOL SITE | ROOFING | HVAC | WINDOWS/ DOORS | FIELDS | UG UTILITIES | PORTABLE REPLACEMENT | TOTAL ALL SYSTEMS | | |
| CLOVERLAND ELEMENTARY SCHOOL | \$ 1,202,766 | \$ 1,496,763 | \$ 1,031,293 | \$ 1,538,125 | \$ 535,000 | \$ 8,700,439 | \$ 14,504,386 | | |
| FAIR OAKS ELEMENTARY SCHOOL | \$ 1,284,770 | \$ 1,817,596 | \$ 1,269,515 | \$ 1,003,125 | \$ 535,000 | \$ 12,328,406 | \$ 18,238,412 | | |
| MAGNOLIA ELEMENTARY SCHOOL-OPTION 3 | \$ 2,782,075 | \$ 2,473,105 | \$ 2,278,210 | \$ 601,875 | \$ 588,500 | \$ - | \$ 8,723,765 | | |
| SIERRA VIEW ELEMENTARY SCHOOL | \$ 1,832,824 | \$ 3,675,436 | \$ - | \$ 989,750 | \$ 66,875 | \$ - | \$ 6,564,885 | | |
| OAKDALE JUNIOR HIGH SCHOOL | \$ 1,710,228 | \$ 621,894 | \$ 405,898 | \$ 2,186,813 | \$ 401,250 | \$ 7,532,438 | \$ 12,858,521 | | |
| OAKDALE HIGH SCHOOL | \$ 6,816,585 | \$ 12,098,176 | \$ 2,476,088 | \$ 1,103,478 | \$ 150,000 | \$ 1,605,000 | \$ 24,249,327 | | |
| EAST STANISLAUS HIGH SCHOOL | \$ 371,557 | \$ 449,534 | \$ 87,500 | \$ - | \$ 173,875 | \$ - | \$ 1,082,466 | | |
| TOTALS FOR SCHOOL SITES | \$ 16,000,805 | \$ 22,632,504 | \$ 7,548,504 | \$ 7,423,166 | \$ 2,450,500 | \$ 30,166,283 | \$ 86,221,762 | | |
| DISTRICT FACILITIES | | | | | | | | | |
| OAKDALE CHARTER SCHOOL AND CENTRAL KITCHEN | \$ - | \$ - | \$ - | \$ - | \$ 115,000 | \$ 1,872,500 | \$ 1,987,500 | | |
| OPERATIONS AND MAINTENANCE | \$ 184,575 | \$ 123,050 | \$ 123,050 | \$ - | \$ 360,000 | \$ - | \$ 790,675 | | |
| TRANSPORTATION CENTER | \$ 260,271 | \$ 202,720 | \$ 57,780 | \$ - | \$ 1,605,000 | \$ - | \$ 2,125,771 | | |
| DISTRICT OFFICE | \$ 265,467 | \$ 309,712 | \$ 265,467 | \$ - | \$ 50,000 | \$ - | \$ 890,646 | | |
| STAFF DEVELOPMENT CENTER | | | | | | | | | |
| OJUSD SCHOOL AG FARM | | | | | | | | | |
| TOTALS FOR DISTRICT FACILITIES | \$ 710,313 | \$ 635,482 | \$ 446,297 | \$ 0 | \$ 2,130,000 | \$ 1,872,500 | \$ 5,794,592 | | |
| GRAND TOTALS ALL FACILITIES | \$ 16,711,118 | \$ 23,267,986 | \$ 7,994,801 | \$ 7,423,166 | \$ 4,580,500 | \$ 32,038,783 | \$ 92,016,354 | | |
| includes Tennis Court resurfacing and soccer field | | | | | | | | | |

ROOFING= \$16,711,118 HVAC= \$23,267,986 WINDOWS/DOORS= \$ 7,994,801
FIELDS= \$7,432,166 UNDERGROUND UTILITIES= \$4,580,500 PORTABLE
REPLACEMENT= \$32,038,783
GRAND TOTAL= \$92,016,354



FUNDING THE MASTER PLAN

- › State Funding (60% with 40% District Match)
- › District State Funding Eligibility = \$50 million
- › Potential Grants (i.e. CTE Related Programs)
- › Developer Fees based on new housing
- › General Obligation Bond = Up to \$110 million based on assessed value



QUESTIONS?

THANK YOU!

