2647 N VENTURA AVENUE

VENTURA, CA 93001

7.44 ACRES OF LAND WITH ~26,000 SF OF BUILDINGS AVAILABLE FOR SALE, LEASE OR DEVELOPMENT OF EDUCATOR WORKFORCE HOUSING

RFP Release Date: September 30, 2025

Proposal Submittal Deadline *(via email)*: December 4, 2025 4:00 PM



REQUEST FOR PROPOSALS

DCG STRATEGIES

real estate. *real solutions.*



PROPERTY SNAPSHOT

ADDRESS:	2647 N Ventura Avenue, Ventura, CA 93001
APN:	068-0-040-045
LOCATION:	N Ventura Avenue
JURISDICTION:	City of Ventura
CURRENT ZONING:	R-1-1AC
CURRENT LAND USE DESIGNATION:	Public/Institutional
PROPOSED LAND USE DESIGNATION IN GENERAL PLAN 2050:	Mixed Use 3
PARCEL SIZE:	7.44 acres
BUILDING SQUARE FOOTAGE:	~26,000 SF *(estimate based on aerial imagery)*

Presented by:

DCG STRATEGIES
real estate. *real solutions.*

7600 Dublin Boulevard, Suite 275
Dublin, CA 94568
925-237-9059
listings@dcgstrategies.com

CALENDAR OF EVENTS

The tentative schedule of events, subject to change at the District's sole discretion, without notice, is as follows.

Request for Proposals (RFP) Advertised	September 30, 2025
Property Tour (attendance optional)	October 22, 2025 1:00 PM
Pre-Proposal Conference (attendance optional)	October 23, 2025 1:00 PM
Questions Due (must be in writing)	October 24, 2025 2:00 PM
Addendum/Responses Released (if applicable)	October 28, 2025
Proposal Submittal Deadline (via email)	December 4, 2025 4:00 PM
Evaluation Committee Review	December 2025 - January 2026
Interviews at District's Discretion	TBD
Target District Approval	February 2026

This RFP is available through the District's website: https://www.venturausd.org/services/business-services/surplus-property.

Proposers are responsible for checking the District's website for potential modifications to the RFP via posted Addenda. The District is not responsible for any misunderstanding of the RFP or non-responsive submission due to failure to check the website for updates or Addenda, and/or other information regarding the RFP. Failure to periodically check the District's website for updates is at the proposer's sole risk.

The point of contact for all matters regarding the Property is DCG Strategies. All correspondence regarding the RFP process, including submission of questions, **must be in writing by email** to DCG Strategies at listings@dcgstrategies.com.

Submission Deadline

The proposer must submit one electronic copy of their complete Proposal Package (in PDF format) to DCG Strategies at listings@dcgstrategies.com.

This RFP will only be receiving electronic proposals. No other form will be accepted. All proposals must be received at or before **4:00 p.m. on Thursday, December 4, 2025**, via email.

Guided Property Tour

A guided property tour will be held on Wednesday, October 22, 2025 at 1:00 p.m. Attendance is optional. This will be the only tour provided for the Property and there will be no exceptions on additional tours and/or rescheduling. All proposers will be held to the same standard of having toured the Property regardless of actual attendance.

Pre-Proposal Conference

A pre-proposal conference will be held virtually on Thursday, October 23, 2025 at 1:00 p.m. Attendance is optional. All proposers will be held to the same standard of having attended the pre-proposal conference regardless of actual attendance.

https://us06web.zoom.us/j/88436392685
Meeting ID: 884 3639 2685 ; Dial In: (669) 444-9171

EXECUTIVE SUMMARY

The Ventura Unified School District (the "District") owns approximately 7.44 acres of real property located at 2647 N Ventura Avenue in Ventura, California (the "Property"). The District is currently seeking proposals from qualified proposers to purchase or lease the Property in its AS IS condition. The District will also accept and consider proposals offering to provide planning, design, construction and operation of a workforce housing development for District employees on the Property.

Objectives

The District seeks to accomplish one, or a combination, of the following objectives.

- Maximize revenue from the sale of the Property
- Maximize revenue from the lease of the Property
- Provide rental housing for Ventura Unified School District employees

Priorities

The District seeks to prioritize the following based on the above stated objectives.

- Foster a high-quality learning environment where every student is inspired to achieve academic excellence, personal growth, and engaged citizenship
- Collaborate with the public to create a community environment where students can thrive
- Benefit the local community while generating significant financial value to support the District's students
- Uphold the District's values of equity, innovation, and responsible stewardship.

Background

On August 10, 2021, the District's Board of Education adopted a resolution to declare the Property as surplus land. Furthermore, on August 29, 2023, the District's Board of Education adopted a resolution authorizing approval for the District to seek a State Board of Education ("SBE") waiver so that a Request for Proposals ("RFP") could be issued.

In compliance with statutory requirements and the Board-adopted resolution, the District has offered the Property for sale and/or lease to a number of designated agencies. The period in which agencies and other entities with statutorily preferential rights may make a priority offer for the Property has closed and the District now intends to extend its offer of the Property for sale and/or lease to the public at large.

In order to provide the District with the greatest possible flexibility in the process of selling and/or leasing surplus property, the District applied to the SBE for a waiver of certain Education Code requirements. The District's waiver application was conditionally granted, authorizing the District to issue an RFP for sale or lease of the Property. The District will review all proposals separately.

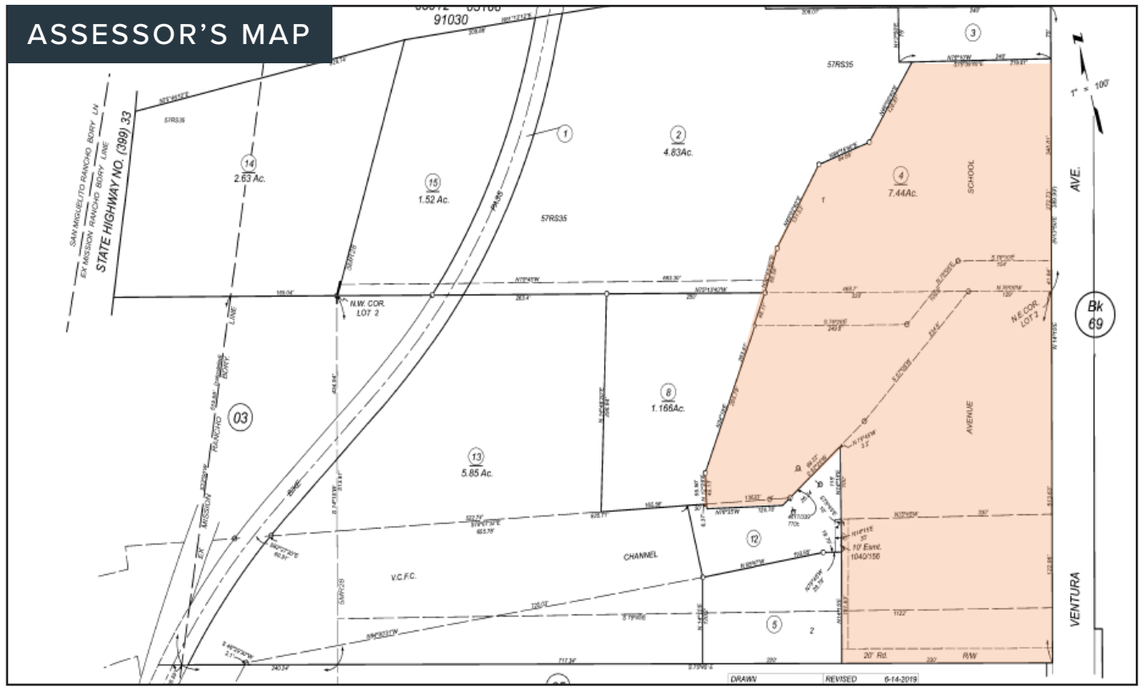
Right to Reject

The District reserves the right, if it deems it in the best public interest, to reject any and all proposals, and to withdraw the Property from potential sale and/or lease. At any phase, the District reserves the right to terminate, suspend, or modify the proposal process, reject any or all submittals, and waive any minor irregularities in the proposal process.

The District reserves the right to amend this RFP by means of addenda.

EXECUTIVE SUMMARY

ASSESSOR'S MAP



Zoning – R-1-1AC

The Property is currently zoned "R-1-1AC" within the Single Family Residential district.

Proposed Land Use Designation – Mixed Use 3

The Property is currently designated as Public/Institutional within the 2005 Ventura General Plan. The City is currently in the process of adopting General Plan 2050 which proposes to update the Property's designation to Mixed Use 3.

Environmental Constraints

No information on the environmental condition of the Property has been provided as of the date of this Request For Proposals. Environmental impacts could have significant implications for the development, value and/or use of the Property and, thus, should be a primary area of investigation for any prospective proposer.



1 PARCEL	7.44 ACRES OF LAND
MIXED USE 3 PROPOSED DESIGNATION	068-0-040-045 APN

CITY OF VENTURA
JURISDICTION

EXECUTIVE SUMMARY

Property Details

The parcel contains two free-standing structures with two separate addresses.

- 2647 N Ventura Avenue (the former Avenue Elementary School) which is approximately 24,000 SF
- 2717 N Ventura Avenue which is approximately 2,000 SF

Avenue Elementary School was constructed in multiple phases beginning in the early 1920s and remained in use until 2005. That same year, the District submitted plans to the Division of the State Architect (DSA) to renovate the campus; however, the project was not approved to proceed due to cost.

The buildings have significant deferred maintenance and are in significant need of rehabilitation. The cafeteria roof is structurally compromised, and comprehensive upgrades to roofing, mechanical, electrical, and plumbing systems are required across the campus. The site also contains lead and asbestos.

It should be noted that the County of Ventura constructed a subgrade drainage system in 1959 that runs from the northeast corner of the Property to the barranca located west of the cafeteria.



Historic Status

2647 N Ventura Avenue is currently eligible for the National Register of Historic Places. Holding a California Historical Resources status code of 3S, this status code is given to properties that appear individually eligible for the National Register and are located outside of potentially eligible historic districts. The structure is considered to be a “historical resource for the purposes of the California Environmental Quality Act and also eligible for local landmark status.”

2717 N Ventura Avenue holds a California Historical Resources status code of 7N1. This code is given to properties that require reevaluation and, thus, may become eligible for the National Register with restoration when it meets other specific conditions. This status code is given to properties that may have historic significance but have been highly altered. As such, this structure may not currently be eligible for local historic designation.

Proposers are highly encouraged to seek advice and counsel from a consultant that specializes in historic landmarks. The District understands the complexity associated with analyzing historic status and will cooperate and be flexible.

Mandatory Quiet Period

From the date of issuance until the RFP process is completed, any interested proposer and/or their agent or representative, shall not communicate with any District staff member, member of the Board of Education, member of a Board appointed committee, or District consultant regarding this RFP.

All communication **must be in writing by email** to DCG Strategies, the point of contact for all matters regarding the Property, at listings@dcgstrategies.com. Any proposers violating the communications prohibition may be disqualified at the District’s discretion.

EXECUTIVE SUMMARY

California Public Records Act

All proposals submitted in response to this RFP become the property of the District. The District shall hold each proposal confidential during its consideration and final acceptance of such proposals. However, after acceptance, all proposals are subject to the provisions of the California Public Records Act. Those elements in each response that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as “TRADE SECRET,” “CONFIDENTIAL,” or “PROPRIETARY” may not be subject to disclosure.

The District shall not be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of the Court. A proposer that indiscriminately identifies all or most of its response as exempt from disclosure without justification may be deemed non-responsive.

In the event the District is required to defend an action on a Public Records Act request for any of the contents of a response marked “TRADE SECRET,” “CONFIDENTIAL,” or “PROPRIETARY” the proposer agrees, by submission of its response for the District’s consideration, to defend and indemnify the District from all costs and expenses, including attorneys’ fees, in any action or liability arising under the Public Records Act. The District reserves the right to contract with any proposer responding to this RFP, to reject any proposal as non-responsive, and not to contract with any proposer, or any part thereof.

The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any proposal to this RFP.





TRANSACTION STRUCTURE - PURCHASE

Proposers should verify the potential viability of the proposed project with the governing jurisdiction prior to making a proposal for the Property. A sample Letter of Intent for purchase may include, but certainly is not limited to, the terms and conditions below.

Sample Letter of Intent

The following terms and conditions are proposed for this purchase:

1. **Purchase Price:** $_____, payable in full in cash at Closing, less deposits, as described below.

2. **Close of Escrow:** Shall occur on the earlier of (1) Local Jurisdiction Approval, or (2) _____ months from the Effective Date of the Agreement.

3. **Initial Deposit:** Buyer will make an initial deposit of $_____ at the time mutual execution of a Purchase and Sale Agreement, which will be non-refundable and immediately released to the District, but applicable to the Purchase Price.

4. **Additional Deposits:** Buyer will make a series of additional deposits which will be released to the District as non-refundable, but applicable to the Purchase Price, unless the District is unable to deliver good title to the Property. Each deposit shall be subject to the Buyer's unilateral decision to proceed with the transaction. The deposit structure is as follows: _____ (describe amount and timing of deposits).

5. **Inspections:** Buyer shall be provided with the opportunity to conduct whatever physical inspections Buyer deems necessary subject to reasonable notice and noninterference with current users of the site. Buyer shall have the right to review any and all documentation, title reports, surveys, soil studies, and all other documents relating to the Property, and the District shall promptly deliver to Buyer copies of all such documents in its possession, custody, or control, subject to entry into a Purchase and Sale Agreement. District staff will cooperate in providing such information as Buyer may reasonably require, regarding the history, use, and condition of the Property.

6. **Government Approvals:** Buyer shall be seeking various government approvals as may be required for development of the Property in the manner Buyer intends, including a tentative subdivision map and other permits. The District will cooperate with and assist Buyer as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.

7. **Other Provisions:**

7.1 Buyer will request (in a binding Purchase and Sale Agreement) standard representations and warranties as are customary for transactions of this type, including with respect to authority, brokers, completeness of due diligence materials, absence of litigation, absence of hazardous materials or hazardous site conditions, absence of violations of law, and vacancy of all structures on the premises at Close of Escrow.

7.2 Following completion of all conditions set forth in a binding Purchase and Sale Agreement, the District shall convey the Property to Buyer at Close of Escrow in substantially the same condition as at the present time, except as regards to the condition of the improvements thereon (which Buyer shall be responsible for removing), and shall have cured any violation of applicable laws, regulations and codes, and shall have removed all monetary liens or other encumbrances to title that would prevent or impair good title from being passed to Buyer.

7.3 Buyer understands that the District has retained DCG Strategies as its real estate agent in connection with this transaction, and that the District will be solely responsible for any compensation due to DCG Strategies based on its arrangements with the firm. Any compensation due to other real estate agents or brokers engaged or retained by Buyer in connection with this transaction will be the sole responsibility of the Buyer.

8. **Definitive Purchase and Sale Agreement:** As expeditiously as possible, Buyer intends to negotiate with the District and agree to a definitive and binding Purchase and Sale Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.

9. **Approval Required by District Authorities:** Buyer understands and acknowledges that the District's execution of the Purchase and Sale Agreement must be conditioned on approval of its Board of Education.

TRANSACTION STRUCTURE - LEASE

Proposers should verify the potential viability of the proposed project with the governing jurisdiction prior to making a proposal for the Property. A sample Letter of Intent for lease may include, but certainly is not limited to, the terms and conditions below.

Sample Letter of Intent

The following terms and conditions are proposed for this lease:

1. **Type of Lease:** Please describe type of lease.

2. **Term:** The term of this Lease shall be for the period of _____ months. The Term shall commence on the Commencement date as identified below.

3. **Option to Extend:** Lessee has _____ option(s) to extend the term of this Lease for an additional _____ year(s).

4. **Use:** The Premises shall be used for the purposes of _____.

5. **Rent:** For the period commencing on the Rent Commencement Date, Lessee shall pay to Lessor, as base monthly rent $_____, with _____% annual increases (include complete rent schedule as an exhibit).

6. **Security Deposit**: Upon signing the Lease, Lessee shall pay to Lessor a Security Deposit in the amount of $ _____.

7. **Lease Commencement**: Lease shall be effective immediately upon execution by duly authorized representatives of both parties.

8. **Rent Commencement**: Rent shall commence upon _____.

9. **Inspections**: Lessee shall be provided with the opportunity to conduct whatever physical inspections Lessee deems necessary and desirable subject to reasonable notice and noninterference with current users of the site (if applicable). Lessee shall have the right to review any and all documentation, title reports, surveys, toxic and soil studies, and all other correspondence and documents relating to the Property, and the District shall promptly deliver to Lessee copies of all such documents in its possession, custody, or control, subject to entry into a Lease Agreement. District staff and agents will cooperate fully with Lessee in providing such information as Lessee may reasonably require, regarding the history, use, and condition of the Property.

10. **Government Approvals:** Lessee shall be seeking various government approvals as may be required for development of the Property in the manner Lessee intends, including a tentative subdivision map and other permits. The District will cooperate with and assist Lessee as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.

11. **Other Provisions:**

11.1 Lessee will request (in a binding Lease Agreement) standard representations and warranties as are customary for transactions of this type, including with respect to authority, brokers, completeness of due diligence materials, absence of litigation, absence of hazardous materials or hazardous site conditions, absence of violations of law, and vacancy of all structures on the premises.

11.2 Lessee understands that the District has retained DCG Strategies as its real estate agent in connection with this transaction, and that the District will be solely responsible for any compensation due to DCG Strategies based on its arrangements with the firm. Any compensation due to other real estate agents or brokers engaged or retained by Lessee in connection with this transaction will be the sole responsibility of the Lessee.

12. **Definitive Lease Agreement:** As expeditiously as possible, Lessee intends to negotiate with the District and agree to a definitive and binding Lease Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.

13. **Approval Required by District Authorities:** Lessee understands and acknowledges that the District's execution of the Lease Agreement must be conditioned on approval of its Board of Education.

TRANSACTION STRUCTURE - WORKFORCE HOUSING

Proposers should verify the potential viability of the proposed project with the governing jurisdiction prior to making a proposal for the Property. A sample Term Sheet for development of educator workforce housing may include, but certainly is not limited to, the terms and conditions below.

Sample Term Sheet

The following terms and conditions are proposed for this agreement:

1. **Type of Ownership Structure:** Please describe proposed ownership structure (i.e.: land lease, purchase, joint-venture, etc.).

2. **Term:** The term of this agreement shall be for the period of _____ months. The Term shall commence on the Commencement date as identified below.

3. **Option to Extend:** Developer has _____ option(s) to extend the term of this agreement for an additional _____ year(s).

4. **Payment Structure:** Please detail the proposed financial consideration to the District.

5. **Unit Mix and Income Levels:** Please detail the proposed number of units, including proposed unit mix, along with proposed income level restrictions per unit.

6. **Lease Up**: Please describe when the District can expect the units to be available for move-in.

7. **Inspections**: Developer shall be provided with the opportunity to conduct whatever physical inspections developer deems necessary and desirable subject to reasonable notice and noninterference with current users of the site (if applicable). Developer shall have the right to review any and all documentation, title reports, surveys, toxic and soil studies, and all other correspondence and documents relating to the Property, and the District shall promptly deliver to Developer copies of all such documents in its possession, custody, or control, subject to entry into an Agreement. District staff and agents will cooperate fully with Developer in providing such information as Developer may reasonably require, regarding the history, use, and condition of the Property.

8. **Government Approvals:** Developer shall be seeking various government approvals as may be required for development of the Property in the manner Developer intends, including a tentative subdivision map and other permits. The District will cooperate with and assist Developer as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.

9. **Definitive Agreement:** As expeditiously as possible, Developer intends to negotiate with the District and agree to a definitive and binding Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.

10. **Approval Required by District Authorities:** Developer understands and acknowledges that the District's execution of the Agreement must be conditioned on approval of its Board of Education.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

The District has engaged DCG Strategies, Inc. as their representative in releasing this Request For Proposals which seeks offers from interested parties to purchase or lease the Property or to develop educator workforce housing on the Property.

The selected proposer will be responsible for the payment of all costs and expenses in connection with the project including, but not limited to: costs associated with securing necessary entitlements and environmental documentation; demolition, ground clearing, site preparation, and construction of new buildings; maintenance; underground utilities; insurance and taxes; permits and inspection fees; costs and mitigation fees associated with the development including school fees; and architectural, environmental, engineering, and other related work, if any.

Proposer will be responsible for all brokerage commissions and fees to be paid to any real estate representative on the proposer's behalf, if any. The District will not pay any broker's fees or finder's fees, other than to their representative, DCG Strategies. The selected proposer will be required to:

- Select the necessary multi-disciplinary team
- Coordinate the General Plan and Zone change process
- Obtain all necessary entitlements and permits
- Coordinate, manage, and facilitate the review of the project by the local jurisdiction
- Manage the work effort of the entitlement team, architect, land planner, civil and other engineers, etc.

All proposals will have six (6) required sections in the order as set forth herein. Please label each section and number all pages.

SECTION 1 – LETTER OF INTENT

This section shall include the proposal contact and responsible party information, proposal offer terms and summary of the critical elements of expected project timeline. Any other critical information can be included.

SECTION 2 – DEVELOPMENT PROGRAM

This section shall include a narrative description of the architectural and land planning theme for the project. Identify the planned improvements including the number of buildings by use, the estimated square footage devoted to each building and use, the approximate building footprints, the proposed unit mix with average unit sizes, amenities, parking, and public uses, if any. Include a preliminary site plan. While a detailed completed site plan, prototype housing and elevations are not required at this time (although strongly encouraged), a preliminary site plan is necessary to properly evaluate each proposal.

SECTION 3 – PROJECT TIMETABLE AND ENTITLEMENT ISSUES

This section shall include a general development timetable showing the various planning and entitlement steps, duration, estimated starting period, deposit amounts and release dates, and any phasing contemplated. As to acquiring the entitlements necessary for execution of the proposed development plan, please provide a narrative description of the issues the proposer has identified as critical. Please be sure the timetable of approximate dates for obtaining these entitlements is realistic; The goal is to assess the proposer's understanding of the entitlement process rather than solicit an unrealistically aggressive schedule.

SECTION 4 – KEY TEAM MEMBERS AND PAST EXPERIENCE

Provide resumes for each key member of the team. Key members could also include the development entity, the architect and/or land planner, entitlements counsel, equity partner, and other members, if applicable.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

SECTION 5 – STATEMENT OF FINANCIAL QUALIFICATIONS

Please provide sufficient documentation to permit the District to determine the proposer's financial capacity for purchasing, leasing or developing educator workforce housing on the Property. The proposer may wish to mark financial statements, as "CONFIDENTIAL" or "PROPRIETARY." As such, it will be treated as confidential to the full extent permitted by law. In addition, please provide the following information.

- Is the proposer a subsidiary of, or affiliated with, any other corporation(s), partnerships or firms? If so, please specify.
- Has the proposer or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, please explain.
- Is there pending litigation against the proposer or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under $250,000? If so, please explain.

If the proposal is for the development of educator workforce housing, please provide the following additional information.

- Please describe how the project will be funded and whether the funds are currently available and allocated. If the funds are not currently available and allocated, please detail the plan and timeline for funding and allocation.
- Are any of the anticipated funds public and/or competitive? Please answer yes or no and provide a brief description.
- Please provide a projected 15-year Pro-Forma.

SECTION 6 – CONFLICTS / LEGAL ISSUES

If applicable, provide a statement of any recent, current, or anticipated contractual obligations that may be a potential conflict of interest. In addition, please respond to each of the following questions.

- Is there now pending any legal action against the proposer in connection with projects similar to the projects in this RFP or any employee of the proposer? If so, please describe such pending action.
- Has the proposer or any of its employees ever been subject to litigation in connection with projects similar to the projects in this RFP? If the answer is "yes," please describe each litigation including its status.
- Has the proposer had any contract terminated for cause within the last five (5) years? If the answer is "yes," please describe why the contract was terminated for cause.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

Submission Format and Schedule

The proposer must submit one electronic copy of their complete Proposal Package (in PDF format) to DCG Strategies at listings@dcgstrategies.com. Proposals should be organized according to the previous section, and should include at least the requested information.

All proposals must be received at or before 4:00 p.m. on Thursday, December 4, 2025 via email. Proposal receipt time is determined by the official clock of DCG Strategies. Any proposals submitted after the deadline may not be considered.

The point of contact for all matters regarding the Property is DCG Strategies. All correspondence regarding the RFP process **must be in writing by email** to DCG Strategies at listings@dcgstrategies.com.

The District shall review the proposals, request written clarification from proposers if necessary, and may, at its sole discretion, select one or more proposers as finalists. The review process may include requests for clarifications and one or more presentations by the proposers. At the conclusion of the review process, the District plans to select one proposer with whom to enter into an agreement.

The District reserves the right to terminate this process at any point prior to the selection of a proposer, and solicitation of proposals in no way obligates the District to proceed with any agreement. The District reserves the right to reject submittals that fail to contain all required information or fail to follow all of the instructions contained in this RFP, and to waive any irregularities.

IMPORTANT NOTE: The District reserves the right, if it deems it in the best public interest, to reject any and all proposals, and to withdraw the Property from potential sale and/or lease. At any phase, the District reserves the right to terminate, suspend, or modify the proposal process, reject any or all submittals, and waive any minor irregularities in the proposal process.

Evaluation Criteria

The District's evaluation criteria includes, but is not limited to, the following.

- Project alignment with District goals
- Proposer experience and reputation
- Monetary value
- Impact on District's ability to enhance long-term fiscal sustainability
- Entitlement risk
- Project quality
- Design, construction capability and sensitivity to surrounding neighborhood
- Experience with the City of Ventura
- Experience with other relevant projects.

Evaluation Process

The initial review will compare all proposals for compliance with the submission requirements. Any proposals with significant omissions may be rejected. The District reserves the right to request that proposers bring their submissions into compliance within a very short time period after notification.

A detailed, point-by-point comparison will be made of all complete proposals for District confidential review. Requests for clarification may be sent to a certain proposer. Based on the evaluation criteria, the proposals will be rated and, at the District's sole discretion, the District will choose finalists who may be asked to an interview.

At the pre-determined District Board of Education Meeting, the proposals which have been received will be examined and declared by the Board. One or more of the finalists may also be requested to present their proposals at this meeting. The final selection of the successful proposer will be made at a scheduled Board Meeting, subject to approval by the Board.

2647 N VENTURA AVENUE

VENTURA, CA

DCG STRATEGIES, INC.

925-237-9059

LISTINGS@DCGSTRATEGIES.COM

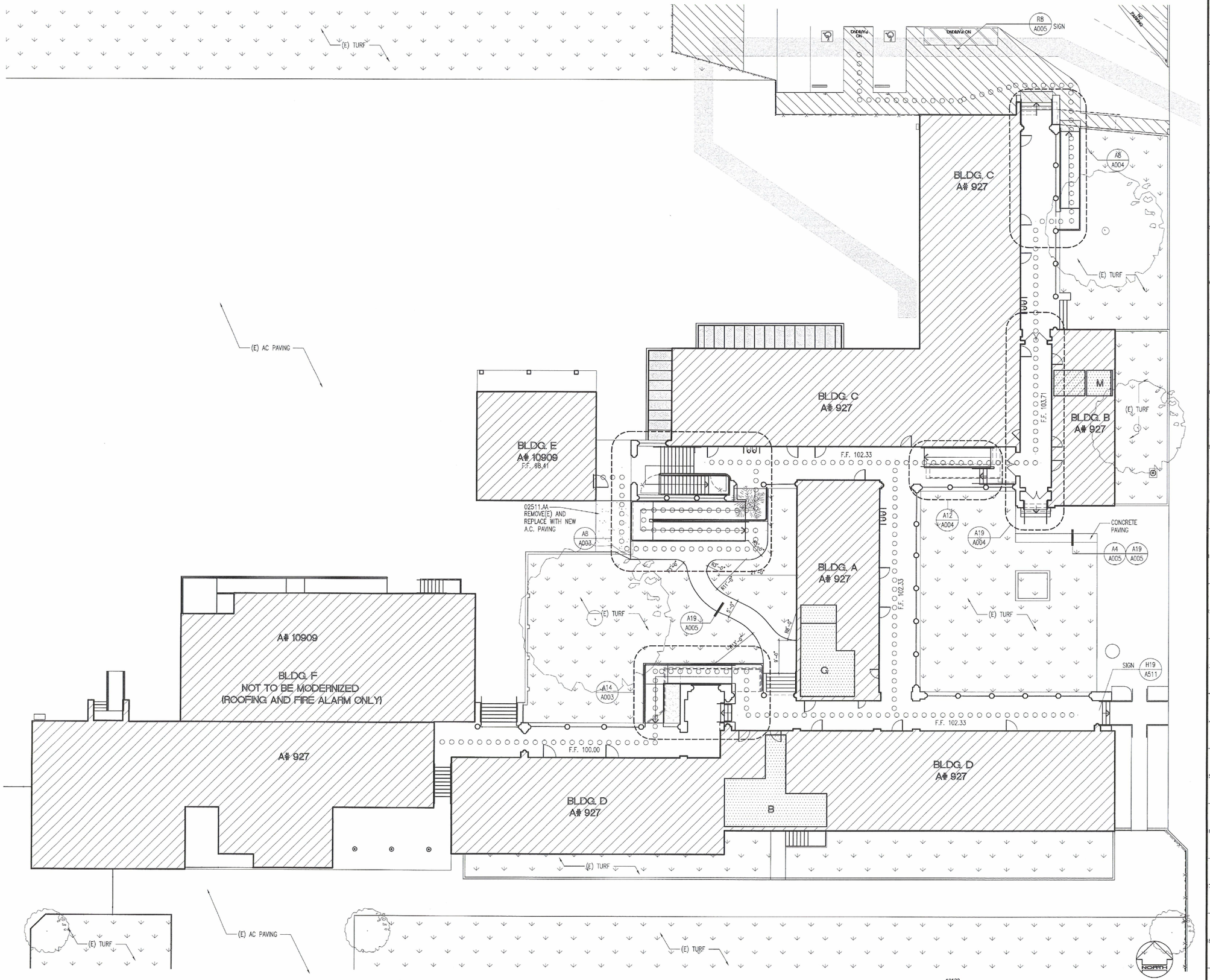
While the information contained herein has been provided in good faith and in an effort to provide prospective respondents with relevant property data, it is not binding on the District nor DCG Strategies and should not be considered a substitute for thorough due diligence investigation. The District and DCG Strategies have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant.

The information contained herein has been obtained from sources we believe to be reliable; however, the District and DCG Strategies have not verified, and will not verify, any of the information contained herein, nor has the District and DCG Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein. The Property is being offered for potential purchase, lease or development of educator workforce housing in AS IS condition.

DCG STRATEGIES

real estate. *real solutions.*



18129

SITE PLAN

A19

1"=10'-0"

KEYNOTES

KEYNOTES REFERENCE SPECIFICATION SECTIONS BY MEANS OF A FIVE-DIGIT NUMBER IDENTIFYING THE SECTION WHERE A MORE COMPLETE DESCRIPTION OF THE ITEM INDICATED WILL BE FOUND. THE LETTER SUFFIX OF THE KEYNOTE DOES NOT RELATE TO ANY CORRESPONDING REFERENCE LETTER IN THE SPECIFICATION. KEYNOTES DO NOT DESCRIBE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. NO TRADE JURISDICTIONAL ALLOCATION OF THIS WORK IS INTENDED BY THE SUBDIVISION OF THESE KEYNOTES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO SUBDIVIDE THE WORK IN THE MANNER HE DEEMS NECESSARY.

DIVISION 2 – SITEWORK

02511.AA ASPHALT PAVING

SITE NOTES

1) FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G002.
2) PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION AND FINISHES TO REMAIN.
3) PROVIDE TEMPORARY 6' HIGH CHAIN LINK FENCE ENCLOSURES WITH LOCKABLE GATES AS REQUIRED FOR CONSTRUCTION ACCESS AT CONTRACTOR'S STAGING AREA AND AROUND ALL CONSTRUCTION SITES.
4) WHERE REMOVAL OF CONCRETE WALKS, MOWSTRIPS, CURBS AND GUTTERS IS REQUIRED TO INSTALL UNDERGROUND UTILITIES, REMOVE THE CONCRETE WORK TO THE NEAREST EXISTING EXPANSION OR CONTROL JOINT (SAWCUT IF REQUIRED). CURBS AND GUTTERS MAY BE REMOVED IN MINIMUM LENGTHS OF 6' IF THE DISTANCE BETWEEN EXISTING JOINTS IS 12' OR MORE. REPLACE REMOVED WORK WITH REINFORCED CONCRETE TO MATCH ADJACENT EXISTING WORK IN PROFILE, JOINT LAYOUT AND FINISH. SEE SHEET A003 FOR SIMILAR DETAILS AND REINFORCING REQUIREMENTS. DOWEL NEW CONCRETE WORK INTO EXISTING PER DETAIL E8/A005.
5) WHERE ASPHALT PAVING IS DAMAGED BY THE EXECUTION OF THIS CONTRACT, PATCH & REPAIR TO ORIGINAL OR BETTER CONDITION.
6) WHERE (E) LAWNS ARE DAMAGED BY TH EXECUTION OF THIS CONTRACT, FILL, COMPACT, AND REPLANT AREA TO MATCH EXISTING TURF AREA.
7) CONTRACTOR SHALL MAINTAIN EXISTING PLANTING WITHIN THE JOB SITE FENCE ENCLOSURE DURING DEMOLITION AND CONSTRUCTION PHASES. EXISTING IRRIGATION SYSTEMS SHALL EITHER REMAIN OPERATIONAL FOR CONTRACTOR'S USE OR CONTRACTOR SHALL HAND WATER EXISTING PLANT MATERIALS AT LEAST ONCE A WEEK.
8) REPAIR EXISTING IRRIGATION SYSTEMS DAMAGED DURING THE EXECUTION OF THIS CONTRACT. REPLACE PLANT MATERIALS DAMAGED DURING THE CONSTRUCTION PERIOD WITH THE SAME SPECIE OF EQUAL OR GREATER SIZE.
9) AT AREAS INDICATED FOR REMOVAL OF (E) ASPHALT PAVING TO BE REPLACED W/ (N) TURF, GRADE, COMPACT AND PLANT AREA TO MATCH (E) TURF AREA.

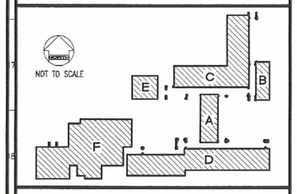
SITE LEGEND

- ASPHALT PAVING REFER TO SECTION 02511
- (E) BUILDING TO BE MODERNIZED
- ACCESSIBLE STALLS FOR PERSONS WITH DISABILITIES (B=BOYS, G=GIRLS, M=MEN, W=WOMEN, T=UNISEX TOILET)
- (E) LANDSCAPE TO REMAIN
- UTILITY TRENCH. SEE PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL INFORMATION. REFER TO SITE NOTES. FOR TRENCH FOOTING SEE E19/A004
- · ○ ○ ○ ○ ○ · ACCESSIBLE PATH OF TRAVEL

PATH OF TRAVEL (POT), AS INDICATED, IS A BARRIER-FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. SUCH PATH OF TRAVEL SHALL BE 48" MINIMUM WIDE BY 80" MINIMUM HIGH, SLIP-RESISTANT AND SHALL NOT EXCEED 2% CROSS-SLOPE. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED IN ACCORDENCE WITH CALIFORNIA BUILDING CODE SECTION 1133B.

KEY PLAN

NOT TO SCALE



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DATE

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MODERNIZATION
VENTURA UNIFIED SCHOOL DISTRICT
VENTURA, CALIFORNIA

ENLARGED
SITE PLAN

Date:	1/27/05
Job:	20320.00
Scale:	1" = 10'-0"
Drawn:	
Revisions:	

A002