OAKDALE JOINT UNIFIED SCHOOL DISTRICT
PHASE 1 PROPOSED PROJECT
SCOPE DESCRIPTION
BOARD APPROVED PHASE 1 PROJECTS

Replacement of Windows District-wide (may be phased due to DSA required upgrades)

Cloverland ES
Fair Oaks ES
Magnolia ES
Oakdale JHS Main Admin Building
Oakdale High School Old Main Building
Oakdale High School Remaining Buildings

CLOVERLAND ELEMENTARY SCHOOL

No projects beyond window replacement under Phase I-
Modernization requires transfering portables from other sites prior to new classrooms and exisiting classroom upgrades.

FAIR OAKS ELEMENTARY SCHOOL

New 8-Classroom Building with restrooms (9,000 sf) and sitework

MAGNOLIA ELEMENTARY SCHOOL

Magnolia ES Multi-Purpose Building (5,000 sf)

OAKDALE JUNIOR HIGH SCHOOL

Admin Office Refresh Finishes
Remodel/Convert Home Ec to Student services
Oakdale JHS Shade Structure

OAKDALE HIGH SCHOOL

Main Gym Modernization (HVAC, Roof, Floor, Bleachers)
Girl's Locker Room Modernization/Remodel Boiler Room
Misc Rooofing Replacement

OAKDALE CHARTER SCHOOL

New Modular Building (3,840 sf)
Associated Sitework
Demolish Existing Building/Clear Site

Note 1 **BOND RELEASE FUNDS AVAILABLE IN PHASE 1 IS $35,000,000**

Note 2 **Estimated Total Project Costs/Budget includes 30% of construction costs for Soft Costs**

District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the District, including the furnishing and equipping of school facilities, at all current and future sites and properties.

School Facility Project List. The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure. The following types of projects are authorized at all existing sites of the District and all sites that may be acquired by the District in the future:

High School and Junior High School Renovation, Repair and Upgrade Projects (with original construction date)

Oakdale High School - 1948	Oakdale Jr. High School – 1993
East Stanislaus High School - 1977	

- Expand and renovate career technical classrooms and labs to better prepare students for employment after high school.
- Repair or replace leaky roofs.
- Upgrade inadequate electrical systems.
- Repair/replace utility systems, including plumbing, drainage, water, irrigation and sewer systems.
- Renovate and construct science and technology labs.
- Improve student access to computers and modern technology.
- Improve student safety, including alarm and security systems, drop-off and pick-up areas, parking lots and fencing.
- Upgrade athletic fields and facilities for school and community use.
- Repair outdated temporary portable classrooms or replace with permanent classrooms.
- Install, replace or upgrade heating, ventilation and air conditioning systems.
- Modernize, renovate, repair, expand and/or upgrade the interior and/or exterior of existing classrooms, restrooms, and school facilities.
- Provide new shade/rain structures.

- Install energy efficient systems including "green" building projects and sustainable building practices to promote energy-efficiency (e.g., windows, solar, lighting, electrical systems panel, etc.).
- Upgrade, expand, construct/provide, repair and/or equip student support facilities including labs, multipurpose rooms, cafeterias, auditoriums, playgrounds, fields, administrative facilities, libraries, locker rooms, music and arts facilities, wellness facilities, and other school facilities.
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades and as mandated by the Division of the State Architect (DSA) including site access, parking, restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.

Elementary School Renovation, Repair and Upgrade Projects (with original construction date)

Cloverland Elementary - 1952	Fair Oaks Elementary - 1961
Magnolia Elementary - 1939	Sierra View Elementary - 2005
Oakdale Charter School - 1960	

- Repair or replace leaky roofs.
- Upgrade inadequate electrical systems.
- Repair/replace utility systems, including plumbing, drainage, water, irrigation and sewer systems.
- Renovate and construct science and technology labs.
- Repair outdated temporary portable classrooms or replace with permanent classrooms.
- Make health, safety and security improvements, including seismic upgrades.
- Improve student access to computers and modern technology.
- Improve student safety, including alarm and security systems, drop-off and pick-up areas, parking lots and fencing.
- Repair outdated temporary portable classrooms or replace with permanent classrooms.
- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground areas and playground equipment replacement.
- Upgrade and repair play areas, play fields, and landscaping.
- Construct new classrooms and school facilities.
- Modernize, renovate, repair, expand and/or upgrade the interior and/or exterior of existing classrooms, restrooms, and school facilities.

- Construct kindergarten and transitional kindergarten classrooms, including playgrounds.
- Install energy efficient systems including "green" building projects and sustainable building practices to promote energy-efficiency (e.g., windows, solar, lighting, electrical systems panel, HVAC etc.).
- Upgrade, expand, construct/provide, repair and/or equip student support facilities including labs, multipurpose rooms, cafeterias, auditoriums, libraries, locker rooms, and other school facilities.
- Repair, replace and/or upgrade outdoor areas, including paved surfaces, turf, fields, shade structures and other grounds to eliminate safety hazards and improve outside instructional areas.
- Provide new shade/rain structures.
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades and as mandated by the Division of the State Architect (DSA) including site access, parking, restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.

District-Wide Projects

- Make health, safety and security improvements, including seismic upgrades.
- Upgrade and replace classroom equipment and instructional aids.
- Upgrade and expand campus wide-intercom system, wireless systems, and telecommunications, internet, and network connections.
- Upgrade and replace computers, hardware and software systems.
- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Remove all dry rot and repair damaged caused by dry rot.
- Abate and remove hazardous materials identified prior or during construction.
- Emergency systems upgrades, including fire safety equipment, locks, communication systems and emergency exit lighting improvements.
- Repair, replace and/or upgrade outdoor areas, including paved surfaces, turf, fields, shade structures and other grounds to eliminate safety hazards and improve outside instructional areas
- Other improvements required to comply with existing building codes, including the Field Act, and access requirements of the Americans with Disabilities Act.
- Expand storage at the district's central kitchen and maintenance and operations facility.
- Upgrade and modernize maintenance and operations facility, including improved drainage, security fencing, and additional storage construction.
- Acquisition of real property and preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing

irrigation, utility lines (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.

- Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.
- Update, expand, modernize or relocate District transportation center, including new bus wash, new fueling island or charging stations, and improved staff/visitor parking.
- Acquisition or relocation of school facilities, including for alternative education programs and charter school use.
- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under leases for any of these authorized facilities.
- Construct, renovate or improve classrooms, restrooms and other District facilities.
- All work necessary and incidental to specific projects described above, including demolition of existing structures.

Incidental Expenses. Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, painting, bond project construction management, administration and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; abatement, demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; the preparation or restoration of construction, renovation or remodeling; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

Furnishing and Equipping. Each project is assumed to include its share of furniture, fixtures, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease

obligations and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. The upgrading of technology infrastructure includes, but is not limited to, computers, projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, telephone system, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment.

Alterations to Scope; Acquisition of Real Property. The scope and nature of any of the specific projects described above may be altered by the District as required by conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for or otherwise determined by the Board to be in the best interests of the District to be undertaken as new construction, this bond measure authorizes said new construction including land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new construction instead, if the Board determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, and other relevant factors.

In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities.

Interim Financing Included; Joint Use Projects Authorized. Authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the Bond Project List, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Bond Project List Not in Order of Priority; Board Determines Prioritization. Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that all such projects will be undertaken. Project priorities will be determined by the Board. The ability of the District to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

Interpretation. The terms of this bond measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this