



June 2021



OXNARD
SCHOOL
DISTRICT

MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM

Semi-Annual Report to the Board of Trustees





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PROGRAM OVERVIEW

Caldwell Flores Winters, Inc. (“CFW”) is pleased to present the seventeenth semi-annual update to the Master Construct and Implementation Program (“Program”) to the Oxnard School District (“District”) Board of Trustees (“Board”). This report links the progress of the original 2013 Reconfiguration and Implementation Program and the subsequent Master Construct and Implementation Program adopted by the Board in 2016. This report reflects the status of the Program since the last December 2020 six-month update (adopted by the Board in January 2021) and the time of this document’s publishing in June 2021. The report provides Program updates on the educational and facilities implementation components, as well as the funding and sequencing requirements to implement the Program. Assessments and recommendations are provided for consideration and action by the Board for implementation over the next six-month period.

A consolidated Master Budget and schedule merges and integrates approved and proposed projects based on funds from the Measure “R” and Measure “D” bond programs and other local sources, including developer fees, Mello Roos funds, pending State aid reimbursements and capital program balances. The Program is oriented to prioritize facility projects that maximize the potential for State aid funding for modernization and new construction of school facilities as State funds become available under the School Facility Program (SFP) and other related State programs that provide facilities funding for California public school construction. Program progress is monitored, and individual projects, budgets, sequencing, and timelines continue to be reviewed, adjusted and presented to the Board for consideration on a six-month interval.

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

1.1 EDUCATIONAL PROGRAM

The District began the school year with all distance learning and has moved to a blended learning format with students receiving instruction in both in-person and remotely. Under the distance learning model, schedules were developed that included three learning spaces: synchronous, asynchronous, and independent. Teachers meet with students via Zoom, Google Meets or Teams during synchronous learning time. Students worked on completing projects and assignments related to the standards to show mastery of the standards during asynchronous learning time. During independent learning, student work on software instructional programs. As the District moved to having students return for in-person

instruction, blended learning schedules were developed. These schedules continued to provide for synchronous and asynchronous instruction.

As the District continues to bring students back for in person instruction, it is anticipated that the district will move forward with the three-year implementation plan to ensure that the Common Core State Standards (CCSS) and Next Generation Science Standard (NGSS) were mapped, essential curriculum are developed for those standards, and they are integrated with the academies at each of the school sites. Specific staff development related to this initiative for both administrators and teachers that was put on hold during the pandemic will continue.

Learning loss mitigation and the reconstitution of in-person school site learning communities will be a priority for the upcoming summer school session as well as the 2021-22 school year. Successful teaching models and new learning tools implemented during distance and blended learning will need to be integrated back into the physical classroom where appropriate. The adopted standards for 21st Century classrooms should also be examined to better accommodate any changes in the District's instructional models. The District now has five 21st Century schools with additional improvements made at 11 other schools in the District. Additional 21st Century improvements are currently being designed at two additional schools. With a greater reliance on technology stemming from implementation of distance and blended learning models, there may be a greater discrepancy between the schools that have 21st Century classrooms and those that do not. Future discussions will need to address how the equity issues within the classrooms are addressed and mitigated.

1.2 FACILITIES PROGRAM

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

The replacement of older facilities housing K-5 students has been a major priority, followed by the construction of new K-8 facilities; all with 21st Century Learning Environment improvements that meet adopted Board specifications and program requirements. To date, most replacement school projects are either complete or underway.

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

of being further delayed or substantially reduced if enrollment continues to decline or the State continues to delay the processing or approval of submitted State aid applications.

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

- Approval of the design plans from the Division of State Architect (DSA) for the modernization improvements planned at McAuliffe Elementary and Ritche Elementary
- California Department of Education (CDE) approval of the design plans for the modernization at McAuliffe Elementary with CDE approval for Ritche anticipated soon
- Continued negotiation of a guaranteed maximum price (GMP) construction contract for the Rose Avenue reconstruction project
- State review of modernization funding applications for Harrington and Lemonwood projects for placement on the State Allocation Board (SAB) agenda for unfunded approvals

Due to decreases in availability of Program funding, the District is anticipated to be in need of additional local funding to make up for the shortfall for future projects not yet being implemented.

1.3 FUNDING & SEQUENCING

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

The District’s submitted reimbursement applications on the State’s workload list for new construction grants have either come up for review or are scheduled to be reviewed by the State soon. Due to the District’s decline in enrollment, the District does not qualify for new construction grants at this time resulting in a substantial decrease in estimated program revenues. In addition, due to enrollment declines, Level 2 developer fees may no longer be justified and the District will have to adopt Level 1 fees in 2022 resulting in a decrease in projected available developer fee funds for the Program.

Total sources of funding are anticipated to decrease to approximately \$341.5 million from \$410 million due to decreased State aid and developer fee revenues. The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2021. As the District continues to close out final expenditures for these projects, additional unpaid invoices may be received and processed by the District resulting in minor additional expenditures as needed. Negotiation of a guaranteed maximum price (GMP) for construction of Rose Avenue is underway. It is anticipated that the final GMP will exceed the original construction budget due to rising construction costs. To adjust for decreased revenues, the K-5 and 6-8 MPR/support facilities are proposed to be moved to a later phase and the design and construction of the new Doris Patterson 6-8 school and additional K-8 MPR facilities have been removed from the program pending additional future funding. The total Program Reserve is anticipated to be \$18.2 million over the duration of the Program. Program projects, sequencing, and timelines continue to be reviewed

and adjusted for consideration by the Board. The integrated program focuses largely on the use of local funds for continued reconstruction of existing schools and the construction of new school sites, and State aid reimbursements for improvements to multipurpose rooms and support facilities to accommodate the District's educational program. The State's delay in processing applications and projected decreases in enrollment by the District has negatively affected current State aid eligibility for Program reimbursements and implementation, providing the need to consider further local funding options.

1.4 RECOMMENDATIONS

It is recommended that the Board:

- Accept and adopt this semi-annual update to the Master Construct and Implementation Program
- Direct staff and CFW to proceed with recommended adjustments to the Program for its immediate implementation
- Establish a date for the next six-month review by the Board
- Action will be presented for the Board's consideration at the next Board meeting in August

EDUCATIONAL PROGRAM

Following the outbreak of COVID-19 and the ensuing worldwide pandemic, the State of California implemented a shelter-in-place order that required the Oxnard School District (District) to implement a distance learning model for the remainder of the 2019-20 school year and for the majority of the 2020-21 school year. As with many school districts in the State and country, the District began the 2020-21 school year with distance learning and moved to a blended learning model with students receiving instruction in both in-person and remote settings. As it pertains to the upcoming 2021-22 school year, the State articulated a strong preference that school districts resume full-time, in-person instruction.

Throughout the past school year, the District monitored academic programs to facilitate student learning as well as to identify and provide needed support to students. At the school sites, there continues to be an emphasis on good first instruction, creating a collaborative culture, using data to drive decisions, and use evidence based instructional practices. Teachers have had to learn to modify the ways in which these initiatives are implemented due to the changes caused by COVID-19 pandemic response, i.e., the use of new technologies and ways to connect with students, use of current technologies in a different way, use of diverse online resources, and new classroom management techniques necessary for distance and blended learning models. As full-time in-person instruction resumes, maintaining and supporting in-person learning communities and collaboration as well as the integration of new learning tools and techniques that were successfully deployed since the shelter-in-place order will remain important.

Regardless of the instructional model employed, the Academic Goals for the District continue to be that:

- All students will achieve high academic standards in a nurturing, creative environment that prepares students for college and career opportunities
- Students will demonstrate consistent academic growth on district-based assessments
- Students will demonstrate sustainable academic growth by moving one or two levels across the different bands in the SBAC
- The number of students meeting and exceeding standards will increase
- An additional three to five percent of students will move from approaching to meeting and/or exceeding standards (3 consecutive years)

A plan for realignment of the Educational Services Department was presented to the Board in November 2020 to support the District's vision, mission, and goals for student achievement. The District began hiring for the positions called for in the realignment as well as the implementation of the desired processes needed to meet the academic goals of the District.

2.1 DISTANCE AND BLENDED LEARNING

The District began the 2020-21 school year with all students receiving instruction through a distance learning model pursuant to the guidance of local and State health officials. Schedules were developed that included three learning spaces: synchronous, asynchronous, and independent. Teachers met with students via Zoom, Google Meets or Teams during synchronous learning time. Students worked on completing projects and assignments related to the standards to show mastery of the standards during asynchronous learning time. During independent learning, students engaged through instructional software programs: Lexia Core 5, Lexia Power Up and STMath, and Mystery Science. As the District moved to having students return for in person instruction, blended learning schedules were developed and implemented at each of the school sites to provide for synchronous and asynchronous instruction.

Due to the heavy use of technology, the District provided technology support at every school for students and parents who were having difficulty with their iPad or Wi-Fi hot spot. The District created a number of videos to help answer common questions and provide basic troubleshooting techniques for parents and students to use. The full implementation of a learning management system (LMS), Canvas, has also proved to be invaluable. The LMS allowed teachers to upload curriculum into the system so that it is available to both students and parents online and organized by grade and by class with links to assignments and assessments. The LMS has also allowed for teacher collaboration. For example, to enhance the social studies curriculum, teams of teachers created grade level units for social science that were placed into Canvas and shared across digital classrooms.

To improve the instructional programs and meet the academic needs of the students, a reorganization plan was implemented to align positions more fully to meet the District's educational program goals. A new emphasis has been placed on improving authentic engagement, communication and collaboration with the families and community, providing equity between the staff, families, and community as well as to provide enrichment opportunities for all students. The District has continued to address systemic inequalities between student groups that include English learners, African Americans, and other sub-groups and to increase communication with these families. The emphasis on engagement across the spectrum of students is vital as the full impact of the pandemic on academic achievement is not yet known. It is anticipated that the District will need to invest substantial resources to bring students to grade level across the board.

As the District continues to bring students back for in person instruction, it is anticipated that the District will move resume with the three-year implementation plan to ensure that the Common Core State Standards (CCSS) and Next Generation Science Standard (NGSS) were mapped, essential curriculum are developed for those standards, and they are integrated with the academies at each of the school sites. Staff development for both administrators and teachers that was put on hold during the pandemic will continue.

2.2 IN PERSON LEARNING AND 21ST CENTURY ENVIRONMENTS

As student instruction transitions back into full-time, in-person learning, some of the positive changes brought about by COVID- 19 pandemic will continue to be implemented. Having the learning environments to support continued implementation of the online curriculum, the ability to provide both synchronous and asynchronous learning to meet the individual needs of students, is important. It is equally important that students continue to be provided opportunities to engage in digital literacy, critical thinking, analyzing, problem solving, teamwork, self-management, and collaborating (21st Century skills) while learning the Common Core State Standards (CCSS) and Next Generation Science Standards (NGSS). It is critical that teachers provide opportunities for students to develop and use 21st Century skills deemed important by the World Economic Forum to prepare students successfully for the workforce. A classroom designed to support learning and using these 21st Century skills is vital to their implementation.

The State has provided guidance to bring all students back into the classrooms for learning for the 2021-22 school year. Only Independent Study programs will be allowed to have an all-distance learning format. In addition to bringing students back into the classroom, the District will need to offer programs to mitigate learning loss and to support student's social and emotional needs. Summer school will be offered to students to provide additional educational opportunities as one way to mitigate learning loss. Summer Writing, Science and Math Camps will be offered. Special programs will be brought in during summer school to help students who need social and emotional support. Both the State and Federal government are providing additional money and incentives to support the District in making this full transition for in person instruction in the classroom. In most cases, State and Federal funding related to COVID-19 relief is tied to resuming in-person instruction and providing upgrades to air filtration and circulation. The cost of implementing appropriate 21st century learning environments that support these 21st century skills remains up to local school districts and their communities.

The District has learned several things from the pandemic, the responses to it and adaptations made for continuous learning opportunities. There was a far greater reliance on technology and how to harness the power of technology to support learning. As the District moves forward, it will need to reflect on the positive changes brought on by the pandemic, what should be continued and/or added into the classroom instruction as the District moves forward in bringing students back to schools and mitigating learning loss. Currently the District has an adopted facility specification for 21st Century classrooms. The changes needed to support the programs that will now be brought into the classrooms needs to be evaluated to determine what additional changes may need to be made to the 21st Century classrooms specification. Because the 21st Century classroom specification set by the District is flexible and mobile, these changes should be easily accommodated as the District moves forward.

The District now has five 21st Century schools with additional improvements made at 11 other schools in the District. Additional 21st Century improvements are currently being designed at two additional schools. These improvements provide the classroom environments in which teachers have the tools to provide the instructional shifts necessary to foster the 21st Century skills students need. With a greater reliance on technology stemming from the implementation of distance and blended learning models, there may be a

greater discrepancy between the schools that have 21st Century classrooms and those that do not as more teachers embrace technology and its power in facilitating learning. Future discussions will need to address how the equity issues within the classrooms are addressed and mitigated.

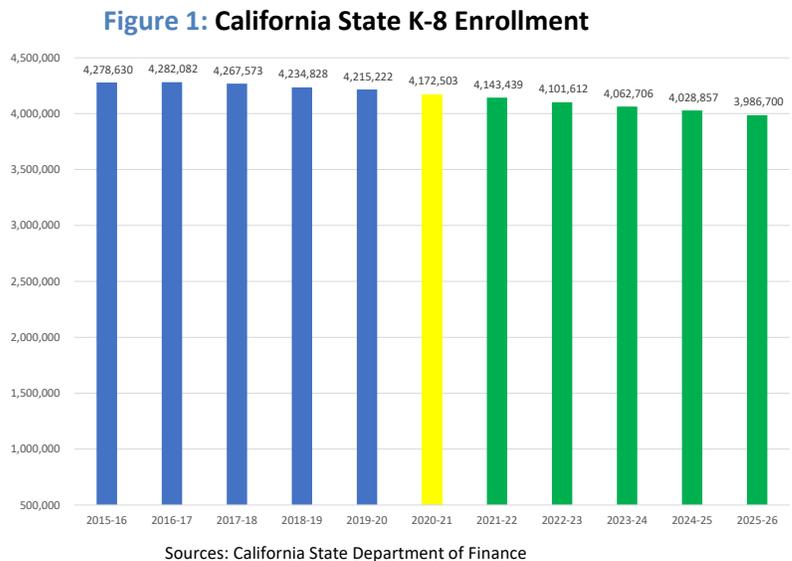
STATE & LOCAL CONSIDERATIONS

Periodically, the District receives updates on State and local considerations that may impact the implementation of the Master Construct Program (Program). The following section provides a brief update on the impact of the District’s declining enrollment on the Program as well as the State’s policies regarding the implementation of the State School Facilities Program (SFP) and other facilities funding sources.

3.1 STUDENT ENROLLMENT

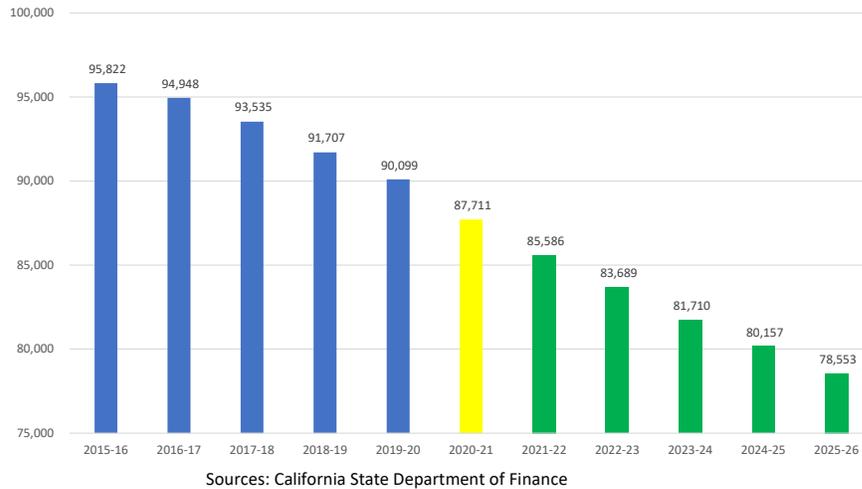
Similar to the importance of student enrollment to LCFF funding, enrollment plays a key role in a district’s ability to garner facilities funding from State and local sources. The California Department of Finance Demographic Research Unit tabulates actual and projected K-8 enrollment based on Department of Education enrollment data and Department of Public Health births rates. Since 2010, these projects have included the number of transitional kindergarten (TK) students in the count of kindergarten enrollment.

Figure 1 illustrates K-8 enrollment for the State overall. K-8 enrollment has been generally level over the last five years with an overall decline of approximately 2% over the last three years. It is projected that modest declines in student enrollment will continue over the next five years due to a general decrease in births across California, which corresponds to lower future enrollment.



More locally, Figure 2 shows the State’s data for K-8 enrollment in Ventura County and indicates a decrease of 8,111 students, or approximately 9%, since 2015-16. In addition, it is projected that K-8 student enrollment in Ventura County will continue to decrease by approximately 12% percent, or 9,158 K-8 students, by 2025-26.

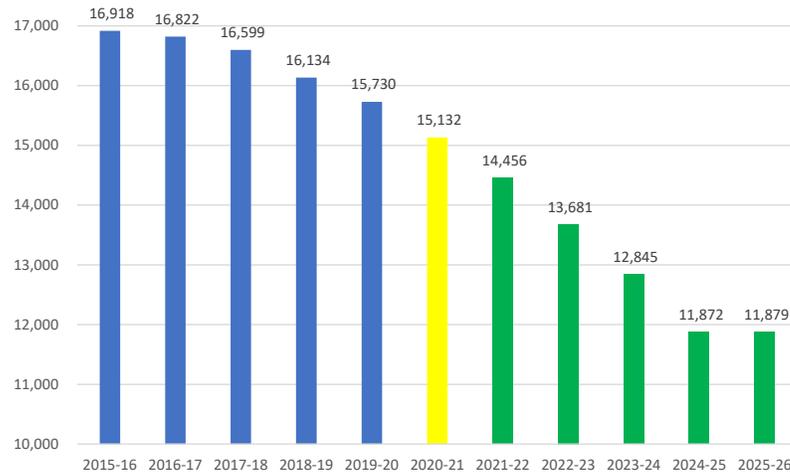
Figure 2: Ventura County K-8 Enrollment



The OPSC uses a formula to project enrollment five years or ten years into the future to determine eligibility for new construction funding. The method of projecting enrollment into the future involves current and historical enrollment data for a district. The data is projected into the future for five years or ten years using a method provided by OPSC and referred to as the “Cohort Survival Method”. The Cohort Survival Method calculates a projection for District enrollment by extrapolating recent enrollment trends into the future, accounting for the rate of movement between grade levels, and comparing recent birth data to actual kindergarten enrollment five years later. For the five-year enrollment projection method, the State also allows the ability to factor in approved residential developments within the District’s boundaries, which may result in additional projected students. Districts may elect to use the five-year or ten-year enrollment projection, based on what is most advantageous.

As shown in Figure 3 and Table 1, annual enrollment growth in the District began experiencing significant declines in 2017-18. Since 2015-16, the District’s total enrollment decreased by approximately 1,786 students with a decrease of 598 students between 2019-20 and 2020-21. Utilizing the State’s model for projecting enrollment, including a factor of 2,215 new residential units within the District’s boundaries over the next five years (as indicated in the District’s School Facilities Needs Analysis report from February 2020), District enrollment is projected to decline to 11,879 students by 2025-26. This projection may differ from the models used to project enrollment for the purposes of LCFF funding and budgeting as there is a greater weight on kindergarten enrollment and the effect of cohort matriculation from one grade level to the next.

Figure 3: Oxnard School District K-8 Enrollment



Sources: CALPADS; OPSC

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

Grade	Historical Enrollment					Current	*Projected Enrollment					Net Change
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
TK-K	2,181	2,068	2,002	1,855	1,823	1,644	1,519	1,394	1,269	1,144	1,128	(516)
1st	1,853	1,847	1,750	1,720	1,574	1,582	1,383	1,258	1,133	1,008	992	(590)
2nd	1,899	1,845	1,827	1,718	1,700	1,573	1,569	1,370	1,245	1,120	1,099	(474)
3rd	1,899	1,859	1,813	1,794	1,699	1,656	1,539	1,535	1,336	1,211	1,190	(466)
4th	1,984	1,879	1,835	1,771	1,794	1,679	1,639	1,522	1,518	1,319	1,303	(376)
5th	1,929	1,954	1,858	1,809	1,757	1,771	1,658	1,618	1,501	1,497	1,409	(362)
K-5 Total	11,745	11,452	11,085	10,667	10,347	9,905	9,307	8,697	8,002	7,299	7,121	(2,784)
6th	1,786	1,878	1,913	1,790	1,763	1,708	1,720	1,607	1,567	1,450	1,563	(145)
7th	1,722	1,776	1,838	1,874	1,775	1,758	1,694	1,706	1,593	1,553	1,549	(209)
8th	1,665	1,716	1,763	1,803	1,845	1,761	1,735	1,671	1,683	1,570	1,646	(115)
6-8 Total	5,173	5,370	5,514	5,467	5,383	5,227	5,149	4,984	4,843	4,573	4,758	(469)
Total	16,918	16,822	16,599	16,134	15,730	15,132	14,456	13,681	12,845	11,872	11,879	(3,253)

*Projected enrollment provided utilizing OPSC online enrollment 5 year projection calculator

Sources: CALPADS; OPSC

The District’s enrollment decline, absent other factors, has substantially impacted and may continue to impact State aid eligibility for modernization and new construction grants in the future. Other factors include the amount of additional residential development approved by the City, but not yet built and existing District capacity to house students in permanent facilities. OPSC/State Allocation Board (SAB) rules require districts to annually update eligibility, creating the potential for major swings in ongoing eligibility and project funding; especially for districts experiencing enrollment decline or fluctuations in residential development. In addition, the full impact of the COVID-19 pandemic on future District enrollment is unknown. There are documented cases of families leaving the District and enrolling students at private schools or relocating to other districts that offered in-person instruction during the pandemic.

For the 2020-21 fiscal year, the State implemented a hold harmless policy which mitigated the fiscal impact of anticipated declines in student enrollment during the pandemic as it pertains to LCFF funding.

However, this policy approach was not adopted for other State administered funding sources for facilities such as the calculation of State aid eligibility. The impact of this policy decision is discussed in further detail below.

3.2 STATE AID APPLICATIONS AND PROGRAM CONSIDERATIONS

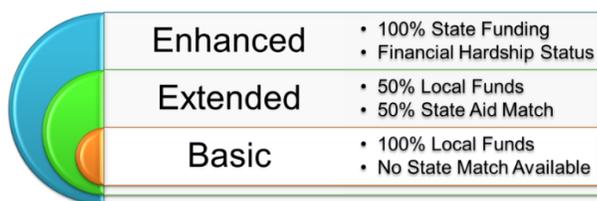
Major funding sources for the Program include Measure “R” and Measure “D” bond proceeds, developer fees, Mello Roos funds, prior State aid reimbursements, and capital program balances. The Program seeks to maximize remaining State aid eligibility for modernization and new construction grant funding for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

Through the OPSC, the State of California provides funding assistance to eligible school districts through the SFP. OPSC operates various programs pursuant to State law and provides projects to be considered by the State Allocation Board (SAB) for funding. Funding is provided to school districts in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other project-specific costs. Individual pupil grant amounts are periodically reviewed for adjustment by the SAB. The program provides new construction and modernization grants to construct new school facilities or modernize existing schools. To receive State grants, a district is required to match the grant portion from available district funds. This may include proceeds from local general obligation bonds, developer fees, and a district’s general fund. Under certain specific conditions, a district may qualify and apply for a release of its local match requirement through a hardship review and approval by the OPSC and the SAB, subject to additional constraints and requirements.

Historically, project funding by the State has been supported through the periodic approval of State bonds for school construction by California voters. In November 2016, California voters approved Proposition (Prop.) 51, authorizing \$7 billion for new construction, modernization, Career Technical Education (CTE), and Charter funding for K-12 facilities. While Prop. 51 provided an infusion into the SFP, the delay in getting the initiative to the ballot and the subsequent delays in implementing the review of applications and the allocation of funds to school districts effectively eliminated the SFP’s ability to provide monies to projects on a joint-funding basis. This resulted in the need for many school districts, including Oxnard, to choose to seek State aid on a reimbursement basis to not further delay the implementation of their facilities programs.

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

Figure 4: District Adopted Funding Strategies



Enhanced	<ul style="list-style-type: none"> • 100% State Funding • Financial Hardship Status
Extended	<ul style="list-style-type: none"> • 50% Local Funds • 50% State Aid Match
Basic	<ul style="list-style-type: none"> • 100% Local Funds • No State Match Available

The Program utilizes an integrated strategy to leverage State aid new construction and modernization grants. The Basic Strategy is to fund the upfront design and construction of projects with 100 percent local funds that are eligible for State aid reimbursement by qualifying for State matching grants. The Extended Strategy uses reimbursed State grant monies to extend construction beyond local funding of remaining State aid eligible/non-eligible projects. Once all local funding and State aid reimbursements are encumbered, the District may qualify for Financial Hardship status and receive 100% State funding for eligible projects, which is the Enhanced Strategy. Currently, the Basic and Extended Strategies are in effect as Financial Hardship funds are not being provided in a timely manner.

To maximize the amount of potential State aid reimbursements available for the Extended strategy, the District directed CFW to prioritize projects that would utilize the greatest amount of new construction pupil grants while replacing some of the District’s oldest and outdated facilities. The State’s new construction grant program provides State funds on a 50/50 State and local sharing basis for eligible projects that add permanent classroom capacity to a school district. The goal is to add permanent capacity to school districts to house students, including the construction of a new school or the addition of classrooms to an existing school. Eligibility for new construction funding is not site specific and is determined by the gap between a district’s projected enrollment and its existing permanent classroom capacity. Historical and projected student enrollment, plus approved, but not yet built residential units, are utilized to estimate the gap between the number of future students and the current ability to house students in permanent facilities. Due to a district’s new construction eligibility being highly reliant on maintaining and growing enrollment, a dramatic decrease in a district’s enrollment can result in a precipitous drop in eligibility. To submit an application for funding, a project must have obtained approvals of the design plans from both the Division of State Architect (DSA) and California Department of Education (CDE).

To date, the overwhelming majority of projects undertaken have been implemented under the Basic strategy utilizing proceeds from Measure “R” and Measure “D” as well as developer fees and other available fund balances with the stated purpose of seeking State aid reimbursements. Completed projects include upgrades to kindergarten and science labs across eight school sites and the reconstruction of Harrington, Lemonwood, Elm, and McKinna elementary schools. Other completed projects include the construction of Kindergarten Annex facilities at Harrington and Lemonwood, an addition of the new 6-8 classroom building at Marshall, and the acquisition of the Seabridge K-5 elementary school site. Additional completed projects include kindergarten/flex classrooms at Brekke, McAuliffe, Ramona, and Ritche, and the acquisition of the Doris/Patterson K-5/6-8 school site.

The design plans for the new Seabridge and reconstructed Rose Avenue schools have received DSA approval. Planning efforts associated with the Local Agency Formation Commission (LAFCo) approval for the Doris/Patterson project continue; however, the project has not yet begun the design process. The design plans for the modernization efforts planned at McAuliffe and Ritche elementary schools have also received DSA approval. Funding for these projects to date has been from local sources, primarily Measure “R” and Measure “D”. For each project, once DSA and CDE approval were achieved, a corresponding OPSC application for State reimbursements was completed and submitted to the State.

Table 2: Submitted New Construction Applications by Date

Projects	Application #	OPSC Received Date	Total Est. Grant
1 Driffill	51/72538-00-001	2012	\$4,270,411
2 Driffill	50/72538-00-009	2012	\$4,730,672
3 Harrington	50/72538-00-011	11/14/2014	\$9,680,523
4 Lemonwood	50/72538-00-013	7/19/2017	\$7,267,952
5 Marshall	50/72538-00-014	11/13/2017	\$4,542,796
6 Elm	50/72538-00-015	4/30/2018	\$9,127,657
7 Ritche Kinder	50/72538-00-016	7/19/2018	\$849,807
8 Brekke Kinder	50/72538-00-017	7/19/2018	\$687,428
9 McAuliffe Kinder	50/72538-00-018	7/19/2018	\$905,445
10 Lemonwood Use of Grants	50/72538-00-019	7/27/2018	\$2,077,264
11 Elm Use of Grants	50/72538-00-020	7/27/2018	\$909,216
12 Marshall Use of Grants	50/72538-00-021	7/27/2018	\$1,045,184
13 McKinna	50/72538-00-022	7/27/2018	\$10,884,207
14 McKinna Use of Grants	50/72538-00-023	7/27/2018	\$1,048,124
15 Ramona Kinder	50/72538-00-024	7/30/2018	\$638,712
16 Seabridge + Land	50/72538-00-025	12/7/2018	\$14,639,628
17 Seabridge Use of Grants	50/72538-00-026	12/7/2018	\$858,704
18 Rose Avenue	50/72538-00-027	10/11/2019	\$10,899,512
Total			\$85,063,242

These applications sought to garner matching funds from the OPSC utilizing new construction pupil grants. The pupil grants were generated by the District’s new construction eligibility baseline. The OPSC now requires that districts must update their new construction eligibility whenever their application is reviewed by OPSC. The OPSC’s previous practice was that a school district could establish its new construction eligibility baseline and maintain that baseline for a maximum of five years before being required to recalculate. This new policy to recalculate the new construction eligibility baseline upon review of an application has created volatility in the District’s eligibility as enrollment continues to decline.

In essence, a District with multiple applications filed over succeeding periods will be required to update their new construction eligibility each year, based in large part on the annual change in CALPADS enrollment as measured each October. The eligibility analysis is based in large part on the trend of a district’s last four years of enrollment with the most recent years weighed more heavily than the first. Approved, but not yet built residential units are also included and added to future enrollment projections at a rate of 0.5 students per approved, but unbuilt unit. Jointly, this tends to substantially accentuate the trend moving forward, especially in a declining enrollment or decreased residential construction situation.

The requirement has created the opportunity for major swings in ongoing eligibility; especially during periods of enrollment decline or fluctuations in residential development.

Table 3 provides a summary of historical District enrollment since school year 2014-15. As shown in Table 3, annual enrollment growth in the District began leveling off in school year 2014-15, remained generally stable, and began experiencing significant declines in 2017-18. Since 2014-15, the District’s total enrollment decreased by approximately 1,784 students.

Table 3: District Enrollment History

<u>Fiscal Year</u>	<u>Total Enrollment</u>	<u>Prior Yr. Change</u>
2014-15	16,916	
2015-16	16,918	2
2016-17	16,822	(96)
2017-18	16,599	(223)
2018-19	16,134	(465)
2019-20	15,730	(404)
2020-21	15,132	(598)
Total Change		(1,784)

To date, the District has received approximately \$26 million in new construction State aid reimbursements for completed projects at Driffill, Harrington, and Lemonwood schools. An additional \$32.7 million in new construction applications were submitted and received on the State’s workload list between November 2017 through July 2018. However, from 2017-18 through the present time, the District has experienced significant declines in its actual and projected enrollment, specifically at the kindergarten level as well as decreased approved residential construction. Jointly, the cumulative decrease in enrollment and the reduced number of approved residential units awaiting construction will substantially reduce the amount of new construction eligibility the District can claim for State grant reimbursement.

Table 4 provides a summary of received funding and submitted applications for new construction grants during the Program. For applications not yet received funding, the shown grant amounts are estimated based on the State’s 2021 per pupil grants and the estimated supplemental grants submitted as part of the applications and may vary from amounts shown on the State’s workload and beyond bond authority lists:

Table 4: New Construction Applications During Implementation of Program

Projects	Application #	Standard Pupils	SDC Pupils	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
1 Driffill	51/72538-00-001	0	0	\$3,712,107	\$558,304	\$4,270,411
2 Driffill	50/72538-00-009	350	9	\$4,032,792	\$697,880	\$4,730,672
3 Harrington	50/72538-00-011	625	26	\$8,219,097	\$1,461,426	\$9,680,523
4 Lemonwood	50/72538-00-013	473	0	\$5,570,487	\$1,697,465	\$7,267,952
Subtotal		1,448	35	\$21,534,483	\$4,415,075	\$25,949,558
Total Grants Received						\$25,949,558
1 Marshall	50/72538-00-014	316	0	\$4,147,696	\$395,100	\$4,542,796
2 Elm	50/72538-00-015	600	13	\$7,885,303	\$1,242,354	\$9,127,657
Subtotal		916	13	\$12,032,999	\$1,637,454	\$13,670,453
Total Applications Returned to District						\$13,670,453
1 Ritchen Kinder	50/72538-00-016	0	18	\$638,712	\$211,095	\$849,807
2 Brekke Kinder	50/72538-00-017	0	18	\$638,712	\$48,716	\$687,428
3 McAuliffe Kinder	50/72538-00-018	0	18	\$638,712	\$266,733	\$905,445
4 Lemonwood Use of Grants	50/72538-00-019	160	0	\$2,077,264	\$0	\$2,077,264
5 Elm Use of Grants	50/72538-00-020	72	0	\$909,216	\$0	\$909,216
6 Marshall Use of Grants	50/72538-00-021	80	0	\$1,045,184	\$0	\$1,045,184
7 McKinna	50/72538-00-022	675	35	\$9,460,262	\$1,423,945	\$10,884,207
8 McKinna Use of Grants	50/72538-00-023	83	0	\$1,048,124	\$0	\$1,048,124
9 Ramona Kinder	50/72538-00-024	0	18	\$638,712	\$0	\$638,712
Subtotal		1,070	107	\$17,094,898	\$1,950,489	\$19,045,387
Total Applications on State Workload List						\$19,045,387
1 Seabridge + Land	50/72538-00-025	575	13	\$7,569,603	\$7,070,025	\$14,639,628
2 Seabridge Use of Grants	50/72538-00-026	68	0	\$858,704	\$0	\$858,704
3 Rose Avenue	50/72538-00-027	675	35	\$9,460,262	\$1,439,250	\$10,899,512
Subtotal		1,318	48	\$17,888,569	\$8,509,275	\$26,397,844
Total Applications on State Beyond Bond Authority List						\$26,397,844
Total Applications (18)		4,752	203	\$68,550,949	\$16,512,293	\$85,063,242

In February 2019, a reimbursement application for new construction funding for the new Harrington Elementary School project was approved by the SAB and required an update to the District’s new construction eligibility calculating 1,796 in remaining new construction pupil eligibility. This Harrington application utilized 651 pupils leaving 1,145 pupils remaining and garnered approximately \$9.7 million in grant funds to the District.

In May 2020, a reimbursement application for new construction funding for the new Lemonwood Elementary School project was approved by the SAB and required an update to the District’s new construction eligibility, which declined to 423 remaining new construction pupil grants. These 423 pupil grants were fully utilized for this Lemonwood application which garnered approximately \$7.3 million in grant funds to the District.

In 2021, two applications for the Marshall Elementary School new classroom building and new Elm Elementary school projects estimated at approximately \$13.7 million came up for review by the OPSC and were returned to the District by the OPSC due to the lack of remaining eligible new construction pupil grants.

Currently, the District has approximately \$19 million from nine remaining new construction applications awaiting State review and funding on the State’s workload list. These nine applications are scheduled to

be processed by the OPSC within the 2020-21 School Year. Based on the current eligibility calculations the District will not have any new construction pupil grants for these applications within this time period. It is therefore recommended that the OPSC be notified as such and that these applications be removed from the Workload List.

At this time, the OPSC has reported that all authorized funds for new construction and modernization applications under the SFP have been fully allocated. Therefore, new construction applications received on or after September 12, 2018 are placed on an “Applications Received Beyond Bond Authority” waiting list in the order of date received, which is presented to the SAB for acknowledgement, but not approval, and are slated for review once additional funds are made available. For a project to qualify for this waiting list for State funds, the governing board of a district is required to adopt a resolution acknowledging the shortfall and the application’s inclusion under the “Applications Received Beyond Bond Authority List.” Applications received before September 12, 2018 were placed on the State’s “Workload List”.

The District has additional new construction applications on the State’s beyond bond authority list for the new Rose Avenue Elementary School and Seabridge Elementary School projects totaling approximately \$26 million in estimated grant funds. These applications are pending the State’s replenishment of the SFP through a potential statewide bond measure anticipated to be considered by voters as early as November 2022. To qualify for funding, the District would need to have substantial enrollment recovery at time of review of these applications by the OPSC. No action is recommended at this time for these applications as these applications continue to remain on the wait list for review by the OPSC.

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

3.3 DEVELOPER FEES AND PROGRAM CONSIDERATIONS

Developer fees levied on new residential and commercial construction in a school district attendance area are permissible under State Education Code, Section 17620 and may be used to meeting the District’s match requirement for eligible State assistance projects. The purpose of these fees is to offset the student enrollment impact that would be generated by new development. Fees may be used to fund the construction of new school facilities, the modernization of existing facilities, or the reopening of closed facilities. The regulations also permit an inflation-based increase in developer fees every two years based on changes in the Class B construction index. There are three levels of developer fees that can be assessed:

- **Level 1** fees are established by statute and adjusted by the State Allocation Board and are currently \$4.08 per square foot of residential development and \$0.66 per square foot of commercial and industrial development
- **Level 2** fees constitute up to 50% of the State allowed cost for construction and sites, if the school district meets specified eligibility tests and assumes that the will State pay for the other 50% of cost through the SFP
- **Level 3** fees are the same as Level 2, but include the State's 50% share as well, but only when the State declares it is out of funds for new construction

A fee justification study must be completed in order to levy Level 1 or Level 2 fees and in the event that the State declares that it is out of new construction state grant funds, the same report may allow the District to levy Level 3 fees. At the Program’s inception in 2013, approximately \$3.4 million in developer fee fund balance was allocated to the Program. Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$9.3 million in additional developer fee revenues as of April 30, 2021, for a grand total of \$12.7 million in collected revenues.

The District’s continued projected decline in enrollment is impacting the District’s developer fee revenues. In 2021, Cooperative Strategies reported to the District that due to the District’s enrollment declines, Level 2 fees may no longer be justified and the District will have to revert to Level 1 fees going forward until Level 2 fees are once again justified. Based on the projections provided by Cooperative Strategies in the 2020 Residential and Commercial/Industrial Development School Fee Justification Study and 2020 School Facilities Needs Analysis, it is estimated that the District may collect approximately \$41.4 million in developer fees over the life of the Program using the current Level 1 fee of \$2.69. This is an anticipated decrease in developer fee revenues of approximately \$15.3 million over the life of the Program. The District should continue to evaluate its eligibility to levy Level 2 Fees on an annual basis and make corresponding adjustments to the Program once Level 2 Fees are restored.

3.4 POTENTIAL ADDITIONAL FACILITIES FUNDING PROGRAMS

CFW and the District continue to monitor State and Federal programs for additional sources of funding to augment Program funding and mitigate the impact of delays in the State aid program and declining student enrollment. Two such pending proposals include the replenishment of the SFP through a Statewide ballot initiative and the resumption of funding for TK and kindergarten facilities.

3.4.1 STATEWIDE FACILITY BOND BILLS UNDER CONSIDERATION

Currently, the State Legislature is deliberating two statewide school facility measures as applications for matching facility grants exceed available bond authorization. The first bills is Assembly Bill 75 (O’Donnell), the Kindergarten-Community Colleges Public Education Facilities Bond Act of 2022 which was recently approved by the State Assembly last month and will soon be sent for debate to the State Senate. AB 75 authorizes the sale of \$12 billion in general obligation (GO) bonds for K-12 and California Community Colleges (CCC) school facilities construction and modernization projects to be placed on an unspecified

statewide election in 2022. The bill further authorizes the State Allocation Board (SAB) to allocate an unspecified amount of funds for a) New Construction; b) Modernization; c) Replacement of facilities older than 75 years; d) Remediation of Lead in Water; e) Career Technical Education (CTE) among other purposes.

According to the author of AB 75, “[s]tudies have found a positive relationship between the condition of school facilities and student achievement. A 2017 report by the California Policy Lab analyzing the impact of newly constructed schools on student achievement in the Los Angeles Unified School District found significant student improvements in standardized test scores, attendance rates, and student effort following attendance at a new school facility. According to the CDE, facility condition, design and utilization affect student and staff attendance, retention of teachers, student disruptions, time teachers and students spend on instruction/learning activities, curriculum offerings, teacher and student time in school (school calendar), participation by staff and students in extra-curricular activities, parent visits, and extent of local school program innovations.”

The second bill being considered is Senate Bill 22 (Glazer), the Public Preschool, K–12, and College Health and Safety Bond Act of 2022. This bill authorizes \$15 billion for the construction and modernization of public preschool, K-12, community college, University of California (UC), and California State University (CSU) facilities to be placed on the ballot for statewide elections in 2022. Specifically, this bill: a) Increases local bonding capacities for non-unified school districts from 1.25 percent to 2 percent and for unified school districts from 2.5 percent to 4 percent of the taxable property in the district; b) Establishes the 2022 State School Facilities Fund within the state treasury; c) Requires a school district, as a condition of participating in the School Facilities Program, to submit to Office of Public School Construction (OPSC) a five-year facilities master plan approved by the governing board of the school district among other requirements.

This bill was recently amended to include a set aside of \$250 million for the construction and renovation of school mental health and wellness facilities, and another \$250 million set aside for school stadium lighting projects. Upon approval of the bill on the Senate Floor, it was sent to the Assembly Rules Committee where it was “held” in committee. It is unclear whether this bill will continue to advance.

3.4.2 CALIFORNIA STATE BUDGET PROPOSAL

In January 2021, the Governor announced his intention to resume kindergarten facilities funding through the State General Fund and to increase the scope of the program to include facilities specifically for transitional kindergarten. His proposal allocated \$200 million for a competitive grant program based on the previous Full-Day Kindergarten Facilities Grant Program (FDKFGP) to be administered through the OPSC. In the May 2021 Budget Revision, the Governor proposed to modify this proposal by decreasing the overall amount of the program to \$190 million.

In addition, the Governor is proposing to implement changes to make transitional kindergarten more prevalent by increasing the age eligibility range. It is unclear as to when the new requirement will be implemented or how much funding would be needed for instruction and new facilities to house the

additional TK students. In regard to the FDKFGP/TK facilities funding, the Legislature is considering a higher dollar amount than \$190 million but the exact amount will not be known until the legislature finalizes its budget in mid June. CFW will continue to monitor the budget process and provide regular updates to the District.

FACILITIES PROGRAM

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

The replacement of older facilities housing K-5 students has been a major priority, followed by the construction of new K-8 facilities; all with 21st Century Learning Environment improvements that meet adopted Board specifications and program requirements. To date, most replacement school projects are either complete or underway. The next phase of implementation includes reconstructing Rose Avenue School. Additional 21st Century upgrades are also planned to classrooms, MPRs, administrative, and library facilities at select school sites. Funding for these improvements is primarily from a combination of existing local sources and anticipated State aid reimbursements.

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

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

4.1 COMPLETED PROJECTS

Completed projects include upgrades to kindergarten and science labs across eight school sites and the reconstruction of Harrington, Lemonwood, Elm, and McKinna elementary schools. Other completed projects include the construction of Kindergarten Annex facilities at Harrington and Lemonwood, addition of the new 6-8 classroom building at Marshall, and the acquisition of the Seabridge K-5 elementary school

site. Additional completed projects include kindergarten/flex classrooms at Brekke, McAuliffe, Ramona, and Ritchen, and the acquisition of the Doris/Patterson K-5/6-8 school site. Funding for the projects to date has been from local sources, primarily Measure “R” and Measure “D”.



Reconstructed McKinna Elementary School

4.2 PROJECTS UNDERWAY

The design plans for the reconstructed Rose Avenue and new Seabridge schools have received Division of State Architect (DSA) approval. Planning efforts associated with the Local Agency Formation Committee (LAFCo) approval for the Doris/Patterson project continue, however the project has not yet commenced the design process. The design and construction of the new Doris/ Patterson 6-8 middle school is proposed to be removed from the program. The design plans for the modernization efforts planned at McAuliffe and Ritchen elementary schools have both received DSA approval. The McAuliffe project has received approval from the California Department of Education (CDE) and the Ritchen project is anticipated to receive CDE approval soon. The following sections provide further detail on the status of projects summarized above and expected outcomes over the next six months.

4.2.1 ROSE AVENUE ELEMENTARY RECONSTRUCTION

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

The project is proceeding with construction utilizing existing local funds on hand. The District has engaged with site administrators and staff to solicit feedback on the approved design in order to facilitate minor adjustments to the scope of the project and to implement lessons learned from the completion of other recent school reconstruction projects. The District has received confirmation from DSA that the DSA approval will be in place until July 11, 2023. Over the past six months, CFW has commenced with the

negotiation of a guaranteed maximum price (GMP) with Balfour Beatty, the lease-lease back contractor. It is anticipated that the final GMP for the project will exceed the original construction budget due to rising construction costs, however no budget adjustments are recommended at this time. The GMP negotiation will also include the selection and the procurement of the necessary professional consultants to proceed with the reconstruction of the school. Once negotiations are completed, the District will establish a date to begin construction with the approval of the GMP by the Board. However, construction is anticipated to be completed by August 2023.

An application for new construction remains on the State’s beyond bonding authority list awaiting review by the State and is pending availability of State funds and the District’s new construction eligibility at the time the application is reviewed. The application was originally submitted as a “Financial Hardship” project prior to the decision to move forward with construction with local funds. At time of review by the State and subject to the District’s new construction eligibility at time of review, the application would need to be amended as a 50/50 reimbursement application and is estimated to garner approximately \$10.9 million. The approved “all in” budget for the Rose Avenue project is \$30.7 million, and no adjustment to the overall budget is recommended at this time.



Reconstruction of Rose Avenue Elementary School – Design Renderings by IBI Group

4.2.2 SEABRIDGE ELEMENTARY NEW CONSTRUCTION

The Seabridge Elementary project consists of a 48,802 square foot, a two-story 19 general purpose classroom building, with 4 kindergarten classrooms, 1 SDC classroom, piano lab, library, makers room, administration space, multipurpose room, playfields, hard courts, and support spaces, including parking. This project received DSA approval in October 2018. At this time, the District is still seeking final approval of a Coastal Development Permit from the City of Oxnard in order to proceed with construction. Prior communication with the City indicated planning regulations that were found to be in conflict with DSA and CDE requirements.

Two new construction applications for the project remain on the State’s beyond bonding authority list awaiting review by the State and are pending availability of State funds and the District’s new construction eligibility at the time the application is reviewed and are estimated to garner approximately \$15.5 million.

The current Board approved “all in” budget for the Seabridge project is \$28.6 million. No budget adjustments are recommended at this time.

4.2.3 MCAULIFFE ELEMENTARY MODERNIZATION

The McAuliffe modernization project improves its 28 classrooms, provides STEAM Academy and piano labs, and improves support spaces to comply with the District’s vision and specification for 21st Century K-5 classrooms and support school facilities. Proposed improvements for permanent classrooms include allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical, furnishings, as well as data and other technology upgrades. Upgrading the library into a Media Center is proposed, as are improvements to the multipurpose room, the HVAC system and converting two adjacent supply rooms into administrative and counselor space. The project has received approvals from both DSA and the CDE. Over the next six month period, a funding application for modernization grants may be submitted to the State for the project which would be placed on the State’s beyond bond authority list. The adopted “all-in” budget for the McAuliffe project, including hard and soft costs is \$4,959,744. A decrease to the budget by \$7,504 is proposed to accommodate the estimated current modernization eligibility under the Financial Hardship program.

4.2.4 RITCHEN ELEMENTARY MODERNIZATION

The Master Construct Program provides for the modernization of Ritchen Elementary, including its existing 28 classrooms, science and piano labs, MPR, library and support spaces to comply with the District’s vision and specification for 21st Century K-5 classrooms and student support facilities. Proposed improvements include allowances for modernized improvements to floors, walls and ceilings, plumbing, electrical, HVAC, and furnishings, as well as data and other technology upgrades. The project has received DSA approval and approval California Department of Education (CDE) is anticipated soon. Pending final CDE approval, over the next six month period, a funding application for modernization grants may be submitted to the State for the project which would be placed on the State’s beyond bond authority list. The adopted “all-in” budget for the Ritchen project, including hard and soft costs is \$4,905,850. A decrease to the budget by \$546,597 is proposed to accommodate the estimated current modernization eligibility under the Financial Hardship program.

4.2.5 DORIS/PATTERSON NEW CONSTRUCTION

The District has acquired a 25-acre parcel at the corner of Doris Avenue and Patterson Road for the construction of a new 700 student K-5 and 1,200 student 6-8 middle school facility, or a combined K-8 campus plus the ability to accommodate a District administrative center. The District has completed the California Environmental Quality Act (CEQA) and Department of Toxic Substances Control (DTSC) review requirements for the project. Pursuant to the Ventura County Local Agency Formation Commission (LAFCo), this project requires annexation into the City of Oxnard. The scope of off-site improvements requested by the City far exceed the demands of the proposed District project. The current Board-approved budget is \$800,572 for the project’s environmental planning and LAFCo efforts and \$9.2 million for land acquisition. An adjustment of \$6,318 is proposed to the land acquisition budget to account for

final actual expenditures. It is recommended that the District complete the annexation process with the City and County at this time and evaluate the potential construction schedule based on the outcome of the process.

4.2.6 IMPROVEMENTS TO MPR/SUPPORT FACILITIES

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

4.2.6.1 FREMONT MIDDLE SCHOOL

An analysis was conducted as to the ability to construct a replacement facility to the existing MPR that could be integrated as part of a potential future school replacement project. To preserve the option to utilize the new facility as part of a future new replacement school, a new gym is proposed to be located east of the existing tennis courts, along the southern boundary of the existing site in order to maximize the ability to be integrated as part of a future campus replacement project, should funding become available. Placing the new gym in this location would also reduce the impact on the ongoing operation of the Fremont School during construction of the gym. Per specification, the estimated cost of the proposed replacement MPR/gym facility is estimated at \$5.56 million.

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

Dr. Manual M. Lopez Academy of Arts and Sciences (formerly Haydock Academy) is the smallest of the District's 6-8 facilities. Replacement strategies for the existing campus were explored. One focused on the permanent relocation of grade 6-8 students as part of the new Doris/Patterson 1,200-student middle school, allowing the current Dr. Lopez Academy site to return to a K-5 facility. The second strategy focused on the interim relocation of grade 6-8 students from Dr. Lopez Academy to the new middle school site as a more compact, multi-storied, new middle school of 1,200 students was constructed at the current location. Based on the last review and dialogue with the Board regarding the need to explore additional alternatives, a third option was proposed for implementation which involves the repurposing of Driffill as 6-8 middle school facility in lieu of Dr. Lopez Academy.

Some level of interim improvement to the multipurpose facility may be required under either of the K-5 scenarios for Dr. Lopez Academy. In order to supply the site with some level of improvement to the existing MPR facility that will effectively bridge the immediate needs of today with the ultimate ability to reconstruct the facility under either option, an allowance of \$1.5 million has been established.

4.2.6.3 K-8 P2P SCHOOLS: MULTIPURPOSE ROOM MODERNIZATION

In the early 2000s, the District initiated the P2P (Portable 2 Permanent) program at Kamala, Chavez, Curren, and Drifill to reduce the use of portable classrooms and increase permanent classroom capacity at each site. New classroom buildings were completed at each of these schools, with the Drifill building the last one completed in 2014. As part of the FMP, additional support facility improvements were identified at these four sites, particularly the modernization of multipurpose facilities. These improvements included the modernization of interior finishes, the reconfiguration or upgrade of food services preparation areas and equipment, and the expansion of flexible-use space within the multipurpose room facilities where structurally viable.

Alternative scenarios were reviewed by the Board through the planning process of the proposed Enhanced Master Construct Program for Kamala, Chavez, Curren, and Drifill which included the construction of new multipurpose room/gymnasium facilities at each of the sites. The facilities would include approximately 10,683 square feet including assembly/gymnasium and presentation areas, service and kitchen areas, storage, restrooms, and grade 6-8 student locker rooms. The estimated development cost for each facility is approximately \$7.0 million. At time of the discussions, it was determined that these projects should be included in proposed Enhanced Master Construct Program. Due to the enhanced scope and required master budget, these projects are anticipated to be funded by a future local funding source.

4.2.6.4 REMAINING K-5 SCHOOL IMPROVEMENTS

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

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

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

4.2.7 BREKKE ELEMENTARY CERTIFICATES OF PARTICIPATION (MUNICIPAL LEASE)

In May 2020, CFW, at the direction of the District, completed the prepayment of the District's outstanding municipal lease which was issued in 2010. Proceeds from the 2010 Lease refinanced the District's 1997 Certificates of Participation which had funded the completion of Brekke Elementary. There was approximately \$2,835,700 in remaining principal at the time of the prepayment. The finance team determined that approximately \$2.9 million would be required to prepay the 2010 Lease to account for interest accumulated since the last interest payment made in February 2020, and that the District would then save approximately \$500,000 in future interest costs by doing so. Based on this information, the District directed the finance team to work with the lender to effect a payoff on August 1, 2020, the first available prepayment date per the original lease documents. However, the finance team was able to secure an earlier prepayment date from the lender which saved the District some additional interest monies. In March 2020, the District transferred \$2,845,100 in March 2020 to the lease holder to affect the payoff. The District utilized its Developer Fees (Fund 25) to make the payment to the lease holder, and the resulting interest savings will be made available to the Program.

4.2.8 ENHANCED MASTER CONSTRUCT PROGRAM

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

Workshop 1 was held in October 2019 and included a background review of the District's education program and anticipated facility requirements, enrollment trends, classroom capacity, current support facilities and site conditions, status of Master Construct projects, and a review of existing funding sources. Workshop 2 was held in December 2019 and focused on school site capacity and site configuration, considerations for improvements, program requirements, and options for new construction and facilities replacement/renovation or reconfiguration. Workshop 3 was held in May 2020 and included an analysis of anticipated funding sources to match estimated budget and proposed improvement schedules discussed at Workshops 1 and 2 and also included a proposed new \$173.1 million general obligation bond program for voter consideration on the November 2020 ballot. The Board decided at its June 4, 2020 meeting to delay the consideration of additional facilities improvements beyond the current Master Construct Program to a future date and did not place a measure on the November 2020 ballot. The State's delay in processing applications and projected decreases by the District in enrollment has negatively affected current State aid eligibility for Program reimbursements and implementation providing the need to consider further local funding options again at this time.

4.3 RECOMMENDATIONS

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

PROGRAM FUNDING & EXPENDITURES

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

The District has received approximately \$26 million in new construction grant funds for completed projects at Driffill, Harrington, and Lemonwood Elementary Schools. Due to current lack of new construction eligibility, a total of \$32.7 million in new construction applications are anticipated to be returned to the District. Additional applications totaling approximately \$26 million are on the State’s beyond bond authority list for the new Rose Avenue Elementary School and Seabridge Elementary School projects and are pending the State’s replenishment of the School Facilities Program (SFP) through a potential statewide bond measure and are pending the District’s ability to have substantial enrollment recovery at time of application review by the State. Additional submitted modernization applications are under review by the State. A further review of the SFP programs and estimated District eligibility is provided below.

All Mello Roos and Measure “R” bond proceeds have been received, and available capital program balances have been applied towards Phase 1 improvements. Local developer fees continue to flow into the program as additional residential construction is approved within the boundaries of the District. The District has issued approximately \$106 million in Measure “D” bonds in support of Phase 2 improvements, leaving approximately \$36.5 million in remaining authorization, and all previous bond authorization has been fully issued and appropriated.

The following provides an update to the prior Program funding and expenditures provided to the Board in the December 2020 report. This section provides a comprehensive review of the funding program, including a review of State aid grants, projected local developer fees, and local general obligation bond proceeds, all which may assist in the implementation of the remaining Master Construct Program. The report recommends adjustments to the Master Budget and Schedule that are required in accordance with financial or policy decisions undertaken by the District and the State from the prior periods and proposed activities over the next six-month period. Shortfalls due to SFP eligibility caused by enrollment decline

resulting in no further anticipated new construction State aid grants are identified and provided for review and further consideration. The District may be required, once again, to start planning to seek a local solution to absorb the balance of required facility improvements and the next phase of the Master Construct and Implementation Program.

5.1 STATE MATCHING GRANTS

Through the Office of Public School Construction (OPSC), the State of California provides funding assistance to eligible school districts through the School Facility Program (SFP). OPSC administers various programs pursuant to State law and provides projects to be considered by the State Allocation Board (SAB) for funding. Funding is provided to school districts in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other project-specific costs. Individual pupil grant amounts are periodically reviewed for adjustment by the SAB. The program provides new construction and modernization grants to construct new school facilities or modernize existing schools. To receive State grants, a district is required to match the grant portion from available district funds. This may include proceeds from local general obligation bonds, developer fees, and a district's general fund. Under certain specific conditions, a district may qualify and apply for a release of its local match requirement through a hardship review and approval by the OPSC and the SAB, subject to additional constraints and requirements.

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

At this time, the OPSC has reported that all authorized funds for new construction and modernization applications under the SFP have been fully allocated. Therefore, new construction applications received on or after September 12, 2018 and modernization applications received after February 28, 2019 will henceforth be placed on an "Applications Received Beyond Bond Authority" waiting list in the order of date received, which is presented to SAB for acknowledgement, but not approval, and are slated for review once additional funds are made available. In order for a project to qualify for this waiting list for State funds, the governing board of a district is required to adopt a resolution acknowledging the shortfall and the application's inclusion under the "Applications Received Beyond Bond Authority List."

With recognition that bond authority for projects is exhausted, the State Assembly has introduced AB -75 (O'Donnell), the "Kindergarten-Community Colleges Public Education Facilities Bond Act of 2022." If approved by the State Legislature and signed by the Governor, AB 75 will appear on the Statewide ballot in 2022. Specifically, the bill will earmark funds for the following purposes: (1) New construction; (2) Modernization; (3) Replacement of Facilities 75 years and older; (4) Remediation in Lead Water; (5) Charter School Facilities; (6) Career Technical Education; and (7) an unspecified amount for California Community Colleges.

CFW continues to monitor grant applications to the State and activities of the SAB for the allocation of eligible State funding. The strategic blending of these programs is required to support the balance of local investment that may be required to fully implement the Master Construct Program. These programs are summarized below as well as the District’s current and projected eligibility for program funding. Applications that have been approved by the District and submitted to OPSC are also presented.

5.1.1 STATE AID MODERNIZATION

Upon passage and adoption of AB 75, the matching requirements and regulations related to the current SFP will be updated as a condition of receiving funds from the 2022 bond program. Currently, the SFP Modernization Program provides funds on a 60-40 State and local sharing basis for improvements that enhance existing school facilities. Eligible projects include modifications such as air conditioning, plumbing, lighting, and electrical systems. Applications are submitted to the OPSC in two stages:

1. **Eligibility:** Modernization eligibility is established separately for each school site and requires that permanent facilities be at least 25 years old and portable facilities be at least 20 years old. Students must be enrolled in those facilities based on State classroom loading standards of 25 per classroom for grades K-6 and 27 per classroom for grades 7-8. Once established, site eligibility is not subject to annual review.
2. **Funding:** A district with modernization eligibility may request funding on a 60-40 State grant/local match basis. The 2021 pupil grant is currently \$4,808 for elementary grades and \$5,085 for middle school grades. Eligible costs include design, construction, educational technology, testing, inspection, furniture and equipment. Limited supplemental funding is available for excessive cost such as fire safety and accessibility improvements. Grant levels are periodically reviewed by the State. Program funding is subject to project performance and certification at the completion of construction.

Under Senate Bill 50 (SB 50), the State provides the option of a “Like for Like” approach towards utilizing available modernization eligibility towards new construction. The “Like for Like” approach allows school districts to utilize modernization funding for new construction projects, if the new construction is replacing a facility with a similar facility that requires modernization. These funds do not affect a district’s new construction pupil grant eligibility and are in addition to any available new construction funding. Funds allocated under “Like for Like” would be based on the modernization grant eligibility on a site-by-site basis. The District continues to utilize this approach, where applicable, to augment the amount of funding available to construct replacement school facilities.

Tables 5 and 6 summarize the District’s remaining estimated eligibility for State modernization grants for 299 permanent and 64 portable facilities that by the end of the Program would have been last modernized or placed in service at least 25 or 20 years ago, respectively. Since the December 2020 report, the estimated eligibility has been updated to account for final FY2020-21 enrollment by school site and adjusted for the 2021 per pupil grants. When an application is reviewed, the subject school site’s eligibility will be dependent on enrollment at that time and may increase or decrease dependent on enrollment at

that time. These amounts exclude any estimated additional grants anticipated beyond the base pupil grants for associated site development costs. All modernization applications require a local match to be provided by the District, unless Financial Hardship is utilized, as explained later in this section.

As shown in Table 5, the estimated eligibility for permanent classrooms has decreased from \$38.7 million reported in December 2020 to \$37.7 million. Approximately \$15.9 million is currently available for two elementary schools (McAuliffe and Ritchen) and two of the middle schools (Dr. Lopez Academy and Frank), with Frank having the largest amount of grant eligibility available. The District has renamed the former Haydock school as Dr. Manuel M. Lopez Academy of Arts and Sciences. Approximately \$5.4 million in grants are estimated to become eligible in the FY 2021-25 period. The remaining eligibility of approximately \$16.4 million is not fully eligible for grant funding until the FY 2026-29 period. To access these funds, the District must design and receive Division of State Architect (DSA) project approval prior to the submittal of an application for modernization funding of a facility.

Table 5: Estimated Remaining Modernization Eligibility from Permanent Classrooms: 60/40 Program

School Site	CRMs	Phase I (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total Amount
		CRMs	Amount	CRMs	Amount	CRMs	Amount	CRMs	Amount	
Brekke	23	0		0		23	\$2,783,832	0		\$2,783,832
Chavez	34	0		0		0		34	\$4,077,184	\$4,077,184
Curren	0	0		0		0		0		\$0
Driffill	0	0		0		0		0		\$0
Elm	0	0		0		0		0		\$0
Frank	44	0		44	\$6,005,385	0		0		\$6,005,385
Fremont	31	0		0		0		31	\$4,276,485	\$4,276,485
Harrington	0	0		0		0		0		\$0
Dr. Lopez Academy of Arts & Sciences	32	32	\$4,393,440	0		0		0		\$4,393,440
Kamala	0	0		0		0		0		\$0
Lemonwood	0	0		0		0		0		\$0
Marina West	20	0		0		0		20	\$2,404,000	\$2,404,000
Marshall	26	0		0		0		26	\$3,125,200	\$3,125,200
McAuliffe	24	24	\$2,851,144	0		0		0		\$2,851,144
McKinna	0	0		0		0		0		\$0
Ramona	22	0		0		22	\$2,663,632	0		\$2,663,632
Ritchen	22	22	\$2,615,552	0		0		0		\$2,615,552
Rose Avenue	0	0		0		0		0		\$0
Sierra Linda	21	0		0		0		21	\$2,524,200	\$2,524,200
Soria	0	0		0		0		0		\$0
Total	299	77	\$9,860,136	44	\$6,005,385	45	\$5,447,464	132	\$16,407,069	\$37,720,054

*Current dollars

Table 6 demonstrates remaining eligibility of approximately \$5.6 million for portable classrooms that exceed their 20-year life and are eligible for modernization during the term of the Program. To date, approximately \$3.5 million in modernization applications have been submitted to the OPSC for grant reimbursements. Modernization funding applications will be submitted to the OPSC for the modernization improvements planned at McAuliffe and Ritchen elementary schools. McAuliffe elementary school has now received both DSA and CDE approval of the design plans, while Ritchen has received DSA approval with CDE approval expected soon.

Wherever possible, the District has attempted to accrue as much State aid eligibility as possible before proceeding with the demolition and reconstruction of eligible facilities, including replacement schools.

Since portable classrooms were introduced at specific sites at various dates to accommodate accelerating enrollment in prior periods, not all portable classrooms are eligible for reimbursement at the same time or in the scheduled implementation of the Master Construct Program. Therefore, in certain cases, not all eligibility has been able to be utilized on a project-by-project basis before commencing with the replacement of a facility.

Two modernization applications submitted for the Elm and McKinna reconstruction projects are expected to be reviewed by the OPSC soon. The original applications included the use of 3 eligible portables at Elm and 4 eligible portables at McKinna. Separate applications for new construction funding were also submitted for these Elm and McKinna projects that no longer have new construction eligibility. The submitted modernization applications for Elm and McKinna utilized a “Like for Like” methodology. Since the new construction applications are no longer eligible, CFW will attempt to amend these modernization applications to encompass all of the eligible portables. This proposed amendment is estimated to increase the eligibility at these school sites by approximately \$1.4 million at Elm and by approximately \$1.1 million at McKinna. CFW will commence discussions with the OPSC to explore all options to keep the original place in line for these modernization applications.

Table 6: Estimated Remaining Modernization Eligibility from Portable Classrooms: 60/40 Program

School Site	CRMs	Phase I (FY 2013-17)		Phase II (FY 2018-20)		Phase III (FY 2021-25)		Phase IV (FY 2026-29)		Total Amount
		CRMs	Amount	CRMs	Amount	CRMs	Amount	CRMs	Amount	
Brekke	0	0		0		0		0		\$0
Chavez	0	0		0		0		0		\$0
Curren	2	0		0		2	\$240,400	0		\$240,400
Driffill	0	0		0		0		0		\$0
Elm	15	0		15	\$1,803,000	0		0		\$1,803,000
Frank	0	0		0		0		0		\$0
Fremont	8	8	\$1,098,360	0		0		0		\$1,098,360
Harrington	5	3	\$360,600	2	\$240,400	0		0		\$601,000
Dr. Lopez Academy of Arts & Sciences	1	0		0		1	\$137,295	0		\$137,295
Kamala	6	0		5	\$601,000	1	\$120,200	0		\$721,200
Lemonwood	7	6	\$721,200	1	\$120,200	0		0		\$841,400
Marina West	1	0		0		0		1	\$120,200	\$120,200
Marshall	0	0		0		0		0		\$0
McAuliffe	1	1	\$120,200	0		0		0		\$120,200
McKinna	13	7	\$841,400	6	\$721,200	0		0		\$1,562,600
Ramona	0	0		0		0		0		\$0
Ritchen	0	0		0		0		0		\$0
Rose Avenue	3	0		0		3	\$360,600	0		\$360,600
Sierra Linda	2	0		0		2	\$240,400	0		\$240,400
Soria	0	0		0		0		0		\$0
Total	64	25	\$3,141,760	29	\$3,485,800	9	\$1,098,895	1	\$120,200	\$7,846,655
Submitted Applications										
Project 1 - Fremont		8	\$1,098,360							
Project 1 - McAuliffe		1	\$120,200							
Harrington Kinder Annex				5	\$601,000					
Lemonwood K-8 Portables		6	\$721,200	1	\$120,200					
Elm Portables				3	\$360,600					
McKinna Portables		4	\$480,800							
Total		19	\$2,420,560	9	\$1,081,800	0	\$0	0	\$0	\$3,502,360
Remaining Eligibility		6	\$721,200	20	\$2,404,000	9	\$1,098,895	1	\$120,200	\$4,344,295

*Current dollars

Should enrollment trends change over time at each site and at the time a modernization application is submitted, the estimated grant amounts may increase or decrease further. In addition, at time of application, additional grant dollars may be garnered by identification of eligible Special Day Class (SDC) pupils per site, as SDC pupils are assigned a higher per pupil grant amount than standard pupils. The ability to use all of these grants, however, is contingent on the priority of projects to be funded by the Board, the planned use of these classrooms to house students, available matching funds, sustained enrollment, and the corresponding timeline and schedule adopted as part of the Master Construct Program.

5.1.2 STATE AID NEW CONSTRUCTION

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

1. **Eligibility:** Eligibility for new construction funding is not site specific and is determined by the gap between a district's projected enrollment and its existing permanent classroom capacity. Classroom capacity is based on State loading standards of 25 students per classroom for elementary grades and 27 students per classroom for middle grades. Historical and projected student enrollment, plus approved, but not yet built residential units, are utilized to estimate the gap between the number of future students and the current ability to house students in permanent facilities. Portable classrooms are not counted by the State as being permanently available to house pupils. Until approved for construction, eligibility is subject to annual review.
2. **Funding:** Once eligibility is approved; a district may apply for funding on a 50/50 State grant/local match basis. The 2021 pupil grant is currently \$12,628 for elementary grades and \$13,356 for middle grades and is counted based on each student found to exceed a district's permanent capacity to house students. Eligible costs include design, construction, testing, inspection, furniture and equipment, and other costs closely related to the actual construction of school buildings. Supplemental grants are available for site acquisition, utilities, on/off-site and general site development, and other excessive costs. Grant levels are periodically reviewed by the State.

Table 7 provides a summary of received funding and submitted applications for new construction grants during the Master Construct and Implementation Program. For applications not yet received funding, the shown grant amounts are estimated based on the State's 2021 per pupil grants and the estimated

supplemental grants submitted as part of the applications and may vary from amounts shown on the State’s workload and beyond bond authority lists:

Table 7: New Construction Applications During Implementation of Program

Projects	Application #	Standard Pupils	SDC Pupils	Est. Base Grant	Est. Sup. Grant	Total Est. Grant	
1 Driffill	51/72538-00-001	0	0	\$3,712,107	\$558,304	\$4,270,411	
2 Driffill	50/72538-00-009	350	9	\$4,032,792	\$697,880	\$4,730,672	
3 Harrington	50/72538-00-011	625	26	\$8,219,097	\$1,461,426	\$9,680,523	
4 Lemonwood	50/72538-00-013	473	0	\$5,570,487	\$1,697,465	\$7,267,952	
Subtotal		1,448	35	\$21,534,483	\$4,415,075	\$25,949,558	
Total Grants Received							\$25,949,558
1 Marshall	50/72538-00-014	316	0	\$4,147,696	\$395,100	\$4,542,796	
2 Elm	50/72538-00-015	600	13	\$7,885,303	\$1,242,354	\$9,127,657	
Subtotal		916	13	\$12,032,999	\$1,637,454	\$13,670,453	
Total Applications Returned to District							\$13,670,453
1 Ritchen Kinder	50/72538-00-016	0	18	\$638,712	\$211,095	\$849,807	
2 Brekke Kinder	50/72538-00-017	0	18	\$638,712	\$48,716	\$687,428	
3 McAuliffe Kinder	50/72538-00-018	0	18	\$638,712	\$266,733	\$905,445	
4 Lemonwood Use of Grants	50/72538-00-019	160	0	\$2,077,264	\$0	\$2,077,264	
5 Elm Use of Grants	50/72538-00-020	72	0	\$909,216	\$0	\$909,216	
6 Marshall Use of Grants	50/72538-00-021	80	0	\$1,045,184	\$0	\$1,045,184	
7 McKinna	50/72538-00-022	675	35	\$9,460,262	\$1,423,945	\$10,884,207	
8 McKinna Use of Grants	50/72538-00-023	83	0	\$1,048,124	\$0	\$1,048,124	
9 Ramona Kinder	50/72538-00-024	0	18	\$638,712	\$0	\$638,712	
Subtotal		1,070	107	\$17,094,898	\$1,950,489	\$19,045,387	
Total Applications on State Workload List							\$19,045,387
1 Seabridge + Land	50/72538-00-025	575	13	\$7,569,603	\$7,070,025	\$14,639,628	
2 Seabridge Use of Grants	50/72538-00-026	68	0	\$858,704	\$0	\$858,704	
3 Rose Avenue	50/72538-00-027	675	35	\$9,460,262	\$1,439,250	\$10,899,512	
Subtotal		1,318	48	\$17,888,569	\$8,509,275	\$26,397,844	
Total Applications on State Beyond Bond Authority List							\$26,397,844
Total Applications (18)		4,752	203	\$68,550,949	\$16,512,293	\$85,063,242	

The District has received approximately \$26 million in new construction grant funds for completed projects at Driffill, Harrington, and Lemonwood schools. An additional \$32.7 million in new construction applications were submitted and received on the State’s workload list between November 2017 through July 2018. Of the \$32.7 million in applications, \$13.7 million in estimated grants for Marshall and Elm were returned to the District by the OPSC due to lack of new construction eligibility. As previously demonstrated in the earlier Section 3 of this report, the District has experienced significant declines in its projected enrollment which has resulted in no remaining new construction eligibility pupil grants at this time. The \$19 million from the remaining applications on the State’s workload list are scheduled to be processed by the OPSC within the 2020-21 School Year. The District will not have any new construction eligibility within this time period and that these applications are anticipated to be removed from the State’s workload list and returned to the District.

Three additional applications totaling approximately \$26 million are on the State’s beyond bond authority list for the new Rose Avenue Elementary School and Seabridge Elementary School projects. These applications are pending the State’s replenishment of the SFP through a potential statewide bond measure anticipated to be considered by voters in 2022. The District would need to have substantial enrollment recovery at time of review of these applications by the OPSC in order to qualify for funding.

5.1.3 FINANCIAL HARDSHIP FUNDING

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

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

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

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

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

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

5.1.4 SUBMITTED STATE AID APPLICATIONS

Table 8 presents State aid applications that have been filed with the OPSC and are either in the review process or are awaiting review and funding by the State, totaling approximately \$47.8 million. It also reflects the current pupil grant amounts in effect for 2021 by the SAB and estimated additional anticipated allowances for supplemental grants such as site development and land acquisition costs. As previously stated, all the new construction applications except for the applications associated with Rose Avenue and Seabridge are scheduled to be reviewed by the OPSC soon and will not qualify for new construction grants due to lack of eligibility at this time. The Seabridge and Rose Avenue applications remain on the State's beyond authority list and will be subject to eligibility requirements at time of review by the OPSC. The District has received and responded to OPSC review letters for both the Harrington and Lemonwood modernization project applications. These applications are anticipated to be presented to the SAB for an unfunded approval in June 2021 for Harrington and in the fall 2021 for Lemonwood. Review notices from OPSC for the modernization applications at Elm and McKinna are anticipated soon. As previously stated, CFW will commence discussions with the OPSC to explore all options to potentially increase the eligibility and keep the original place in line for these modernization applications at Elm and McKinna.

Table 8: Submitted State Aid Applications

Projects	Type	Standard Pupils	K-6	7-8	SDC Pupils	Non Severe	Severe	Est. Base Grant	Est. Sup. Grant	Total Est. Grant
Harrington Kinder Annex	Mod.	125	125	0	0	0	0	\$601,000	\$45,540	\$646,540
Lemonwood Portables	Mod.	175	175	0	0	0	0	\$841,400	\$0	\$841,400
Ritchen Kinder	New Const.	0	0	0	18	0	18	\$638,712	\$211,095	\$849,807
Brekke Kinder	New Const.	0	0	0	18	0	18	\$638,712	\$48,716	\$687,428
McAuliffe Kinder	New Const.	0	0	0	18	0	18	\$638,712	\$266,733	\$905,445
Lemonwood Use of Grants	New Const.	160	82	78	0	0	0	\$2,077,264	\$0	\$2,077,264
Elm Use of Grants	New Const.	72	72	0	0	0	0	\$909,216	\$0	\$909,216
Marshall Use of Grants	New Const.	80	32	48	0	0	0	\$1,045,184	\$0	\$1,045,184
McKinna	New Const.	675	675	0	35	26	9	\$9,460,262	\$1,423,945	\$10,884,207
McKinna Use of Grants	New Const.	83	83	0	0	0	0	\$1,048,124	\$0	\$1,048,124
Elm Portables	Mod.	75	75	0	0	0	0	\$360,600	\$0	\$360,600
McKinna Portables	Mod.	100	100	0	0	0	0	\$480,800	\$0	\$480,800
Ramona Kinder	New Const.	0	0	0	18	0	18	\$638,712	\$0	\$638,712
Seabridge + Land	New Const.	575	575	0	13	13	0	\$7,569,603	\$7,070,025	\$14,639,628
Seabridge Use of Grants	New Const.	68	68	0	0	0	0	\$858,704	\$0	\$858,704
Rose Avenue	New Const.	675	675	0	35	26	9	\$9,460,262	\$1,439,250	\$10,899,512
Total		2,863	2,737	126	155	65	90	\$37,267,267	\$10,505,304	\$47,772,571
<i>Total New Construction Pupils Used</i>		2,388	2,262	126	155	65	90			
<i>Total Modernization Pupils Used</i>		475	475	0	0	0	0			

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

5.2 DEVELOPER FEES

Developer fees levied on new residential and commercial construction in a school district attendance area are permissible under State Education Code, Section 17620 and may be used to meeting the District's match requirement for eligible State assistance projects. The purpose of these fees is to offset the student

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

- **Level 1** fees are established by statute and adjusted by the State Allocation Board and are currently \$4.08 per square foot of residential development and \$0.66 per square foot of commercial and industrial development
- **Level 2** fees constitute up to 50% of the State allowed cost for construction and sites, if the school district meets specified eligibility tests and assumes that the will State pay for the other 50% of cost through the SFP
- **Level 3** fees are the same as Level 2, but include the State's 50% share as well, but only when the State declares it is out of funds for new construction

A fee justification study must be completed in order to levy Level 1 or Level 2 fees and in the event that the State declares that it is out of new construction state grant funds, the same report may allow the District to levy Level 3 fees. At the Program's inception in 2013, approximately \$3.4 million in developer fee fund balance was allocated to the Program. Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$9.3 million in additional developer fee revenues as of April 30, 2021, for a grand total of \$12.7 million in collected revenues.

As reported in December 2020, the District adopted a Residential and Commercial/Industrial Development School Fee Justification Study in April 2020 prepared by Cooperative Strategies that established the justification for collecting Level 1 fees. Based on the District's fee sharing agreement with the Oxnard Union High School District, the District collects 66% of the maximum Level 1 fees, or \$2.69 per square foot for residential development and \$0.436 per square foot for commercial development.

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

As reported in December 2020, the District adopted a School Facilities Needs Analysis in April 2020, prepared by Cooperative Strategies to establish and justify the collection of Level 2 developer fees at a rate of \$3.83 per square foot for all new future residential units built within the District's boundaries.

Using available County and local data, the Study estimates that only 2,215 residential single and multi-family homes, totaling 3,396,821 square feet, will be built in the District over the next five years. For the five-year period being examined, this would equate to approximately 443 new residential units per year instead of the 547 unit average calculated in the Level 1 Study. The resulting expected revenue from Level 2 developer fees for this five-year period is approximately \$13 million or \$2.6 million per year starting in 2020-21 fiscal year. The District is required to complete an annual update to the Level 2 Study in order to continue collecting Level 2 fees.

In 2021, Cooperative Strategies reported to the District that due to the District's enrollment declines, Level 2 fees may no longer be justified and the District will have to revert to Level 1 fees in 2022. For purposes of budgeting for the program, Level 1 fee of \$2.69 has been assumed as the rate resulting in a decrease in projected available developer fee funds for the program.

Since the initial \$3.4 million allocated to the Program in 2013, the District has collected approximately \$9.3 million in additional developer fee revenues as of April 30, 2021, for a grand total of \$12.7 million in collected revenues. Based on the projections provided by Cooperative Strategies in the 2020 Residential and Commercial/Industrial Development School Fee Justification Study and 2020 School Facilities Needs Analysis, it is estimated that the District may collect approximately \$41.4 million in developer fees over the life of the Program using the current Level 1 fee of \$2.69. This is an overall decrease in anticipated revenues of approximately \$15.3 million.

The District is required to complete a biennial update to the Level 1 Study in order to continue collecting Level 1 fees for the next two years. Similarly, the District is also required to complete an annual update to the Level 2 Study in order to continue collecting Level 2 fees for the next year.

5.3 GENERAL OBLIGATION BONDS

The District has used local General Obligation (G.O.) bonds previously to fund major school facility improvements and has been successful in making use of public financing options and garnering community support to improve school facilities. These G.O. bonds are secured by an annual levy on all taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the County, pursuant to Prop. 13. Traditionally, G.O. bonds carry far lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to finance improvements over time.

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

\$142.5 million in G.O. bonds to fund additional school improvements as part of Phases 2, 3 and 4 of ongoing facilities improvements.

On March 15, 2017, the District sold \$81.0 million in G.O. bonds, Series 2017A to strong investor demand. The bonds had a total interest cost of approximately 4.21% and a term of 30 years. The total gross debt service for the bond issuance is \$172.7 million, resulting in a debt repayment ratio of 2.13 to 1, well below the 3.36 to 1 estimated to voters. This is also below the required payback ratio required by law of 4 to 1. Proceeds from the Series 2017A bond issuance are funding a portion of Phase 2 of the ongoing new school construction and classroom modernization program and will also be used to meet the local match requirement for State SFP grants and leverage reimbursements from State Aid matching grants.

On March 29, 2018, the District concluded the sale of \$14 million in G.O. Bonds, Series 2018B to strong investor demand. The Series B bonds carry a true interest cost of 4.15% and a term of 30 years. The total gross debt service for the bond issuance is approximately \$30.3 million, resulting in a debt repayment ratio of 2.22 to 1. Proceeds from the Series 2018B bond issuance were used to fund projects underway and to provide the local match for eligible SFP matching State grants. Delays in the receipt of funding under Prop. 51 have necessitated the District to utilize local funding sources exclusively to date.

On November 24, 2020, the District sold approximately \$11.0 million in G.O. Bonds, Series 2020C which was received extremely well by the investor community as indicated by investor demand. The bonds had a total interest cost of approximately 2.97% and a term of 30 years. The total gross debt service for the bond issuance is approximately \$21.8 million, resulting in a debt repayment ratio of 1.99 to 1. Proceeds from the Series 2020C bond issuance were used to continue the overall implementation of the District’s Master Construct Program. In the interim, the funds may be made available, via intradistrict loans, to the District to assist in mitigating the proposed State deferrals anticipated during the current and following fiscal year.

To date, approximately \$106.0 million in Measure “D” bonds have been issued, leaving approximately \$36.5 million in remaining Measure “D” bond authorization.

Table 9: Summary of Measure D Bond Sales to Date

	Series 2017A	Series 2018B	Series 2020C
Par Amount	\$81.0 million	\$14.0 million	\$11.0 million
Total Debt Service	\$172.7 million	\$30.3 million	\$21.8 million
Repayment Ratio	2.13 to 1	2.16 to 1	1.99 to 1
Average Interest Rate (TIC)	4.21%	4.15%	2.97%
2020-21 Tax Rate to Repay Outstanding Measure "D" Bonds	\$27.50 per \$100,000 AV		

In addition to the bonds issued to fund construction, CFW has assisted the District in completing eight general obligation bond refinancing transactions since 2010 to take advantage of lower interest rates. These transactions have resulted in a total savings of over \$19.2 million for taxpayers in the community. Based on the current average assessed valuation for a single-family home, homeowners in the district are estimated to save an average of \$540 over the remaining life of all bonds refinanced in the past ten years.

District staff and CFW will continue to monitor the municipal market for future refunding opportunities in order to benefit the District and its taxpayers.

5.3.1 AVAILABILITY OF FUTURE BOND FUNDING

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

Based on the District’s assessed value of \$14.6 billion for fiscal year 2020-21, the District’s statutory 1.25% gross bonding capacity is estimated at \$183 million. To comply with the California Education Code and issue additional bonds, the District applied and was granted a waiver from CDE in March of 2017 authorizing the District to exceed its bonding limit of 1.25% to an amount equal to 2.12% (or less) of total assessed valuation at the time of bond issuance. The waiver has an expiration date of August 1, 2025. In Table 10, the District’s gross bonding capacity as of FY 2020-21 is approximately \$310.4 million, of which to date approximately \$279 million is currently outstanding in principal amount from prior bond sales. As a result, the District’s remaining net bonding at this time is estimated at \$31.3 million. The District’s net bonding capacity is expected to increase as assessed value increases and outstanding principal debt is repaid in the coming years.

Table 10: Bonding Capacity Analysis

BONDING CAPACITY ANALYSIS	
Fiscal Year 2020-21	
ASSESSED VALUATION	
Secured Assessed Valuation	\$13,883,048,757
Unsecured Assessed Valuation	\$756,805,376
DEBT LIMITATION	
Total Assessed Valuation	\$14,639,854,133
Applicable Bond Debt Limit with Waiver *	2.12%
Bonding Capacity	\$310,364,908
Outstanding Bonded Indebtedness	\$279,039,228
NET BONDING CAPACITY	\$31,325,680
% of Capacity Current Used	89.91%
* 2017 Waiver	
HARDSHIP ANALYSIS	
Hardship Requirement	60.00%
Statutory Bonding Capacity (1.25% AV)	\$182,998,177
Outstanding Bonded Indebtedness	\$279,039,228
% of Statutory Bonding Capacity Utilized	152.48%

The District’s assessed valuation serves as the source from which tax revenues are derived for purpose of repaying bond debt service. As assessed value grows, so too does the District’s ability to repay a greater amount of bond debt service and therefore its ability to issue additional bonds. Table 11 presents a history of the District’s assessed valuation. Historically, assessed value has increased with some minimal periods of decline. During the early to late 2000s, the District experienced assessed value growth ranging from approximately 9 to 14 percent annually. This coincided with a period of strong economic performance statewide. Conversely, as the economy contracted during the Great Recession, the District’s assessed valuation experienced periods of contraction in FY2010 through FY2012. Overall, assessed valuation growth averaged 5.6 percent annually over the last 20 years. Most recently, over the last 5-year period, the annual assessed valuation growth rate has averaged 4.4 percent. While annual assessed valuation growth has slowed compared to the mid-2000s, it may indicate a more sustainable pace of economic expansion within the District.

Table 11: Historical Assessed Valuation

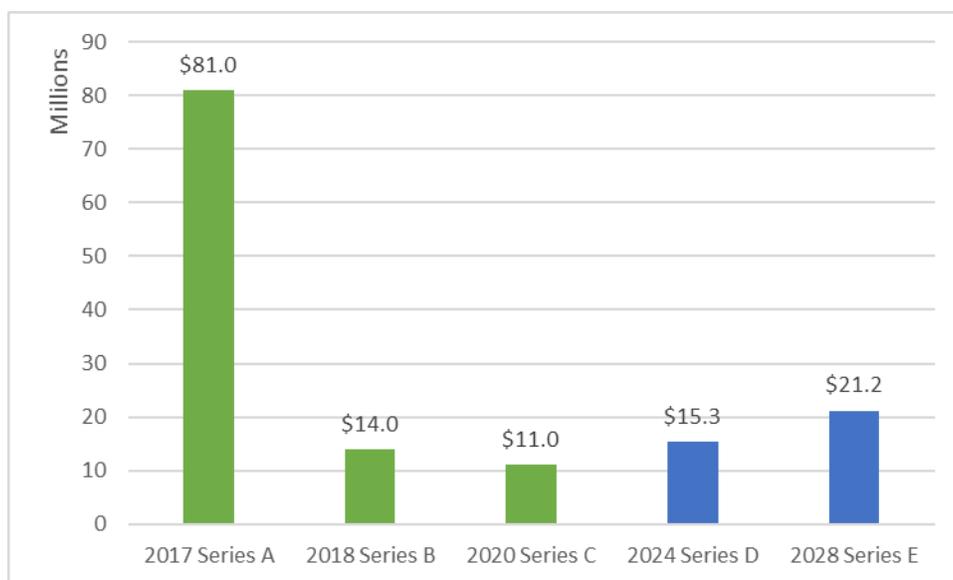
Historical Assessed Value		
Fiscal Year	Total	% Δ
2001	\$4,931,354,901	-
2002	\$5,456,598,521	10.7%
2003	\$5,963,113,197	9.3%
2004	\$6,635,172,071	11.3%
2005	\$7,583,558,704	14.3%
2006	\$8,657,971,155	14.2%
2007	\$9,931,635,061	14.7%
2008	\$10,883,340,116	9.6%
2009	\$10,923,360,081	0.4%
2010	\$10,256,972,528	-6.1%
2011	\$10,222,956,307	-0.3%
2012	\$10,128,841,659	-0.9%
2013	\$10,224,776,805	0.9%
2014	\$10,523,302,599	2.9%
2015	\$11,258,539,314	7.0%
2016	\$11,811,053,863	4.9%
2017	\$12,231,081,218	3.6%
2018	\$12,813,934,964	4.8%
2019	\$13,410,386,931	4.7%
2020	\$14,062,908,693	4.9%
2021	\$14,639,854,133	4.1%
5-Year Annualized Average		4.4%
10-Year Annualized Average		3.7%
20-Year Annualized Average		5.6%

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

year 2020-21, the County is levying a rate of \$27.50 per \$100,000 of assessed property value, below the legally permitted \$30 tax rate.

Figure 5 presents the amount of bonds issued to date and the amount that may be issued in the future assuming certain conditions. First, it is assumed that assessed value will continue to grow at 80 percent of its last five-year average rate, or 4 percent per year. It also assumes that the repayment of any new bonds to be sold will not exceed the \$30 per \$100,000 assessed valuation tax rate. Figure 5 illustrates the estimated timing and size of remaining bond issuances in support of the Master Construct Program. In total \$36.5 million in authorization remains from Measure “D” which may be issued as indicated over two bond sales, if needed.

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



The availability of additional funds issued in 2020 Series C is credited to the District’s recent growth in assessed valuation and current interest rates for similarly rated California school districts. To access the bond proceeds and to conform to the Program’s constraints such as the \$30 tax rate, the District has utilized Capital Appreciation Bonds (CABs). CABs are bonds that may defer principal and interest repayments in order to better accommodate debt service repayment requirements and available tax revenues. As such, they tend to require a higher rate of interest for repayment. This may increase the overall cost of borrowing; however, the overall program has benefited from lower than expected interest rates and it is estimated based on current market conditions that the total repayment ratio for all Measure “D” bonds will be lower than the overall repayment ratio estimated to voters at the time of the election. It is estimated that the balance of the Measure “D” authorization will be issued over two future tranches currently scheduled for 2024 and 2028, subject to Board review and approval. The estimated amounts of \$15.3 million for the 2024 Series D issuance and \$21.1 million for the 2028 Series E issuance assume 4% average annual District AV growth moving forward. In addition, the average interest rate is assumed to be 3.5%, which is higher than the most recent 2020 Series C issuance. Bond terms are assumed to be 25

years and will likely utilize CABs. Actual bond proceeds from future issuances may differ from the estimates provided here and will depend on both District needs and market conditions at the time of sale. This analysis will be updated in the fall once new assessed values are released by the County in August.

5.3.2 ADDITIONAL G.O. BOND AUTHORITY REQUIRED TO MITIGATE SFP FUNDING

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

If desired, a new general obligation bond may be structured to meet the above requirements and mitigate the delay or future lack of State aid funding of proposed projects. Assuming that the District's assessed valuation continues to grow at an annual average of 4.0 percent and that the District implements the maximum tax rate of \$30 per \$100,000 of assessed value allowed by Proposition 39 over a 30-year term for each bond sale, the District could generate approximately \$182 million in bond proceeds over a projected 8 year period based on current market conditions. The size and timing of bond series depend on the needs of the overall program and are structured to allow projected assessed valuation growth between bond issuances so that required tax rates for bond repayments stay within the estimated Proposition 39 rate of \$30 per \$100,000 of assessed valuation. If the Board elects to bring a new bond authorization to voters for approval during 2022 election cycle, this may allow the District to further expand the Basic program by providing additional local funds to the Program in anticipation of further delays or in lieu of decreased State aid reimbursements due to enrollment decline.

5.4 PROGRAM EXPENDITURES TO DATE

A budget and expenditure tracking protocol has been established and utilized for projects currently being implemented. As of the December 2020 Semi-Annual Report, the total budget was approximately \$241.6 million for projects under current implementation, inclusive of the program reserve. Any changes to sources, uses, and schedules included in this report have considered actual District expenditures for the respective projects and are tracked against established project budgets. As needed, the program reserves and estimated ending fund balance will be utilized to accommodate unforeseen but required budget adjustments.

Table 12 provides a summary report of expenditures made for the Program during the period July 1, 2012 – April 30, 2021 totaling approximately \$207 million. Expenditures made after this period will be accounted for in the next Semi-Annual update. The District's financial system accounts for expenditures by Fiscal Year (July 1 – June 30) and are used in reporting these expenditures. The report is organized by Fiscal Year and includes expenditures across various construction funds. It should be noted that

expenditure reporting is based on the budget approved as part of the December 2020 Semi-Annual Report. Once the recommended budget adjustments are approved as part of this June 2021 report, subsequent expenditure reports will reflect the revised budget value.

The District has accounted for districtwide expenses, including the program manager fee in object codes 5800 and 6205 and has not allocated these expenses to specific projects. For the purposes of Table 12, CFW has allocated such districtwide program manager fee expenses by taking the actual expenditures for a given fiscal year and then allocating the actuals by the percentage of fees earned for that period for a given project pursuant to the latest agreed upon fee calculation. Pursuant to the contract, the total program management fee does not exceed 4.75% of the projects managed.

From July 1, 2012 through April 30, 2021, the District disclosed expenditures of approximately \$34 million for additional facilities improvements not identified in the Master Construct. Of the total, \$13.2 million were expended for eligible projects prior to the adoption of the January 2013 Implementation Plan beginning with \$3.7 million of Developer Fee Fund balances, plus additional expenditures thereafter which were planned for State aid reimbursement. Given the deferral of State reimbursements, these expenditures are now being subsumed into the Master Construct Program until such time that State aid reimbursement becomes available. Eligible improvements included, but are not limited to, replacement or addition of relocatable facilities, improvements and DSA closeout of prior projects, District energy efficiency improvements, and other facility improvements. The remaining \$20.8 million in expenditures outside of the Program were funded by the District's prior Measure M bond program. Expenditure reports related to the current bond programs are made available for review by the Citizens' Oversight Committees and expenditures are audited annually for the Board's review.

Table 12: Estimated Expenditures to Date for Projects Under Implementation

Project	Fiscal Year Expenditures										Total
	Adopted Budget	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21 ¹	
Acquire Site New Elem K-5	\$7,773,653	\$7,669,462	\$34,158	\$0	\$46,736	\$16,375	\$575	(\$575)	\$0	\$0	\$7,766,731
Doris/Patterson Acquire Land	\$9,192,500	\$0	\$0	\$0	\$75,015	\$205,907	\$8,905,711	\$12,186	\$0	\$0	\$9,198,818
Doris/Patterson LAFCO Planning	\$800,572	\$0	\$14,625	\$37,345	\$29,547	\$143,777	\$254,490	\$14,485	\$7,518	\$2,730	\$504,518
Design & Reconstruct Harrington Elem K-5	\$23,846,732	\$145,936	\$1,493,738	\$12,213,889	\$9,697,001	\$224,482	\$2,431	\$0	\$0	\$0	\$23,777,476
Design & Reconstruct Lemonwood Elem K-8	\$42,171,543	\$143,997	\$854,243	\$1,449,310	\$1,745,066	\$15,508,814	\$14,839,402	\$6,969,338	\$388,855	\$83,385	\$41,982,409
Design & Reconstruct Elm Elem K-5	\$32,872,208	\$0	\$370,846	\$1,190,117	\$339,812	\$3,322,670	\$13,222,379	\$13,246,602	\$1,164,669	\$12,395	\$32,869,490
Design & Construct Seabridge K-5	\$2,885,046	\$0	\$0	\$0	\$0	\$149,343	\$1,758,104	\$431,954	\$377,275	\$212,506	\$2,929,181
Design & Reconstruct McKinna K-5	\$36,558,911	\$0	\$0	\$0	\$0	\$665,339	\$1,889,210	\$16,646,987	\$14,958,735	\$1,912,001	\$36,072,273
Design & Reconstruct Rose Avenue K-5	\$30,680,582	\$0	\$0	\$0	\$0	\$56,204	\$1,101,207	\$907,116	(\$12,288)	\$225,205	\$2,277,444
Design & Reconstruct Marina West K-5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design & Construct Doris/Patterson K-5	\$491,496	\$0	\$0	\$0	\$421,017	\$0	\$0	\$71,516	\$0	\$0	\$492,533
Design & Construct Doris/Patterson 6-8	\$270,791	\$0	\$0	\$0	\$0	\$0	\$0	\$277,722	\$0	\$0	\$277,722
Design & Improve K-5 Kindergarten Facilities											
Ritchen	\$558,160	\$14,885	\$70,561	\$350,460	\$116,773	\$119	\$0	\$0	\$0	\$0	\$552,798
Brekke	\$276,432	\$11,712	\$57,341	\$199,454	\$6,513	\$112	\$0	\$0	\$0	\$0	\$275,133
McAuliffe	\$323,548	\$11,354	\$86,746	\$214,450	\$8,898	\$107	\$0	\$0	\$0	\$0	\$321,556
Driffill	\$351,773	\$51,334	\$56,711	\$242,911	\$0	\$817	\$0	\$0	\$0	\$0	\$351,773
Total K-5 Kindergarten Facilities	\$1,509,913	\$89,286	\$271,360	\$1,007,275	\$132,184	\$1,155	\$0	\$0	\$0	\$0	\$1,501,260
Design & Construct Science Labs/Academies											
Chavez	\$650,920	\$17,491	\$168,675	\$443,525	\$19,273	\$182	\$0	\$0	\$0	\$0	\$649,146
Curren	\$600,333	\$16,825	\$118,599	\$445,544	\$17,485	\$176	\$0	\$0	\$0	\$0	\$598,628
Kamala	\$621,562	\$17,240	\$155,234	\$428,880	\$18,299	\$186	\$0	\$0	\$0	\$0	\$619,839
Haydock	\$1,081,764	\$63,571	\$300,659	\$664,569	\$23,810	\$25,687	\$1,000	\$0	\$0	\$0	\$1,079,296
Fremont	\$1,904,348	\$85,013	\$510,611	\$1,209,206	\$12,709	\$83,718	\$0	\$0	\$0	\$0	\$1,901,257
Total Science Labs/Academies	\$4,858,926	\$200,140	\$1,253,779	\$3,191,723	\$91,576	\$109,948	\$1,000	\$0	\$0	\$0	\$4,848,165
Project 1 Remaining Adjustment	\$0										
Kindergarten Flex Classrooms											
Brekke	\$1,926,268	\$0	\$0	\$0	\$0	\$0	\$921,253	\$988,680	\$0	\$0	\$1,909,933
McAuliffe	\$2,551,273	\$0	\$0	\$0	\$0	\$0	\$754,595	\$1,706,947	\$14,054	\$0	\$2,475,596
Ramona	\$2,190,472	\$0	\$0	\$0	\$0	\$0	\$149,056	\$1,898,246	\$144,929	\$0	\$2,192,232
Ritchen	\$2,709,074	\$0	\$0	\$0	\$0	\$0	\$723,078	\$1,700,452	\$178,170	\$0	\$2,601,701
Total Kindergarten Flex Classrooms	\$9,377,088	\$0	\$0	\$0	\$0	\$0	\$2,547,982	\$6,294,326	\$337,154	\$0	\$9,179,461
Kindergarten Annex Improvements											
Harrington	\$3,208,487	\$0	\$0	\$28,113	\$111,759	\$62,792	\$1,827,408	\$1,177,566	\$6,952	\$0	\$3,214,590
Lemonwood	\$3,655,246	\$0	\$0	\$22,519	\$31,779	\$34,633	\$28,073	\$167,535	\$3,123,055	\$126,417	\$3,534,011
Total Kindergarten Annex Improvements	\$6,863,733	\$0	\$0	\$50,632	\$143,538	\$97,426	\$1,855,481	\$1,345,100	\$3,130,007	\$126,417	\$6,748,601
Marshall K-8 12 Classroom Addition	\$12,920,376	\$0	\$0	\$81,437	\$555,538	\$173,877	\$4,057,706	\$5,348,943	\$2,771,500	\$54,606	\$13,043,608
Planning related to MPRs for P/P K-8 Schools	\$175,000	\$0	\$0	\$0	\$204,617	(\$36,003)	(\$2,432)	\$0	\$0	\$0	\$166,182
Driffill MPR	\$76,058	\$0	\$0	\$0	\$0	\$0	\$0	\$78,005	\$0	\$0	\$78,005
Technology Phase 1	\$12,183,030	\$1,292,845	\$7,530,402	\$2,169,967	\$269,612	\$920,735	\$0	\$0	\$0	\$0	\$12,183,562
Technology Phase 2	\$214,699	\$0	\$0	\$0	\$0	\$63,460	\$186,934	\$16,194	(\$127,279)	(\$48,341)	\$90,968
Driffill Construct Kindergarten Classrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McAuliffe 21st Century Modernization	\$991,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,585	\$180,166	\$410,750
Ritchen 21st Century Modernization	\$981,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,088	\$177,262	\$409,350
Program Planning	\$150,474	\$150,000	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,474
Program Reserve	\$3,739,248										
TOTAL	\$241,585,698	\$9,691,666	\$11,823,625	\$21,391,694	\$13,751,259	\$21,623,508	\$50,620,180	\$51,659,899	\$23,458,818	\$2,938,333	\$206,958,981

Notes:

1. Fiscal Year 2020-21 expenditures are as of April 30, 2021
2. Budgets have been adjusted per the December 2020 Master Construct and Implementation Program approved by Board
3. Figures presented above are unaudited
4. Approximately \$7.7 million in reported FY2017-18 expenditures for the Doris/Patterson Acquire Land was paid out of COP funds

MASTER BUDGET & SCHEDULE

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

The Master Construct Program is proposed to be implemented in four improvement phases which commenced in 2013 and are anticipated to be complete in 2029. The total adopted budget for all phases is approximately \$410 million, inclusive of a Program Reserve to accommodate changes in program as mandated from time to time by the State and as may be needed to accommodate local program requirements. Each project is unique in its scope, schedule, and amount of funding. All projects must be addressed with the amount of available funding. The budget represents an “all-in” master program budget that combines hard construction costs (e.g. bricks, mortar, steel, etc.) with anticipated soft costs (e.g., design fees, contractor’s fees, consulting services, testing and inspection services, agency approval fees, etc.) resulting in the total “all-in” cost estimated to fully implement the Program.

The following components update the Board on the status of the previously adopted Master Budget, schedule and timeline as of the December 2020 six-month review and provide recommended adjustments for the next six-month period. The combined total expenditures have decreased to \$341.5 million, inclusive of an \$18.2 million Program Reserve. The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2021. As the District continues to close out final expenditures for these projects, additional unpaid invoices may be received and processed by the District resulting in minor additional expenditures as needed. Negotiation of a guaranteed maximum price (GMP) for construction of Rose Avenue is underway. It is anticipated that the final GMP will exceed the original construction budget due to rising construction costs. To adjust for decreased revenues, the K-5 and 6-8 MPR/support facilities are proposed to be moved to a later phase and the design and construction of the new Doris Patterson 6-8 school and additional K-8 MPR facilities have been removed from the program pending additional future funding. An overall decrease in funding sources is anticipated primarily due to decreased estimated State aid and developer fee revenues. It is anticipated that the District will be in need of additional local funding to make up for the shortfall for these future projects not being implemented.

6.1 ADOPTED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 13 presents the adopted Master Construct Program budget as of December 2020 and identifies available sources of funding and anticipated expenditures. The total adopted budget for all proposed four

phases is approximately \$410 million and is funded from a combination of local and State resources. A Program Reserve is included for Phases 2 through 4 to accommodate changes in program as mandated from time to time and as may be needed to accommodate local program specifications and requirements.

Table 13: Adopted Master Construct & Implementation Program Budget

Sources	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Measure "R"					
Series A	\$ 18,055,496	\$ 18,055,496	\$ -	\$ -	\$ -
Series B	\$ 25,266,398	\$ 25,266,398	\$ -	\$ -	\$ -
Series C	\$ 15,578,000	\$ 15,578,000	\$ -	\$ -	\$ -
Series D	\$ 30,160,000	\$ 30,160,000	\$ -	\$ -	\$ -
Total Measure "R" Bonds	\$ 89,059,894				
Master Construct Authorization					
Series A	\$ 80,725,000	\$ -	\$ 80,725,000	\$ -	\$ -
Series B	\$ 13,693,719	\$ -	\$ 13,693,719	\$ -	\$ -
Series C	\$ 10,815,135	\$ -	\$ 10,815,135	\$ -	\$ -
Series D	\$ 13,269,341	\$ -	\$ -	\$ 13,269,341	\$ -
Series E	\$ 23,146,769	\$ -	\$ -	\$ -	\$ 23,146,769
Total Master Construct Bonds	\$ 141,649,963				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
Total COP Proceeds	\$ 7,606,764				
Measure "L" Authorization	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
State Bonds	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. State Reimbursements*	\$ 81,144,412	\$ -	\$ 10,562,848	\$ 69,991,309	\$ 590,255
Est. Developer Fees	\$ 56,703,006	\$ 7,454,555	\$ 4,424,484	\$ 20,703,199	\$ 24,120,768
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Driffill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 12,240,557	\$ 1,594,953	\$ 3,856,391	\$ 1,836,894	\$ 4,952,320
Est. Total Sources	\$ 410,077,107	\$ 127,388,677	\$ 124,077,576	\$ 105,800,743	\$ 52,810,112
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,773,653	\$ 7,773,653	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,993,072	\$ 800,572	\$ 9,192,500	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 491,496	\$ -	\$ 29,064,668
Construct Doris/Patterson 6-8	\$ 49,057,213	\$ -	\$ 270,791	\$ 48,786,422	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 2,885,046	\$ 25,683,386	\$ -
Reconstruct Harrington Elementary	\$ 23,846,732	\$ 23,846,732	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,872,208	\$ 32,872,208	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 42,171,543	\$ 42,171,543	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 30,680,582	\$ -	\$ 30,680,582	\$ -	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 12,920,376	\$ 12,920,376	\$ -	\$ -	\$ -
Driffill K-8 (K/MPR)	\$ 7,265,200	\$ 351,773	\$ 76,058	\$ 6,837,369	\$ -
Chavez K-8 (SL/MPR)	\$ 7,564,347	\$ 650,920	\$ -	\$ -	\$ 6,913,427
Curren K-8 (SL/MPR)	\$ 7,513,760	\$ 600,333	\$ -	\$ -	\$ 6,913,427
Kamala K-8 (SL/MPR)	\$ 7,534,989	\$ 621,562	\$ -	\$ -	\$ 6,913,427
McAuliffe ES (K/Modular/Modernization*)	\$ 7,834,565	\$ 323,548	\$ 3,543,222	\$ 3,967,795	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,359,630	\$ 276,432	\$ 1,926,268	\$ 1,156,930	\$ -
Ritchen ES (K/Modular/Modernization*)	\$ 8,173,084	\$ 558,160	\$ 3,690,244	\$ 3,924,680	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,238,097	\$ -	\$ 2,190,472	\$ 2,047,625	\$ -
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,461,783	\$ 1,904,348	\$ -	\$ 5,557,436	\$ -
Haydock MS (SL/Gym)	\$ 2,581,764	\$ 1,081,764	\$ -	\$ 1,500,000	\$ -
Planning for K-8 MPRs	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,208,487	\$ 3,208,487	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,397,728	\$ 12,183,030	\$ 214,699	\$ -	\$ -
Subtotal	\$ 386,962,566	\$ 142,320,439	\$ 95,375,536	\$ 99,461,643	\$ 49,804,949
Brekke ES COP Lease Payments	\$ 4,316,718	\$ -	\$ 4,316,718	\$ -	\$ -
Land Acquisition COP Lease Payments	\$ 4,863,500	\$ -	\$ 480,000	\$ 2,062,500	\$ 2,321,000
Additional Program Expenditures	\$ 4,519,836	\$ -	\$ 4,519,836	\$ -	\$ -
Portables Lease Payments	\$ 564,000	\$ -	\$ 564,000	\$ -	\$ -
Subtotal	\$ 14,264,055	\$ -	\$ 9,880,555	\$ 2,062,500	\$ 2,321,000
Program Reserve	\$ 8,850,486	\$ (14,931,762)	\$ 3,889,723	\$ 4,276,600	\$ 684,163
Est. Total Uses	\$ 410,077,107	\$ 142,320,439	\$ 109,145,813	\$ 105,800,743	\$ 52,810,112
Est. Ending Fund Balance	\$ -				
Total Combined Master Budget	\$ 410,077,107				

*Estimated State grant amounts are dependent on maintaining program eligibility
 *Assumes State Aid joint funding for Ritchen and McAuliffe modernization projects

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

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

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

- Completion of the newly reconstructed McKinna Elementary
- Design approval from DSA for the reconstruction of Rose Avenue Elementary with construction to commence pending development of final Guaranteed Maximum Price (GMP)
- Design approval from DSA for the new Seabridge K- 5 elementary school
- Completion of new kindergarten/flex classrooms at Brekke, McAuliffe, Ritchen, and Ramona elementary schools
- Acquisition of a new Doris/Patterson K-5 and 6-8 school site
- Completion of a kindergarten annex at Lemonwood
- Design approval from DSA for modernization improvements at McAuliffe and Ritchen elementary schools

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

Launching in 2021, Phase 3 completes the construction of Seabridge elementary as well as the design and construction of the Doris/Patterson 6-8 middle school following the completion of the LAFCo process. Phase 3 also includes the construction activities associated with the planned modernization improvements at McAuliffe and Ritchen elementary schools, and MPR or gymnasium improvements for remaining K-5 schools, Driffill, Dr. Lopez Academy, and Fremont. Phase 3 accounts for continued lease payments related to the District’s outstanding Doris/Patterson COP.

Phase 4 includes the design and construction for the Doris Patterson K-5 facilities and the construction of new multipurpose room/gyms at Chavez, Curren, and Kamala. COP payments are scheduled to continue in Phase 4. The District’s lease payments for its COPs related to the Doris/Patterson land acquisition will

be eligible for refunding on August 1, 2026 at which time the District may elect to prepay or refund the outstanding COPs to either decrease or eliminate future payments, assuming funds are available.

6.2 REVISED MASTER CONSTRUCT AND IMPLEMENTATION PROGRAM BUDGET

Table 14 below presents the proposed Revised Master Construct and Implementation Program Budget for Board consideration as part of the current six-month update report. Total sources of funding are anticipated to decrease to approximately \$341.5 million primarily due to an anticipated decrease in State aid and developer fee revenues.

The District's submitted reimbursement applications on the State's workload list for State aid new construction grants have either come up for review or are scheduled to be reviewed by the State soon. Due to the District's decline in enrollment, the District does not qualify for new construction grants at this time. Additional new construction applications remain on the State's beyond bond authority wait list and will be subject to eligibility at time of review by the State. For purposes of the program budget, estimated revenues conservatively exclude these additional applications.

Total State aid revenues have decreased by approximately \$50.9 million. Total developer fee revenues decreased by \$15.3 due to a decrease from Level 2 and Level 1 fees. Total interest earnings for the Program are anticipated to decrease from \$12.2 million to \$9.8 million based on the anticipated level of funds available. The combined total expenditures have decreased to \$323.4 million. The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2021. As the District continues to close out final expenditures for these projects, additional unpaid invoices may be received and processed by the District resulting in minor additional expenditures as needed. The current project under implementation includes the construction of Rose Avenue. Negotiation of a guaranteed maximum price (GMP) with the lease-lease back contractor is underway. It is anticipated that the final GMP will exceed the original construction budget due to rising construction costs. To adjust for decreased revenues, the K-5 and 6-8 MPR/support facilities are proposed to be moved to Phase 4. The construction of the new Doris/Patterson 6-8 school and additional K-8 MPR facilities have been removed from the program due to lack of funding. It is anticipated that the District will be in need of additional local funding to make up for the shortfall for these future projects not being implemented. The total Program Reserve has been increased from \$8.9 million to \$18.2 million due to decreases in estimated uses.

As per the Adopted Budget, the Proposed Master Budget continues to account for \$8.7 million in scheduled lease payments for the District's two outstanding COPs during the term of the Program; \$3.8 million for COPs issued to complete Norman Brekke Elementary in the late 1990s and \$4.8 million for COPs issued to purchase the District's Doris/Patterson school site. An additional \$564,000 continues to be provided to the budget in Phase 2 to accommodate some of the District's existing portable leases. Lastly, approximately \$4.5 million in additional program expenditures are accounted for in the Master Budget for District expenditures beyond the scope of the Master Construct Program.

Table 14: Revised Master Construct & Implementation Program Budget

Sources	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Measure "R"					
Series A	\$ 18,055,496	\$ 18,055,496	\$ -	\$ -	\$ -
Series B	\$ 25,266,398	\$ 25,266,398	\$ -	\$ -	\$ -
Series C	\$ 15,578,000	\$ 15,578,000	\$ -	\$ -	\$ -
Series D	\$ 30,160,000	\$ 30,160,000	\$ -	\$ -	\$ -
Total Measure "R" Bonds	\$ 89,059,894				
Master Construct Authorization					
Series A	\$ 80,725,000	\$ -	\$ 80,725,000	\$ -	\$ -
Series B	\$ 13,693,719	\$ -	\$ 13,693,719	\$ -	\$ -
Series C	\$ 10,815,135	\$ -	\$ 10,815,135	\$ -	\$ -
Series D	\$ 15,269,341	\$ -	\$ -	\$ 15,269,341	\$ -
Series E	\$ 21,146,769	\$ -	\$ -	\$ -	\$ 21,146,769
Total Master Construct Bonds	\$ 141,649,963				
Certificates of Participation					
Series 2016	\$ 7,606,764	\$ 7,606,764	\$ -	\$ -	\$ -
Total COP Proceeds	\$ 7,606,764				
Measure "L" Authorization	\$ 3,316,728	\$ 3,316,728	\$ -	\$ -	\$ -
State Bonds	\$ 266,611	\$ 266,611	\$ -	\$ -	\$ -
Est. State Reimbursements*	\$ 30,290,019	\$ -	\$ 17,685,441	\$ 11,640,836	\$ 963,742
Est. Developer Fees	\$ 41,418,203	\$ 7,454,555	\$ 4,424,484	\$ 12,597,946	\$ 16,941,218
Mello Roos Proceeds	\$ 9,088,089	\$ 9,088,089	\$ -	\$ -	\$ -
State Reimbursements (Drifill)	\$ 9,001,083	\$ 9,001,083	\$ -	\$ -	\$ -
Est. Interest Earnings	\$ 9,848,293	\$ 1,594,953	\$ 3,856,391	\$ 269,184	\$ 4,127,767
Est. Total Sources	\$ 341,545,649	\$ 127,388,677	\$ 131,200,169	\$ 39,777,307	\$ 43,179,496
Uses	Est. Total	Phase 1	Phase 2	Phase 3	Phase 4
Acquire New K-5 Elementary Site	\$ 7,766,731	\$ 7,766,731	\$ -	\$ -	\$ -
Acquire New K-5/Middle School Site	\$ 9,999,390	\$ 800,572	\$ 9,198,818	\$ -	\$ -
Construct Doris/Patterson K-5	\$ 29,556,164	\$ -	\$ 492,533	\$ -	\$ 29,063,631
Construct Doris/Patterson 6-8	\$ 277,722	\$ -	\$ 277,722	\$ -	\$ -
Construct Seabridge K-5	\$ 28,568,432	\$ -	\$ 2,929,181	\$ 25,639,251	\$ -
Reconstruct Harrington Elementary	\$ 23,777,476	\$ 23,777,476	\$ -	\$ -	\$ -
Reconstruct Elm Elementary	\$ 32,869,490	\$ 32,869,490	\$ -	\$ -	\$ -
Reconstruct Lemonwood K-8	\$ 41,982,409	\$ 41,982,409	\$ -	\$ -	\$ -
Reconstruct McKinna K-5	\$ 36,558,911	\$ -	\$ 36,558,911	\$ -	\$ -
Reconstruct Marina West K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Reconstruct Rose Avenue K-5	\$ 30,680,582	\$ -	\$ 30,680,582	\$ -	\$ -
Reconstruct Sierra Linda K-5	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall K-8 (CR)	\$ 13,043,608	\$ 13,043,608	\$ -	\$ -	\$ -
Drifill K-8 (K/MPR)	\$ 429,778	\$ 351,773	\$ 78,005	\$ -	\$ -
Chavez K-8 (SL/MPR)	\$ 649,146	\$ 649,146	\$ -	\$ -	\$ -
Curren K-8 (SL/MPR)	\$ 598,628	\$ 598,628	\$ -	\$ -	\$ -
Kamala K-8 (SL/MPR)	\$ 619,839	\$ 619,839	\$ -	\$ -	\$ -
McAuliffe ES (K/Modular/Modernization*)	\$ 7,749,391	\$ 321,556	\$ 3,467,545	\$ 3,960,291	\$ -
Brekke ES (K/Modular/MPR/Support)	\$ 3,341,997	\$ 275,133	\$ 1,909,933	\$ -	\$ 1,156,930
Ritchen ES (K/Modular/Modernization*)	\$ 7,513,751	\$ 552,798	\$ 3,582,871	\$ 3,378,083	\$ -
Ramona ES (Modular/MPR/Support)	\$ 4,239,857	\$ -	\$ 2,192,232	\$ -	\$ 2,047,625
Project 1 Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -
Fremont MS (SL/Gym)	\$ 7,458,692	\$ 1,901,257	\$ -	\$ -	\$ 5,557,436
Dr. Lopez Academy of Arts & Sciences (SL/Gym)	\$ 2,579,296	\$ 1,079,296	\$ -	\$ -	\$ 1,500,000
Planning for K-8 MPRs	\$ 166,182	\$ 166,182	\$ -	\$ -	\$ -
Harrington Kindergarten Annex	\$ 3,214,590	\$ 3,214,590	\$ -	\$ -	\$ -
Lemonwood Kindergarten Annex	\$ 3,655,246	\$ -	\$ 3,655,246	\$ -	\$ -
Technology	\$ 12,274,530	\$ 12,183,562	\$ 90,968	\$ -	\$ -
Subtotal	\$ 309,571,838	\$ 142,154,045	\$ 95,114,547	\$ 32,977,625	\$ 39,325,622
Brekke ES COP Lease Payments	\$ 3,831,453	\$ -	\$ 3,831,453	\$ -	\$ -
Land Acquisition COP Lease Payments	\$ 4,863,500	\$ -	\$ 480,000	\$ 2,062,500	\$ 2,321,000
Additional Program Expenditures	\$ 4,519,836	\$ -	\$ 4,519,836	\$ -	\$ -
Portables Lease Payments	\$ 564,000	\$ -	\$ 564,000	\$ -	\$ -
Subtotal	\$ 13,778,789	\$ -	\$ 9,395,289	\$ 2,062,500	\$ 2,321,000
Program Reserve	\$ 18,195,021	\$ (14,765,368)	\$ 11,924,965	\$ 4,737,182	\$ 1,532,875
Est. Total Uses	\$ 341,545,649	\$ 142,154,045	\$ 116,434,801	\$ 39,777,307	\$ 43,179,496
Est. Ending Fund Balance	\$ -				
Total Combined Master Budget	\$ 341,545,649				

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

6.3 PHASE 1 MASTER BUDGET AND SCHEDULE

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

The total budgets for closed out projects have been adjusted to reflect the actual expenditures as of April 30, 2021 resulting in some overall budget increases and savings within Phase 1. In total, the Phase 1 budget includes \$142.2 million in improvements.

Table 15: Proposed Phase 1 Master Budget and Schedule (FY 2013-17)

Project	Schedule Dec 2020	Schedule June 2021	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Acquire New Sites					
Seabridge Elementary School	2013	2013	\$7,773,653	\$7,766,731	(\$6,922)
Doris/Patterson K-5 / Middle School	2014/16	2014/16	\$800,572		\$0
Subtotal				\$8,567,303	(\$6,922)
Design & Reconstruct Sites					
Harrington Elem. K-5	2013/14	2013/14	\$23,846,732	\$23,777,476	(\$69,256)
Lemonwood K-8	2014/18	2014/18	\$42,171,543	\$41,982,409	(\$189,134)
Elm Elem. K-5	2014/19	2014/19	\$32,872,208	\$32,869,490	(\$2,718)
Subtotal				\$98,629,376	(\$261,107)
Design & Improve K-5 Kindergarten Facilities	2013/14	2013/14			
Ritchen**			\$558,160	\$552,798	(\$5,362)
Brekke			\$276,432	\$275,133	(\$1,299)
McAuliffe			\$323,548	\$321,556	(\$1,993)
Drifill			\$351,773		\$0
Subtotal				\$1,501,260	(\$8,654)
Design & Construct Science Labs (Project 1)	2013/14	2013/14			
Chavez Science Labs K-8			\$650,920	\$649,146	(\$1,774)
Curren Science Labs K-8			\$600,333	\$598,628	(\$1,705)
Kamala Science Labs K-8			\$621,562	\$619,839	(\$1,723)
Dr. Lopez Science Labs 6-8 & Utility Upgrades			\$1,081,764	\$1,079,296	(\$2,468)
Fremont Science Labs 6-8 & Utility Upgrades			\$1,904,348	\$1,901,257	(\$3,091)
Subtotal				\$4,848,165	(\$10,761)
Project 1 Adjustment				\$0	\$0
Childhood Development Center Improvements					
Harrington	2015	2015	\$3,208,487	\$3,214,590	\$6,103
Subtotal				\$3,214,590	\$6,103
Planning for K-8 MPRs	2016	2016	\$175,000	\$166,182	(\$8,818)
Marshall K-8: 12 Classroom Building	2015/17	2015/17	\$12,920,376	\$13,043,608	\$123,232
Technology	2013/15	2013/15	\$12,183,030	\$12,183,562	\$532
Program Improvements Subtotal				\$142,154,045	(\$166,394)
Program Reserve			(\$14,931,762)	(\$14,765,368)	\$166,394
Program Improvements Total				\$142,154,045	(\$166,394)

*Current dollars

**Includes New Special Day Classroom

6.4 PHASE 2 MASTER BUDGET AND SCHEDULE

The reconstruction of McKinna Elementary is complete. Negotiations to develop a GMP contract to construct Rose Avenue school are underway. It is anticipated that the final GMP for the Rose Avenue project will exceed the original construction budget due to rising construction costs, however no budget adjustments are recommended at this time. Recommended budget adjustments will be review upon development of the final GMP. New Kindergarten/Flex classrooms have been completed at Brekke, McAuliffe, Ritche, and Ramona elementary schools. The Lemonwood kindergarten annex is also complete. The District has completed the land purchase of the Doris/Patterson school site. Phase 2 incorporates existing ongoing lease payments for the District's COPs related to prior improvements to Brekke Elementary and the acquisition of the new Doris/Patterson elementary and middle school sites. The design plans have received DSA approval for the modernization improvements planned at McAuliffe and Ritche elementary schools. Per Table 16, recommended adjustments to projects include accounting for project actuals as of April 30, 2021 for completed and close out projects. The Brekke COP payoff has been completed within Phase 2. An overall increase of \$8 million to the Program Reserve is proposed.

Table 16: Proposed Phase 2 Master Budget and Schedule (FY 2017-20)

Project	Schedule Dec 2020	Schedule June 2021	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Acquire New Sites					
Doris/Patterson K-5 / Middle School	2018	2018	\$9,192,500	\$9,198,818	\$6,318
Subtotal				\$9,198,818	\$6,318
Construct New School Sites: Master Construct					
Seabridge K-5	2018/2024	2018/2024	\$2,885,046	\$2,929,181	\$44,135
Dorris Patterson K-5 (Planning)	2020	2020	\$491,496	\$492,533	\$1,037
Dorris Patterson 6-8 (Planning)	2020	2020	\$270,791	\$277,722	\$6,931
Reconstruct School Sites: Master Construct					
Rose Avenue K-5	2018/2021	2018/2021	\$30,680,582		\$0
McKinna K-5	2017	2017	\$36,558,911		\$0
Construct Kinder/SDC Classrooms					
Brekke	2018	2018	\$1,926,268	\$1,909,933	(\$16,335)
McAuliffe	2018	2018	\$2,551,273	\$2,475,596	(\$75,678)
Ramona	2018	2018	\$2,190,472	\$2,192,232	\$1,760
Ritche	2018	2018	\$2,709,074	\$2,601,701	(\$107,374)
Classroom/Library/MPR Modernizations					
McAuliffe (Planning/Design)	2019	2019	\$991,949		\$0
Ritche (Planning/Design)	2019	2019	\$981,170		\$0
Construct K-8 Multipurpose Room					
Driffill (Planning)	2020	2020	\$76,058	\$78,005	\$1,947
Childhood Development Center Improvements					
Lemonwood	2019	2019	\$3,655,246		\$0
Subtotal				\$85,824,761	(\$143,576)
Technology	2020	2020	\$214,699	\$90,968	(\$123,731)
Program Improvements Subtotal				\$95,114,547	(\$260,989)
Program Reserve			\$3,889,723	\$11,924,965	\$8,035,242
Additional Facilities Expenditures	2018	2018	\$4,519,836		\$0
Program Lease Payments					
Brekke ES COP	2020	2020	\$4,316,718	\$3,831,453	(\$485,266)
COP for Land Acquisition	2026-29	2026-29	\$480,000		\$0
Portables Lease Payments	2019	2019	\$564,000		\$0
Subtotal				\$9,395,289	(\$485,266)
Program Improvements Total				\$116,434,801	\$7,288,987

*Current dollars

6.5 PHASE 3 MASTER BUDGET AND SCHEDULE

The design and construction activities for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Dr. Lopez Academy are proposed to be moved from Phase 3 into Phase 4. The planned academic program space improvements for Brekke and Ramona are also moved from Phase 3 into Phase 4. The new Doris/Patterson 6-8 middle school and multipurpose room/gym at Driffill projects have been removed due to lack of available funding. Phase 3 completes construction activities associated with the planned modernization improvements at McAuliffe and Ritchen. The budgets for McAuliffe and Ritchen modernizations have been adjusted to reflect the current estimated State aid modernization eligibility for Financial Hardship less the established budget for the planning and design efforts. The Phase 3 Program Reserve is estimated to increase by \$460,582. Phase 3 also accounts for continued lease payments related to the District's outstanding Doris/Patterson COP. Table 17 provides a summary of the proposed Phase 3 budget and schedule.

Table 17: Proposed Phase 3 Master Budget and Schedule (FY 2021-25)

Project	Schedule Dec 2020	Schedule June 2021	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Construct New School Sites: Master Construct					
Dorris Patterson 6-8	2024		\$48,786,422	\$0	(\$48,786,422)
Seabridge	2018/2024	2018/2024	\$25,683,386	\$25,639,251	(\$44,135)
Classroom/Library/MPR Modernizations					
McAuliffe	2024	2024	\$3,967,795	\$3,960,291	(\$7,504)
Ritchen	2024	2024	\$3,924,680	\$3,378,083	(\$546,597)
Modernize K-5 Multipurpose Rooms					
Brekke	2024	2027	\$697,557	\$0	(\$697,557)
Ramona	2024	2027	\$1,755,474	\$0	(\$1,755,474)
Construct Academic Program Space: Master Construct					
Brekke	2024	2027	\$459,373	\$0	(\$459,373)
Ramona	2024	2027	\$292,151	\$0	(\$292,151)
Construct Gym & Modernize MPR					
Fremont	2024	2027	\$5,557,436	\$0	(\$5,557,436)
Modernize MPR					
Dr. Lopez Academy of Arts & Sciences	2024	2027	\$1,500,000	\$0	(\$1,500,000)
Construct K-8 Multipurpose Room					
Driffill	2024		\$6,837,369	\$0	(\$6,837,369)
Program Improvements Subtotal				\$32,977,625	(\$66,484,018)
Program Reserve			\$4,276,600	\$4,737,182	\$460,582
Program Lease Payments					
COP for Land Acquisition	2026-29	2026-29	\$2,062,500		\$0
Subtotal				\$2,062,500	\$0
Program Improvements Total				\$39,777,307	(\$66,023,436)

*Current dollars

6.6 PHASE 4 MASTER BUDGET AND SCHEDULE

Phase 4 completes the Master Construct and Implementation Program through the design and construction activities for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Dr. Lopez Academy and academic program space improvements at Brekke and Ramona. The design and construction of the new Doris/Patterson K-5 school is also included in Phase 4.

Construction of new multipurpose room/gyms at Chavez, Curren, and Kamala have been removed due to lack of funding. Phase 4 is also scheduled to continue COP payments for its COPs related to the Doris/Patterson land acquisition and will be eligible for refunding on August 1, 2026 at which time the District may elect to prepay or refund the outstanding COPs to either decrease or eliminate future payments, assuming funds are available. As summarized in Table 18, the Phase 4 budget includes \$43.2 million in improvements, inclusive of a \$1.5 million program reserve.

Table 18: Proposed Phase 4 Master Budget and Schedule (FY 2026-29)

Project	Schedule Dec 2020	Schedule June 2021	Estimated Budget		Variance
Master Construct & Implementation Program Improvements					
Construct New School Sites: Master Construct					
Dorris Patterson K-5	2021/2026	2021/2026	\$29,064,668	\$29,063,631	(\$1,037)
Modernize K-5 Multipurpose Rooms					
Brekke	2024	2027		\$697,557	\$697,557
Ramona	2024	2027		\$1,755,474	\$1,755,474
Construct Academic Program Space: Master Construct					
Brekke	2024	2027		\$459,373	\$459,373
Ramona	2024	2027		\$292,151	\$292,151
Construct Gym & Modernize MPR					
Fremont	2024	2027		\$5,557,436	\$5,557,436
Modernize MPR					
Dr. Lopez Academy of Arts & Sciences	2024	2027		\$1,500,000	\$1,500,000
Construct K-8 Multipurpose Rooms					
Chavez	2027		\$6,913,427	\$0	(\$6,913,427)
Curren	2027		\$6,913,427	\$0	(\$6,913,427)
Kamala	2027		\$6,913,427	\$0	(\$6,913,427)
Program Improvements Subtotal				\$39,325,622	(\$10,479,327)
Program Reserve			\$684,163	\$1,532,875	\$848,711
Program Lease Payments					
COP for Land Acquisition	2026-29	2026-29	\$2,321,000		\$0
Subtotal				\$2,321,000	\$0
Program Improvements Total				\$43,179,496	(\$9,630,616)

*Current dollars

6.7 MASTER SCHEDULE

The following summary schedule provides an overview of an updated proposed phasing strategy for the Program. Table 19 illustrates the proposed phasing of the integrated Program and is organized by the continued reconstruction of existing schools, the construction of new school sites, 21st century modernizations, and improvements to multipurpose rooms and support facilities to accommodate the District’s educational program.

The schedules for the MPR and/or gymnasium improvements planned at Brekke, Ramona, Fremont, and Dr. Lopez Academy have been to Phase 4 to commence in 2027. The planned academic program space improvements for Brekke and Ramona are also moved to Phase 4 to commence in 2027. The new middle school planned at the Doris/Patterson site and remaining K-8 MPR improvements have been removed from the Program due to lack of anticipated funding. The construction end date for Rose Avenue has been adjusted from August 2022 to August 2023.

Table 19: Summary Schedule

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

Based on the identified phasing plan, Table 20 provides a summary of projects under management, including those that are currently underway and are to be implemented, totaling approximately \$30.7 million.

Table 20: Projects Under Management

Project Name	Start Date	End Date	Master Budget (Current Dollars)
Construct:			
Rose Avenue	Jan-2017	Aug-2023	\$30,680,582
		Total	\$30,680,582

RECOMMENDATIONS

7.1 CONCLUSION & RECOMMENDATIONS

Over the next six months of implementation, the Master budget will continue to be monitored and enforced. Expenditure reporting will continue and be updated to reflect recommended budget adjustments provided in this June 2021 update report. Budgets will also be reviewed and adjusted, where required, to accommodate actual contract commitments approved by the Board over the next six-month period. Steps will continue to be taken to file for eligible State aid applications and required agency approvals for project development and construction. Status reports will be provided to the Board as needed.

As part of the formal review process, it is recommended that the Board:

- Accept and adopt this semi-annual update to the Master Construct and Implementation Program
- Direct staff and CFW to proceed with recommended adjustments to the Program for its immediate implementation
- Establish a date for the next six-month review by the Board.

EXHIBIT A

PRESENTATIONS, WORKSHOPS & UPDATES TO THE BOARD OF TRUSTEES

The table below contains a listing of presentations, workshops, and updates to the Board of Trustees for the Oxnard School District Facilities Implementation Program. Documentation of all Board activities are provided for the prior six months. For documentation of prior related Board Action items, please reference the same section of previous reports.

Date	Board Agenda Item	Agenda Description	Purpose	Action
21-Oct-20	A.12	Review of Resolution #20-12 of the Oxnard School District Authorizing the Issuance and Sale of General Obligation Bonds	The Resolution for consideration starts the process of obtaining phase three financing, with the issuance of Series C Bonds in the amount of up to \$13 million.	Information
4-Nov-20	D.2	Consideration of Resolution #20-12 of the Oxnard School District Authorizing the Issuance and Sale of General Obligation Bonds	The Resolution for consideration starts the process of obtaining phase three financing, with the issuance of Series C Bonds in the amount of up to \$13 million.	Approved
16-Dec-20	A.12	Presentation of the December 2020 Semi-Annual Implementation Program Update	Presentation of the December 2020 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	Information
20-Jan-21	A.11	Election of 2016, Series C GO Bonds Wrap Up Presentation (AguileraFort/Penanhoat/CFW)	Presentation regarding the Election of 2016, Series C GO Bonds Wrap Up	Information
20-Jan-21	C.2	Approval and Adoption of the December 2020 Semi-Annual Implementation Program Update	Approval and Adoption of the December 2020 Semi-Annual Implementation Program Update as an Adjustment to the Master Construct and Implementation Program	Approved
20-Jan-21	D.1	Presentation of Construction Documents for McAuliffe ES Modernization to submit Construction Documents to DSA	Construction plans for the McAuliffe Elementary School Modernization Project for submission to the Division of State Architect for review and approval.	Approved
20-Jan-21	D.2	Presentation of Construction Documents for Ritche ES Modernization to submit Construction Documents to DSA	Construction plans for the Ritche Elementary School Modernization Project for submission to the Division of State Architect for review and approval.	Approved
17-Mar-21	C.5	Approval of Notice of Completion for Mckinna Elementary School Reconstruction Project	Notice of Completion and filing of such notice with the County Recorder's Office, for Construction Services Agreement # 17-41, McKinna Elementary School Reconstruction Project with Bernards Bros, Inc.	Approved