

Oakdale Joint Unified School District

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FACILITIES UPDATE

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Sierra View Elementary

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October 2005

Superintendent's Column

By Wendell Chun

Oakdale Joint Unified School District is providing this Facilities Update to provide you with an overview of how we are progressing on our many building projects that will benefit our students and community.

With the passage of the \$20 Million Measure 'C' School Bond, the district has accumulated another \$16 Million in Developer Fees and \$24 Million in State Bonds to finance over \$60 Million in new school facilities.

With an annual audit of all Measure 'C' Bond expenditures and approval of the Bond Oversight Committee, the Oakdale community can be assured that all bond funds have been spent as promised.

We are proud of the leadership of the Board of Trustees and the support of the Oakdale community in taking the steps necessary to ensure quality facilities for our students.



Board President's Letter

By Rick W. Jones

My colleagues and I are proud of the accomplishments of the Oakdale Joint Unified School District in the area of forward planning and facilities construction. We truly believe that with teamwork we can achieve the extraordinary.

Having built the first elementary school in 45 years is something that all stakeholders can be proud of. The road does not end here.

We will continue with the high school's, junior high's, and elementary schools' expansion, modernization, and construction.

We will seek parity for all of our school facilities, in the areas of health and safety, environment, technology, curriculum, and facility construction.

We will be vigilant in our pursuit of excellence, matching growth projections to the construction of our facilities and take the necessary steps to insure quality facilities for the future of our children.

*The new OHS Library/Media Center +
21 Classrooms to be open for classes
January 2006.*

Facilities Committee — Foreseeing Future Needs

Facilities Committee Sets Goals for Next Five Years

By Tim Hern

In July 2005 a group of parents, community members and staff met together with Board President Rick W. Jones and Trustee Bill Dyer to review the accomplishments of the Oakdale Schools in regards to facilities. After that review the members of the committee took on the task of determining what the needs of the district would be in the next five years.

After researching what those needs would be, the committee came back together and created a list of recommendations to the board. These recommendations were divided into three groups:

- (1) Basic/Core
- (2) Supplemental
- (3) Enhanced

The additional facilities and improvements to existing facilities would cost well over fifty-five million dollars.

The group emphasized that they would like to see parity at all of our elementary schools making sure that each school had the same types of buildings such as multi-purpose, library and computer labs. Parity would also include technology, safety and health, and environment. The committee also determined that re-locatable classrooms should be removed from the sites, particularly at Oakdale Junior High School. The district has sixty-two re-locatable classrooms, with many of these portables over twenty years old.

Oakdale High School also was included in the committee recommendations including improvements to existing facilities, continued enlargement of the campus, and the addition of a jointly shared aquatic center. Finally, the Facility Committee recognized that a fifth K-6 elementary school would have to be completed in the Bridle Ridge area within the next 3-5 years for the growing community of Oakdale.

The Board of Trustees received these recommendations at its September 12 meeting and is now faced with the challenge of how to fund the additional facility. The Basic/Core needs of the district would come in at around fifty million dollars at today's construction costs. This challenge is on top of the already fifty-four million dollars of projects that have either been constructed or will be constructed from the Measure 'C' Bond issue.

Facility Committee Recommendations

Basic/Core

●Remove Portables, Replace with Regular Classrooms—All School Sites	\$15,000,000
●Add Three New Classrooms at Fair Oaks GATE/Band/Science	\$1,050,000
●Build Libraries and Multimedia/Computer Lab at Cloverland, Fair Oaks and Magnolia	\$3,000,000
●Air-Condition Elementary School Cafeterias Cloverland, Fair Oaks and Magnolia	TBD
●Cafeteria Expansion at Cloverland and Fair Oaks To Serve as Multipurpose Room	\$4,300,000
●High School Pool Partnership/Maintenance Cooperation Needed	\$3,000,000
●Junior High Replace Portables with Regular Classrooms	\$7,500,000
Expand Covered Eating Area/Shade Structure	\$500,000
Replace or Remodel Science Labs	\$500,000
●High School Expand Covered Eating Area	\$2,000,000
Expansion into East Stanislaus Campus	\$500,000
Expand Vocational Education Offerings/Building	\$2,000,000
●Bridle Ridge School (Driven by Demographics)	\$15,000,000
●Fair Oaks Parking Lot	TBD
●Parity at All Elementary Schools Technology Safety and Health Environmental Facility	\$3,000,000
●East Stanislaus Move to Brady Road	\$2,000,000
●Preservation of Magnolia	TBD
Approximate Total	\$59,350,000



Construction Management

By Holcombe & Becker Construction Management, Inc.

We continue to make great strides with a comprehensive construction program that will greatly enhance the educational environment at every one of the district's schools. The community's investment into its youth is gratifying, to say the least, and is now becoming visible throughout the City! Here are some of the highlights.

Oakdale High School

The High School is soon to occupy a new **Library** and **Computer Lab**, as well as **21 Classrooms** which are desperately needed, for a total addition of 28,000 sq. ft.! The buildings will be a great new standard of excellence as well as a much needed addition to the campus...the first of an intensive program to modernize and expand the campus.



Documents are being prepared and planning continues for a Spring start of a major **Modernization** of the High School. The infrastructure of this valuable asset is due for a major overhaul.

The Expansion of the physical grounds (adding 13+ acres) has been completed, although slowed by the extensive cleanup of the former houses and street area. This fall and winter (2005), grading for the **new parking lot** and **new athletic fields** will soon begin in earnest. The plans have been completed and submitted to the Division of the State Architect for approval. The result will be a **new varsity baseball field, 2 new softball fields, 2 new soccer fields and accompanying facilities**. Also included will be a new and safer **student bus drop-off area**. The addition of a new student and athletic function parking lot will double the amount of available parking for all high school activities.

Oakdale Junior High School

The Junior High School was the recipient of a new Master Plan, as shown by the new streetscape bordering Maag Avenue. The campus now possesses a permanent quality that evokes an elevated sense of pride in and about the school campus. Additionally, the students and the community at large are enjoying all of the sporting and assembly opportunities afforded by the completion of the New Gymnasium.

Looking ahead, we have completed preparatory work at the Junior High School to make way for the construction of a new **Library-Media Center with four new classrooms**. Plans have been approved by the State and Construction is scheduled to begin in the spring of 2006.

Sierra View Elementary School

Sierra View Elementary School has been completed and is now the new home of 750 students. There is a tremendous level of pride in this amazing new facility, and every last inch of the campus is being put to use. It may have been forty years since the district has built a new campus, but Sierra View Elementary School was worth the wait. The bar has been set high for the district to continue to deliver high quality new projects as a fulfillment of the Oakdale community's commitment to education, which was evidenced by the passing of the **Measure 'C' Bond measure**.



Construction Management

Magnolia Elementary School



A new **Air Conditioning and Heating system** has been installed in the Auditorium, to the relief of the thousands of Oakdale students and citizens who have been sweltering all of these 60-70 years. Some troublesome **roofs** at Magnolia Elementary have been replaced. The school has been completely **painted** on the outside. Looking ahead to 2006, funding has been gained to begin the **Modernization and Remodeling** of the entire campus, especially the **Electrical and Computer Data systems**. The infrastructure of this great Community "Art Deco" architectural treasure is overdue for a major overhaul. Bathrooms will receive some much needed attention, as well as many other areas.

Cloverland Elementary School



On the northeast side of our community the Cloverland Elementary School will receive some major **Modernization** work in 2006-07. Much like other of our older schools, the infrastructure of this valuable asset is due for a major overhaul. All district facilities are the subject of equity and parity efforts as our planning and funding from all sources allow. Computer data and teaching needs are considered in the forefront of our planning efforts, along with the supporting electrical and mechanical upgrades. A **new and safer bus drop off area** has been added in front of the school separating students from the traffic problem in front of the school.

Fair Oaks Elementary School



Four re-locatable classrooms have been replaced with **new classrooms** at Fair Oaks Elementary School as part of the continued modernization of the campus. Other **Modernization** work will take place in the next year, including **better parent drop off areas, an improved and safer bus drop off** and the addition of a much needed **new parking area**, Fair Oaks school has been the only school without any parking area on school property.

District

- ▶ Adopted Comprehensive Long-Range Facilities Plan
- ▶ Passage of \$20 Million School Bond, Measure 'C'



High School

- ▶ New Gymnasium Air Conditioning, Heating and Roof
- ▶ New Flooring in Old Gymnasium
- ▶ New Stadium Lights and Renovation of Home Side Stands and Perimeter
- ▶ New \$9.6 Million Library/Media Center and 21 Classrooms (*to be completed in November 2005*)
- ▶ Land Expansion from 23 acres to 40 acres for Additional Classrooms, Athletic Fields, & Aquatic Center
- ▶ New \$4 Million Athletic Fields
- ▶ Submission of \$13.4 Million Modernization Project to the Department of State Architecture



Junior High

- ▶ New \$3.5 Million Gymnasium (*Funded with Developer Fees & Joint Use Partnership with City of Oakdale and Stanislaus County*)
- ▶ Frontage and Landscaping, Parking Lot and School Office Renovations
- ▶ Removal of Re-locatable Classrooms in Preparation for a New \$2.7 Million Library/Media Center and 4 Classrooms (*construction to start in early 2006*)

Elementary

- ▶ Sierra View Elementary School Completed in May 2005 (*\$14.7 Million Matching State Bond, Measure 'C' School Bond Funding, and Developer Fees*)
- ▶ Magnolia School Auditorium Air Conditioning & Heating
- ▶ Painting of Magnolia School
- ▶ Architectural Plans in Progress for \$2.1 Million Elementary School Modernization Projects at Cloverland, Fair Oaks and Magnolia Elementary Schools
- ▶ Purchase of 10-Acre Future Bridle Ridge School Site

Funding Update

Like a marathon, the process of procuring State Funding required extensive preparation, patience and perseverance. The rules and requirements associated with the pursuit of matching funds from the state are complex and exhaustive. A single misstep along the way can result in delay or disqualification from funding eligibility.

The district and its consultants have worked diligently to develop and adhere to a two-fold strategy. First, acquire all Modernization Funding prior to depletion of the State funds. Second, strategize timing and scope of project submissions to maximize funding levels from the State.

The Measure 'C' School Bond helped the district to qualify for an additional \$24 Million in State funds.

Modernization Funding

To date, the district has received funding approval from the State for all of its Modernization projects:

- ▶ Oakdale High School Modernization
- ▶ Cloverland Elementary School Modernization
- ▶ Fair Oaks Elementary School Modernization
- ▶ Magnolia Elementary School Modernization
- ▶ Air Conditioning & Re-roofing

Though most of the physical construction involved in these projects has not been performed yet, the task of acquiring state funds has been accomplished. This was essential to the district's comprehensive construction program in that the State's Modernization funds are near depletion, and were actually expected to be gone by October of 2004. Every available dollar was pursued and State approval received. (It should be understood that this is of tremendous significance for the district, as many districts throughout the state will find that they are too late for funds. Oakdale Joint Unified School District committed to a tight timeline and deliberate course of action aimed at ensuring funding approvals prior to the expiration of funding availability at the State). In specific cases, strategic timing was implemented whereby additional funds were obtained by waiting to submit for funding after certain buildings on the various campuses attained an age which qualified for additional funding. Also, a special grant was obtained at the High School by submitting the Modernization Funding application prior to the New Construction Funding Application (which would have rendered the district ineligible for the special grant). These two tactics alone helped the district to acquire over a million dollars in additional state funding for Modernization.

New Construction Funding

The New Construction Funding arena offers a host of challenges unique from that of Modernization projects. The State funding levels are based on eligibility derived from enrollment, new housing, current facilities, etc... all of which are always in a state of change. The district develops decision points based on models whereby funding eligibility is projected, and the decision is made whether to submit for funding before or after certain State cut-off dates. Once again, it is a matter of strategic timing whereby the district has successfully attained over a million dollars in additional state funding. The following New Construction projects have already been funded (or approved for funding) by the State:

- ▶ Sierra View Elementary School
- ▶ Additional Sierra View Classroom—Building 500
- ▶ Oakdale High School Learning Resource Center and Site Expansion—First Phase

A prime example of the effectiveness of strategic timing for New Construction is the construction of Building 500 at Sierra View Elementary School. The district seized an opportunity to acquire State funding for an additional seven classrooms for students as the result of a unique nexus of eligibility, enrollment and funding availability. By constructing the additional building prior to completion of the rest of the campus, the district was able to effectively neutralize skyrocketing construction costs. Contractors were able to provide economy-of-scale pricing based on already being on the project (and having known costs as a result of having already built the same building), and the district was able to proactively address classroom needs associated with the return to a traditional school calendar. This was a noteworthy accomplishment considering soaring construction costs



Oakdale Joint Unified School District Facilities Projects

School Bond Projects

Project	Original	Project	Bond Funds	Developer	State
	Estimate				
	2001				
Sierra View Elementary*	\$8,771,124	\$13,737,850	\$1,396,183	\$5,746,001	\$6,595,666
Junior High Classroom Relocation*	No Budget	\$247,638	\$50,000	\$197,638	\$0
Junior High LRC/Classrooms	\$2,232,000	\$2,777,849	\$150,000	\$1,729,001	\$898,848
High School Library/Classrooms**	\$5,000,000	\$9,632,137	\$2,022,483	\$2,131,729	\$5,477,925
High School Expansion**	\$3,000,000	\$11,276,422	\$6,067,325	\$712,196	\$4,496,901
Athletic Fields	No Budget	\$4,089,690	\$3,289,661	\$425,029	\$375,000
High School Modernization	\$10,076,000	\$13,484,400	\$5,832,472	\$3,912,018	\$3,739,910
Magnolia Elementary Modernization	\$926,595	\$931,710	\$224,935	\$147,749	\$559,026
Cloverland Elementary Modernization	\$946,250	\$1,778,705	\$19,958	\$691,524	\$1,067,223
Fair Oaks Elementary Modernization**	\$449,460	\$744,323	\$159,685	\$138,044	\$446,594
Bridle Ridge Site Purchase*		\$642,179		\$327,179	\$315,000
Total	\$31,401,429	\$ 59,342,903.34	\$19,212,701	\$16,158,108	\$23,972,093

Other District Projects

Project	Original	Project	Bond Funds	Other	Developer	State
	Estimate					
	2001		Committed			
Junior High Gymnasium*	NA	\$ 3,279,591.95	NA		\$2,081,241.95	\$ 1,198,350.00
Junior High Parking Lot Renovation*	NA	\$ 236,839.82	NA	\$ 52,288.81	\$ 184,551.01	
Magnolia HVAC, Reroof & Repainting*	NA	\$ 396,641.25	NA	\$ 18,773.14	\$ 83,689.11	\$ 294,179.00
High School Stadium Lighting*	NA	\$ 192,474.13	NA	\$192,474.13		
Total	\$ -	\$ 4,105,547.15	\$ -	\$263,536.08	\$2,349,482.07	\$ 1,492,529.00

*Project Completed
**Project in Process

Includes Community Donations of \$22,800

Bond Oversight Committee 2004-05

The Bond Oversight committee is composed of community members whose charge is to provide oversight for Measure 'C' Bond expenditures, and makes an annual report to the Oakdale Joint Unified School District Board of Trustees and the community. An independent auditor has audited all Measure 'C' Bond expenditures. Members of the Bond Oversight Committee include:

Frank Clark, Chair
Norm Antinetti
Dale Clipper
Richard Murdoch
Donna O'Brien
Inger Satterfield
Kim Whitemyer
Vacant

Senior Citizens' Organization Representative
Community Representative
Facilities Master Plan Committee Representative
Business Representative
Parent Representative
Finance Representative
Parent/Teacher Organization Representative
Taxpayers' Organization



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