



EDUCATING LEARNERS FOR THE 21ST CENTURY



Rio School District
Facilities Master Plan 2014
2500 Vineyard Avenue
Oxnard, CA 93036

September 1, 2014

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED



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I. EXECUTIVE SUMMARY

Sage Institute Incorporated (SII) and Architecture For Education (AE) have taken into consideration the many planning and finance issues facing the District and have applied the following methodology in preparing the District Master Plan:

- Research of District historical development, policies, programs, historical enrollments and demographic data including current and projected residential and commercial development. State eligibility and related funding applications were also evaluated.
- Review and analyses of District educational programs, policies, existing facilities, current and projected enrollments, ethnic breakdown, current and projected residential and commercial development.
- Evaluation of District programs as related to facilities, attendance boundaries, distribution of students and existing and future school sites and facilities.
- Meetings and conference calls with District staff, City of Oxnard (City) and planning staff and developers regarding future development planning for the District.

The following is a summary of facility needs and programs reviewed to determine long-range facility demands facing the District.

Rio School District plans to revitalize and renovate every campus in the District, establishing contemporary learning environments at each school and opening up new educational opportunities for all RSD students.

The District and the School Board are committed to delivering the 4 C's of 21st Century Learning - Communication, Collaboration, Critical Thinking, and Creativity – offered in safe, modern educational settings. As part of the Master Plan's improvement schedule, those key student practices will be incorporated in every aspect of the educational program and learning environment. Facility improvements that support this commitment follow.

- Nearly every District school will require renovated classrooms that can flexibly support contemporary educational programs. This will include technology upgrades such as Visual Presentation Systems.
- Several schools will require facility expansions/renovations, meeting specific requirements for additional Kindergarten, Library, Science, Resource, Fitness and Administrative space. Campuses involved include Rio Real ES, Rio Plaza ES, Rio Lindo ES, Rio del Norte ES, and Rio del Valle MS.



- Campuses requiring facility additions/conversions/renovations include: Rio Real ES, Rio Plaza ES, Rio Lindo ES, Rio del Valle MS, Rio Rosales ES, Rio del Norte ES, Rio del Mar ES, and Rio Vista MS. These additions will include classroom buildings (some as replacements for portables), Administrative offices, STEAM Centers, Multipurpose/Gymnasium and Performing Arts buildings.
- District safety improvements comprise an important component of the facilities master plan. Separate/expanded bus drop-off zones and additional student drop-off zones and parking space are scheduled upgrades for Rio ES, Rio Plaza ES, Rio Lindo ES, and Rio Rosales ES.
- STEAM Centers will become a vital component in the District's enhanced educational program, emphasizing a commitment to project-based learning and in-depth studies. Campus-specific facility additions will support this focus with the inclusion, for example, of community gardens at Rio Lindo ES and Rio del Valle MS, and the Performing Arts Center at Rio del Valle MS. RSD's STEAM Centers will exemplify and promote the 4 C's, providing integrated experiential learning opportunities for all students. The District envisions the ultimate development of a K-8 STEAM school; a "beacon campus" that practices a complete project-based educational program.

FACILITIES REPLACEMENT OR RENOVATION

As the Rio SD develops a detailed Facility Plan, decisions must be made concerning whether specific buildings have reached the end of their serviceable life. A guideline often used: when the repair cost represents more than half of the replacement cost, it makes good sense to move forward with replacement. Improvement costs invested in older buildings leave the Owner with a 50- or 60-year-old facility that continues to present use/maintenance issues in the long term. Intrinsic factors influencing the decision to repair or replace can involve older buildings considered landmarks in the community, deserving of preservation to ensure future students will enjoy that heritage. There are a few buildings in the District that require immediate, extensive attention. These buildings border on repair costs of almost 75% of new construction; costs necessary to bring them into use as a contemporary learning environment. Such expenditure is not warranted, as the buildings are severely limited in functionality; their planning cannot accommodate the integrated educational programs of today - programs that require teacher collaboration and flexible, multi-use space for student group projects and technology access. The Facilities Master Plan recommends that these buildings be demolished and replaced on-site with a new building.

GREEN/SUSTAINABLE FACILITIES

Resource conservation is a proactive budget strategy that makes sense for any school district that spends thousands of dollars each month on utility services. Employing energy-saving techniques can cut this expense from 40-100%, over time. This "win-win" scenario is clearly evident when facility improvements send energy/water cost savings to the general fund; savings then available for programmatic improvements. A lower electric bill may result in the opportunity to hire another teacher,



a teacher's aide, or a special resource professional at a school site. The cost-effective approaches outlined in the Facilities Master Plan include: addition of building insulation; installation of energy-efficient doors, windows, and other building equipment; replacement of inefficient HVAC systems; addition of skylights and windows that permit integrated switching with artificial lighting (when daylight is sufficient, lights are automatically turned off, saving energy); addition of photovoltaic cells to parking lots, rooftops, and other open areas can make the District an energy-producer, generating further savings. The replacement of aging, inefficient buildings will improve the functionality of all facilities throughout the District.

A green approach to facilities doubles its impact when introduced into the educational environment. A sustainable philosophy influences students, teachers and the community at multiple levels. Green environments are inherently more healthful and aesthetically pleasing, offering a learning setting that is immediately supportive of educational activities. A user-friendly, comfortable environment encourages students to do their best, while reinforcing the importance of learning. An energy-efficient environment actively engages students in their school's conservation efforts; simple acts such as opening and closing windows, turning off lights, and recycling waste materials, reinforce environmental care. The use of natural lighting and its effective enhancement, healthful ventilating systems, and textured natural materials in the learning environment boost student performance and attract/retain teachers who enjoy teaching in a sustainable setting. Students daily have the chance to learn about every facet of the built and natural environment, as their school buildings present three-dimensional opportunities to excel at environmental stewardship.

STEAM CENTERS and K-8 STEAM SCHOOL

RSD can emphasize the introduction of various career/study options via its newly-planned STEAM Centers; Centers that establish a clear connection between educational activities and students' real-world vocational and learning futures. This opportunity is often delayed until high school, yet research is showing that the timing of this later introduction is less than ideal. Younger students are ready and eager to make these learning connections, especially in a less formal atmosphere than that found in a typical high school. Educational research also reveals that students are engaged, productive, and successful when learning is connected to their daily lives and what they are envisioning for their individual futures. Tremendous achievement can be evidenced when students participate in internships and apprenticeships in their community; opportunities that allow them to do real-world work and boost their interest/success in such pursuits at high school, college, university, and vocational training centers.

A key point consistently detailed in the questionnaires we received from principals, teachers, members of the community and students – reinforced also at our site visits with principals and staff – was the necessity for more hands-on learning at RSD campuses. Many principals mentioned the fundamental need for facilities that encourage, inspire, and maintain a student's innate interest and curiosity in science, nature, and the arts. An educational challenge throughout the United States reveals that we are not training enough scientists, engineers, and skilled technicians for our industry needs. This is one of the few areas lacking qualified applicants to fill employment openings – and the U.S. continues to import



this expertise from all over the world at a time when our economy is struggling and our citizens are underemployed.

Some of the school sites requested Science facilities that will engage students in the sciences at an early age. Other sites mentioned the need for Art facilities, where students work on projects that perfect hand-eye coordination; an essential skill for many professions they may enter in the future. Still others stated the importance of student involvement in projects; activities that offer the opportunity to build and explore on their own, while having the resources to do so at the school site. A significant number mentioned the outstanding natural environment of Oxnard and its surrounding communities; accessing that outdoor environment for student exploration to reinforce Science, Math, Agriculture and Art studies.

The questionnaire responses/suggestions lead us to recommend the inclusion of a STEAM Center at existing schools and the consideration of building a New K–8 STEAM School. Each STEAM Center could serve as a resource for students wishing to engage in the in-depth study of Science, Technology, Engineering, Art, Agriculture and Mathematics. This specialized facility is relatively easy and economical to build, resembling an ultra-flexible Science Lab integrated with a Museum or Exploratorium; a facility that sparks student interest in vocations usually reserved for later introduction. With the addition of RSD’s planned K-8 STEAM campus, the District will have an outstanding flagship program for its students; one that can lead the way throughout Ventura County and beyond.

II. INTRODUCTION

The preparation of this Facilities Finance Master Plan (Master Plan) was commissioned by the Rio School District (District) for the purpose of assessing existing and future District facilities. The Master Plan also provides a detailed demographic analysis that includes review and analysis of the District facilities, school site capacities, current facility utilization, projected enrollments by cohort student enrollment trends, projected enrollments from new residential development and projected facility needs for each school site and a funding and implementation plan designed to address District-wide needs for anticipated growth within the District.

The District resides with the City of Oxnard and Ventura County and has approximately 4,827 K-8 enrollments as of February 2014. The District operates five (5) K-5 elementary schools, one (1) K-6 elementary school, two (2) 6-8 middle schools and related support services located within the District.

The results of **PHASE 1** of the Master Plan process are set forth in the following sections.



III. PROFILE OF EXISTING FACILITIES

In order to determine the projected District need for new facilities, a detailed analysis of existing facilities was conducted and is set forth in **Appendix A, Table 1, Facilities - Classroom Inventory / Capacities (2013/14)**.

The analysis includes an inventory of permanent and relocatable teaching stations available at each existing school facility as well as facilities District-wide. In conjunction with District staff, each classroom was reviewed to determine current usage. Classrooms utilized for administration or programs outside regular K-8 classroom usage were inventoried under “other” and were not loaded as a regular classroom.

In addition, existing District space utilization of each school site was determined using current District loading standards and District 2013/14 CBED enrollments. The ideal space utilization for elementary schools is 90% and 85% for middle schools.

As identified in Table 1, four elementary schools are under capacity based on the 90% utilization, and one middle school is under capacity based on the 85% utilization. However, due to lower class sizes and a projected increase in enrollments for 2014/15, only one elementary school is projected to be under 90% utilization, and two elementary schools are projected to be at or above 100% utilization. Therefore, additional elementary capacity will be needed for future students from new residential development.

It is important to note that the elementary school classrooms are currently loaded at a higher rate of students per classroom than in previous years due to the current economy and related State funding.

- Kindergarten Loading – 31 students per classroom
- 1st – 3rd Grade Loading – 30 students per classroom
- 4th – 5th Grade Loading – 31 students per classroom

The District has plans to lower the number of students per classroom in the future to be more in line with class size reduction standards. When this occurs the space utilization percentage will increase for each school site that implements the lower student per classroom count, thereby increasing the need for elementary school facilities.

For the 2014-15 school year, elementary classroom loading is anticipated to be:

- Kindergarten Loading – 24 students per classroom
- 1st – 3rd Grade Loading – 30 students per classroom
- 4th – 5th Grade Loading – 31 students per classroom



For the 2015-16 school year, elementary classroom loading is anticipated to be:

- Kindergarten Loading – 24 students per classroom
- 1st Grade Loading – 24 students per classroom
- 2nd – 3rd Grade Loading – 30 students per classroom
- 4th – 5th Grade Loading – 31 students per classroom

Class sizes for 2nd and 3rd grade will be reduced to 24 when school facilities are available.

IV. DEMOGRAPHICS ANALYSIS

The District Demographic Analysis includes enrollment trends and projections, and analysis of projected residential development within the District. The following outlines the methodology of demographic analysis.

A. Student Enrollment Projections

Two types of enrollment projection methodologies were used for the Master Plan and are described below.

1. Cohort Survival Enrollment Projections

Cohort Survival Enrollment Projections are calculated using the current and preceding three years of District enrollment data. The numerical change in District enrollments is determined between each grade level by calculating the number of students that increase or decrease from one grade level and to the next grade level for each year. Since kindergarten enrollment cannot be matriculated from a preceding grade level, annual changes in kindergarten enrollments are estimated by the numerical change from enrollments during the preceding years.

This methodology is the basis for projecting students for the State new construction eligibility application and is best used to determine enrollment trends occurring within the District.

Tables 2 through 2.H in Appendix A set forth District-wide and school site cohort enrollment projections based upon the District 2013 CBED enrollment data.

The cohort method of projecting student enrollments does not, however, factor in the impact of major planned housing developments and their impact upon student generations. Therefore, the Cohort Survival Analysis does not always adequately represent the projected District attendance patterns, which may be anticipated as a result of any recent escalation in growth and projected major residential development throughout the District.



Therefore, in order to provide the most accurate representation of future growth, projected students from new residential development are calculated using residential planning projections. Section 2 below outlines methodology utilized to determine projected students from new residential development.

2. Student Enrollment Projections from New Residential Development

Student enrollment projections from new residential development were determined using residential planning information provided by the District and City planning staff and student yield rates as outlined below.

a. Residential Planning Projections

The residential projections were based on planning assumptions determined as a result of a comprehensive study of City planning documents, meetings with local planning agency officials and collection of data from local planning departments, local developers and builder/developers in the area. Onsite evaluations of development activity and an analysis of development buildout potentials were conducted in order to assist in providing District-wide growth projections.

The residential development planning projections are set forth in **Appendix A, Table 3**.

b. Student Yield Rates

Student yield rates (yield rates) are defined as the average or median number of public student populations that attend a specified grade level configuration from a specified dwelling type (single-family detached versus single-family attached and multi-family dwelling units).

Yield rates are applied to determine how the projected new residential development within the District will effect District enrollments.

Yield rates, multiplied by the number of projected new residential units for a given dwelling type will project the expected number of students to occupy those units when they are completed. The District yield rates were derived from District enrollment information, a housing stock inventory and an on-line attendance survey District-wide as set forth in the District's 2012 School Facilities Needs Analysis.

Note: the yield rates provided in the 2012 School Facilities Needs Analysis were in line with historical average yield rates. The 2013 School Facilities Needs Analysis determined exceptionally low yield rates, which may be due to the current housing market and not reflective of long term yield rates, therefore, 2012 yield rates were used. The yield rates will be reviewed on an annual basis based on type of development occurring within the District.

New residential development projections together with the student yield rates were applied to calculate the student enrollment projections from new residential development set forth in **Appendix A, Table 4**.



Table 5 in Appendix A overlays the Cohort Enrollment Projections and the student enrollment projections from new residential development. Adjustments were made to Rio Vista MS due to the inclusion of River Park residential development in historical trends.

V. PROJECTED SCHOOL FACILITY NEEDS

Tables 6, 7 and 8 in Appendix A represent the anticipated need for new school facilities which may result from projected new residential development. The number of new schools required is based upon student capacities for elementary and middle schools as determined by the District.

Each table represents a major residential development project that is planned or projected to develop within the District. Current elementary and middle school boundaries are used to determine available capacity within the District.

The tables then identify projected school facility needs for future students from new residential development by residential development area.

Please note that the current elementary and middle school boundaries may change, which could result in future students from new residential development being assigned to different elementary or middle school facilities based on location of new school facilities within the District.

As set forth in **Appendix A, Table 9**, the District's projected school facility need was determined to be approximately 22 elementary school classrooms and 7 middle school classrooms for future students projected from new residential development.

It is projected that the District will receive approximately 344 new K-5 students and 154 new 6-8 students for a total of 498 new K-8 students by 2017/18 school year based on current development projections for the River Park and Wagon Wheel areas. This is subject to change if projected development and/or student yield rates change.

A. Proposed K-8 STEAM School (Phase 1)

To accommodate the projected increase in student enrollment, the District is proposing to construct a new K-8 STEAM school. The K-8 STEAM School aims at integrating student learning experiences through multi-disciplinary tasks and projects. Projects, units, lessons, and performance tasks situate the learner as researcher, maker-creator, designer, problem solver, and problem generator. All learning activities are focused on developing 21st century learning practices; communication, collaboration, critical thinking, and creativity. Literacy development in the areas of reading, writing, mathematics, and technology is embedded in real-world learning contexts with specific skills development work emerging from the broader integrated learning experiences i.e. the student needs to learn to compute double-digit multiplication tasks in order to complete the house design: carpet laying performance task.



The STEAM school's curricular design has additional foci aimed at dual language development, global citizenry, and entrepreneurial skills development. Students are guided through the process of natural language development in their native language as well developing a second language through an immersive and developmental process.

The K-8 STEAM school curriculum is a hands-on, minds-on, lab model approach that provides opportunity for classroom culture development simultaneously to individual differentiation and multi-age interactions and mentoring. The K-8 STEAM school curriculum prepares students for academic achievement, career readiness, social and personal development in grades 9-12 and beyond.

The K-8 STEAM school curriculum utilizes technology, games, play, design-making, and project based learning in order to address state of the art research on learning processes and human development on the 21st century.

The proposed school site plan is set forth in Appendix B. Phase 1 includes a new K-8 starter school for approximately 550 students to be constructed by 2017/18.



B. Proposed School Site Improvements (Phase 1)

In an effort to provide the highest quality learning environment for existing and projected students, Architecture for Education conducted school site assessments for each school to determine needed school facility improvements. Facility needs for implementing the STEAM program at existing school sites were also considered. The following is a summary of recommended improvements by school site for Phase 1. A detailed site assessment and scope of work for each school site is set forth in Appendix B.

1. Rio Real Elementary School

BOND IMPROVEMENTS

- a. Renovate Existing Classrooms
- b. Add Classroom Visual Presentation Systems
- c. Upgrade Campus Security
- d. Upgrade Campus and District Technology
- e. Add a new Kindergarten Classroom
- f. Expand Administration Building
- g. Create a separate bus drop-off zone on Kenny Street

2. Rio Plaza Elementary School

BOND IMPROVEMENTS

- a. Renovate Existing Classrooms
- b. Add Classroom Visual Presentation Systems
- c. Upgrade Campus Security
- d. Update Campus and District Technology
- e. Expand Administration area
- f. Add student drop-off zone on Simon Way

3. Rio Lindo Elementary School

BOND IMPROVEMENTS

- a. Renovate Existing Classrooms
- b. Add Classroom Visual Presentation Systems
- c. Upgrade Campus Security
- d. Upgrade Campus and District Technology
- e. Construct new and/or expand Library/Administration Building
- f. Reconfigure bus drop-off zone
- g. Add a School Garden



- h. Renovate and Expand Kitchen

4. Rio del Valle Middle School

BOND IMPROVEMENTS

- a. Renovate Existing Classrooms
- b. Add Classroom Visual Presentation Systems
- c. Upgrade Campus Security
- d. Upgrade Campus and District Technology
- e. Add a Community Garden
- f. Add a Fitness Center
- g. Renovate and Expand Kitchen
- h. Construct a Science Building to accommodate needed additional labs
- i. Reconfigure and Renovate Administration Area

5. Rio Rosales Elementary School

BOND IMPROVEMENTS

- a. Add Classroom Visual Presentation Systems
- b. Upgrade Campus Security
- c. Upgrade Campus and District Technology
- d. Expand parking lot and redesign bus drop-off zone
- e. Increase grass play area in partnership with City, into the adjacent park site
- f. Renovate and Expand Kitchen

6. Rio del Norte Elementary School

BOND IMPROVEMENTS

- a. Add Classroom Visual Presentation Systems
- b. Upgrade Campus Security
- c. Upgrade Campus and District Technology
- d. Create shared resource space in each Classroom Building
- e. Add a Community Garden
- f. Renovate and Expand Kitchen

7. Rio del Mar Elementary School

BOND IMPROVEMENTS

- a. Add Classroom Visual Presentation Systems
- b. Upgrade Campus Security



- c. Upgrade Campus and District Technology
- d. Enlarge classrooms by expanding into shared “classroom cluster,” provide exterior doors where needed
- e. Install a shade structure at outdoor stage/amphitheater
- f. Renovate and Enlarge Kitchen

8. Rio Vista Middle School

BOND IMPROVEMENTS

- a. Add Classroom Visual Presentation Systems
- b. Convert existing Library to a Library Media Technology Center
- c. Upgrade Campus Security
- d. Upgrade Campus and District Technology

District Cost Estimate Summary

GO BOND FINANCIAL ANALYSIS - SUMMARY

Name	Site Improvements Subtotal	Building Exterior Subtotal	Modernization Subtotal	New Construction/ Additions Subtotal	Campus Security Subtotal	Technology Subtotal	Accessibility Upgrades Subtotal	Mechanical Subtotal	Plumbing Subtotal	Electrical Subtotal	Campus Soft Costs ¹	Construction Cost Estimate
Elementary School Campuses												
Rio del Mar	\$ 120,750	\$ -	\$ -	\$ 1,668,250	\$ 187,938	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 650,740	\$ 2,792,678
Rio del Norte	\$ -	\$ -	\$ -	\$ 1,792,300	\$ 184,046	\$ 217,500	\$ -	\$ -	\$ -	\$ -	\$ 607,134	\$ 2,800,980
Rio Lindo	\$ 399,425	\$ -	\$ 2,741,975	\$ 2,216,800	\$ 191,830	²	\$ -	\$ -	\$ -	\$ 44,000	\$ 1,670,526	\$ 7,264,558
Rio Plaza	\$ 313,432	\$ -	\$ 3,888,600	\$ 1,523,950	\$ 147,938	²	\$ -	\$ -	\$ -	\$ -	\$ 1,882,294	\$ 7,756,215
Rio Real	\$ 228,276	\$ -	\$ 4,128,711	\$ 4,049,500	\$ 137,666	²	\$ -	\$ -	\$ -	\$ -	\$ 2,707,370	\$ 11,251,525
Rio Rosales	\$ 895,514	\$ -	\$ -	\$ 170,000	\$ 126,480	\$ 515,040	\$ -	\$ -	\$ -	\$ -	\$ 507,221	\$ 2,214,255
Sub-total	\$ 1,957,396	\$ -	\$ 10,759,286	\$ 11,420,800	\$ 975,899	\$ 897,546	\$ -	\$ -	\$ -	\$ 44,000	\$ 8,025,284.40	\$ 34,080,211
K-8 Campuses												
Improvements to Rio K-8 Steam School				\$ 25,000,000								\$ 25,000,000
Sub-total	\$ -			\$ 25,000,000							\$ -	\$ 25,000,000
Middle School Campuses												
Rio del Valle	\$ 439,056	\$ -	\$ 7,851,937	\$ 1,810,100	\$ 143,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,156,273.86	\$ 13,400,740
Rio Vista	\$ 389,056	\$ -	\$ 838,425	\$ -	\$ 163,743	\$ 346,720	\$ -	\$ -	\$ -	\$ -	\$ 573,521.52	\$ 2,311,466
Sub-total	\$ 828,112	\$ -	\$ 8,690,362	\$ 1,810,100	\$ 307,116	\$ 346,720	\$ -	\$ -	\$ -	\$ -	\$ 3,729,795.39	\$ 15,712,206
Subtotal Costs	\$ 2,785,507	\$ -	\$ 19,449,648	\$ 38,230,900	\$ 1,283,015	\$ 1,244,266	\$ -	\$ -	\$ -	\$ 44,000	\$ 11,755,080	\$ 74,792,416

Footnotes

¹ Campus Soft costs include Contingency, Fees, Escalation and Testing & Inspection, Furniture & Equipment

² Technology Upgrades included in Renovation Costs

FACILITIES OVERVIEW: RIO REAL ELEMENTARY SCHOOL



BOND IMPROVEMENTS:

- Renovate Existing Classrooms.
- Add Classroom Visual Presentation Systems.
- Upgrade Campus Security
- Upgrade Campus and District Technology
- Add a new Kindergarten Classroom.
- Expand Administration Building.
- Create a separate bus drop-off zone on Kenny Street.



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Construct 2-story classroom building as campus expands to accommodate 6-8
- Convert Building B to STEAM Center.
- Construct Multipurpose/ Gymnasium.

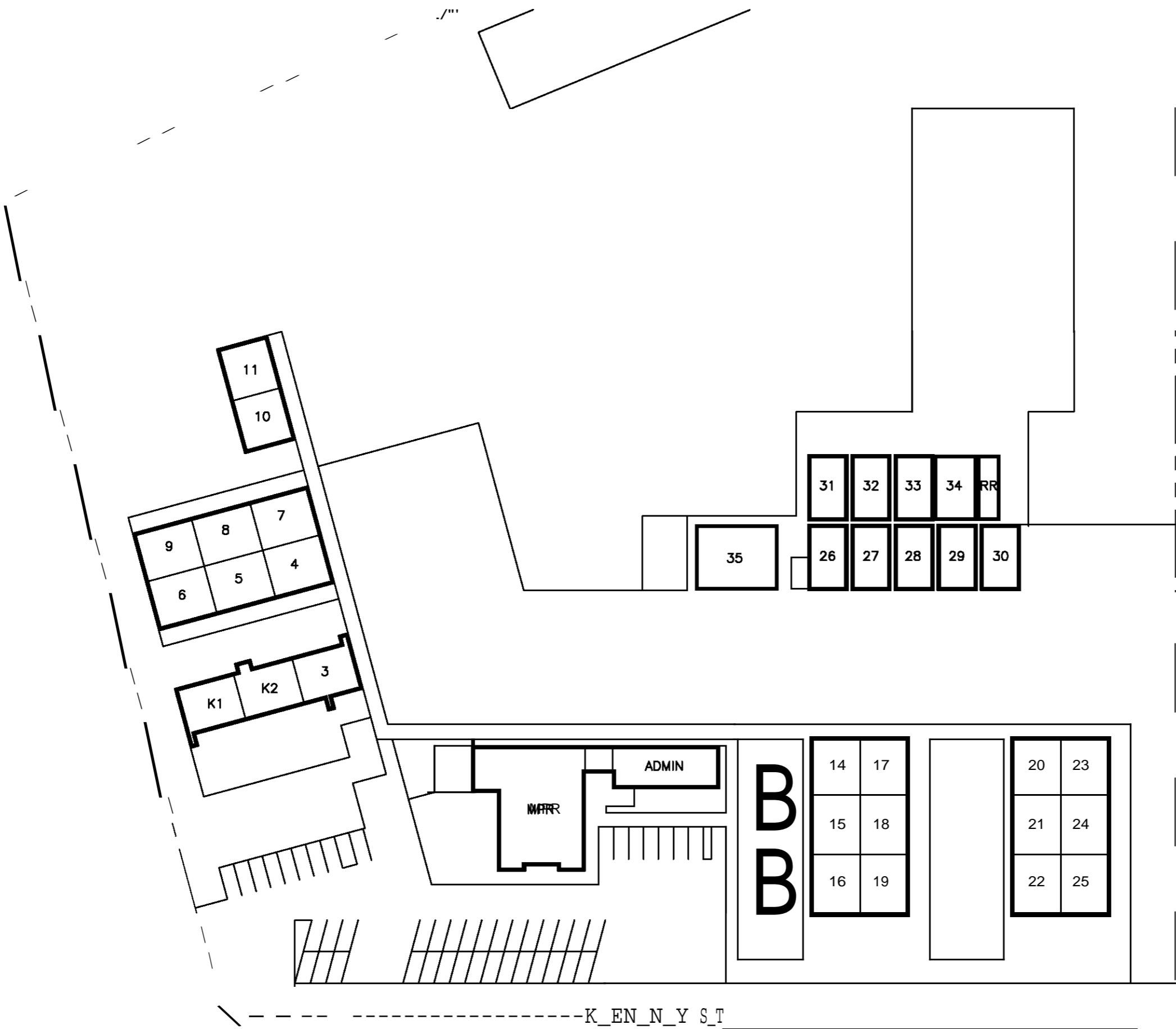
Rio Real Elementary School

RIO SCHOOL DISTRICT

2500 VINEYARDAVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio Real
Elementary School**

1140 Kenney St
Oxnard, CA 93036



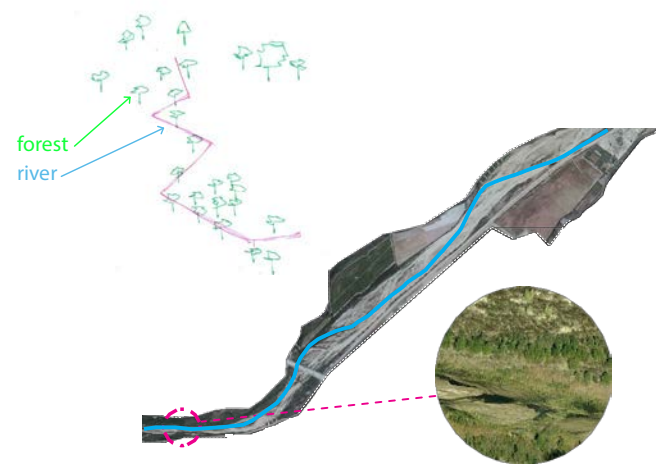
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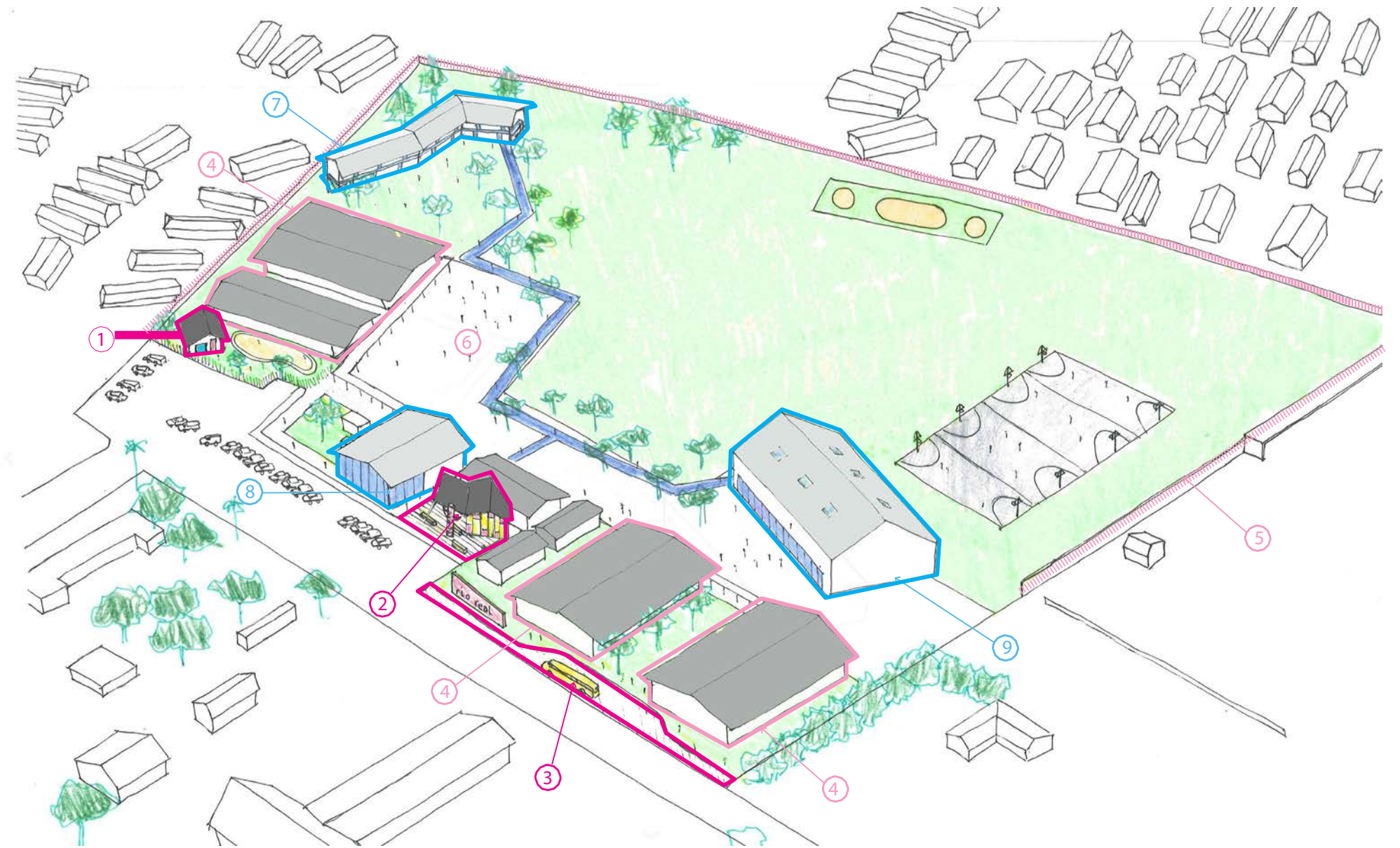
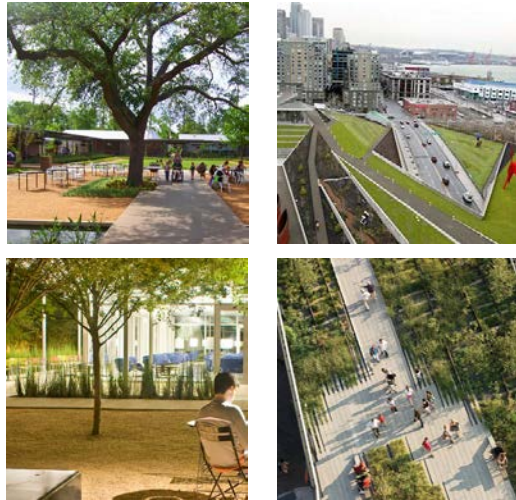
Rio Real Elementary School

Rio Real Elementary School

concept: river through a forest



inspirations



campus improvements overview

Bond Improvements

- ① add a new kindergarten
- ② expand administration building
- ③ bus drop-off zone on kenny st

Future Improvements

- ⑦ construct 2-story classroom bldg
- ⑧ convert building B to STEAM Center
- ⑨ construct multipurpose gymnasium

Campus Transformation

- ④ transform existing classrooms and add classroom visual presentation system
- ⑤ upgrade campus security
- ⑥ upgrade campus+district technology

vignettes



New Entry+Administration Building



New Kindergarten+Playground



New Gymnasium

Rio Real Elementary School



New Entry+Administration Building



New Kindergarten+Playground

Rio Real Elementary School



New Gymnasium

FACILITIES OVERVIEW: RIO PLAZA ELEMENTARY SCHOOL



BOND IMPROVEMENTS:

- Renovate Existing Classrooms.
- Add Classroom Visual Presentation Systems
- Upgrade Campus Security
- Update Campus and District Technology
- Expand Administration area.
- Add student drop-off zone on Simon Way.

IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Construct Multipurpose/ Gymnasium building.
- Construct 2-story classroom building addition.
- Convert MPR to Library/STEAM Center.

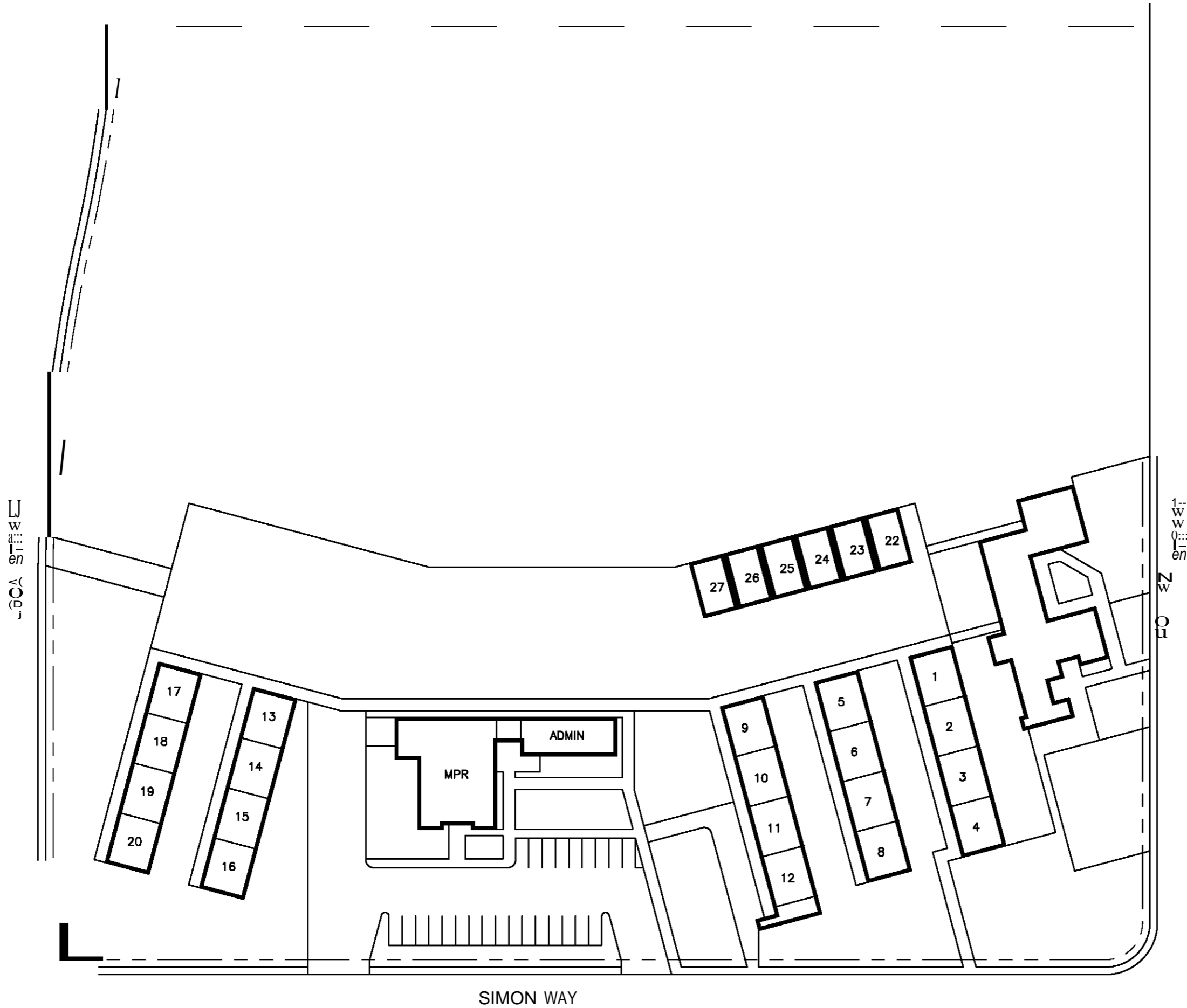
Rio Plaza Elementary School

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio Plaza
Elementary School**

600 Simon Way
Oxnard, CA 93036



SIMON WAY

LAUREL WAY

WILSON WAY



r

(N) 2 STORY CLASSROOM

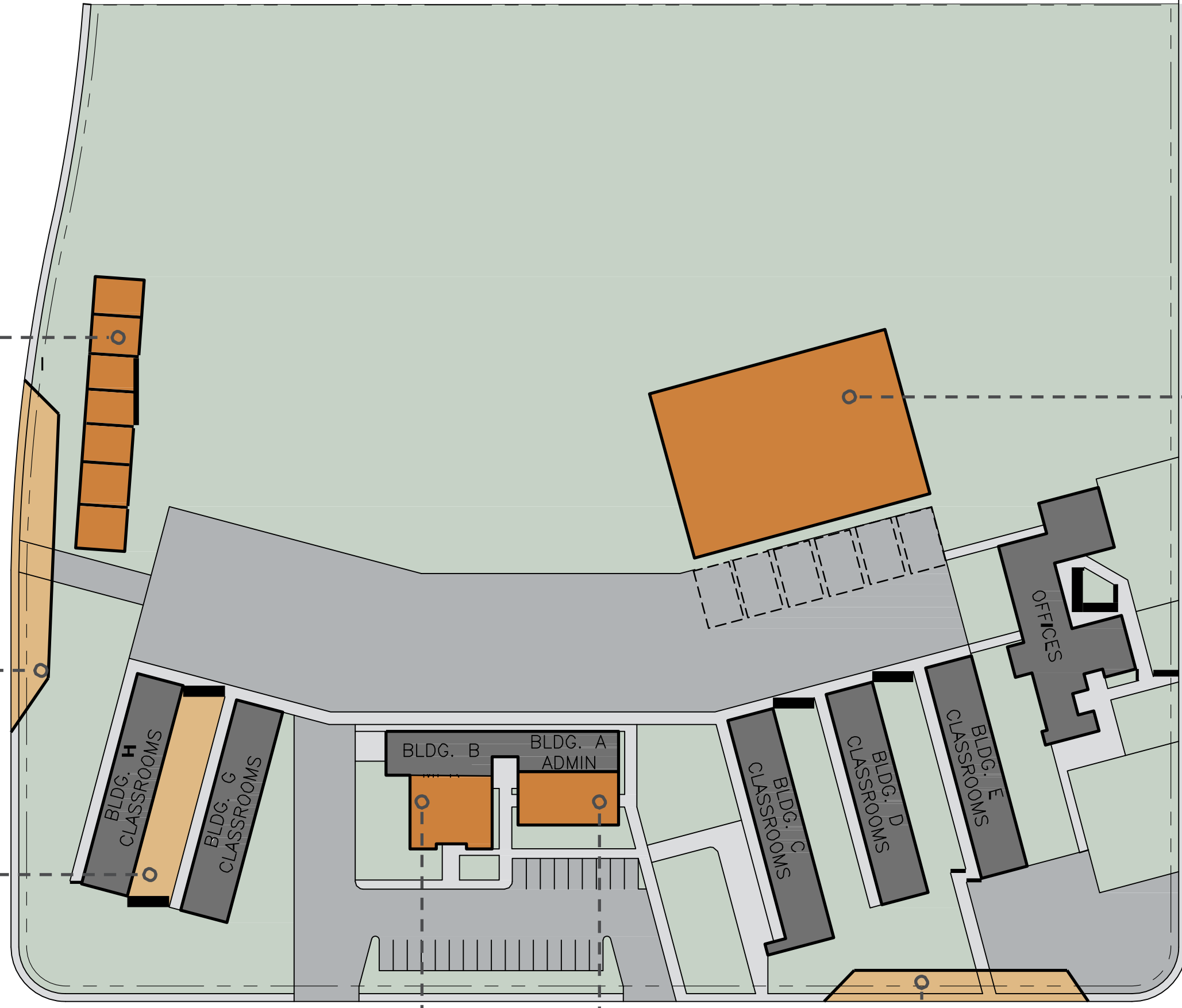
(N) 6-8 DROP OFF

(N) LANDSCAPING

BALBOA STREET

CORTEZ STREET

(N) MULTIPURPOSE GYMNASIUM



LIBRARY/STEAM CENTER RENOVATION

SIMON WAY

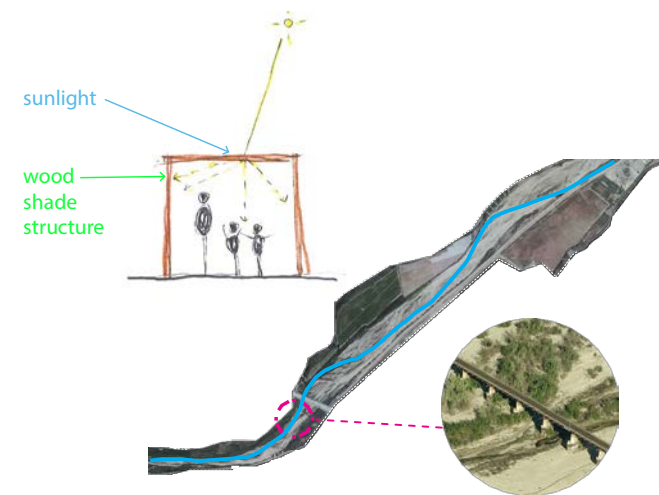
ADMINISTRATION EXPANSION

BUS DROP OFF

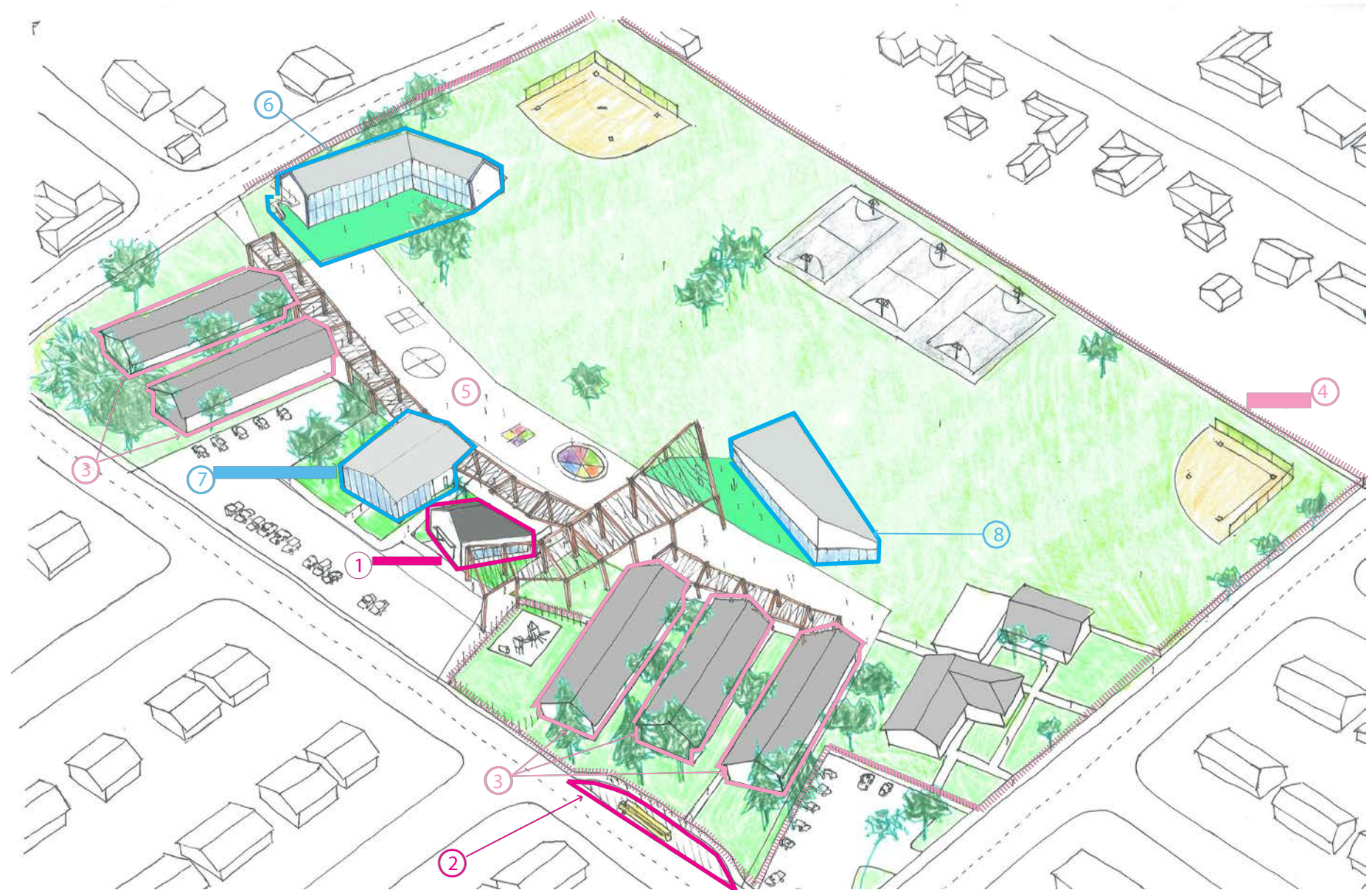
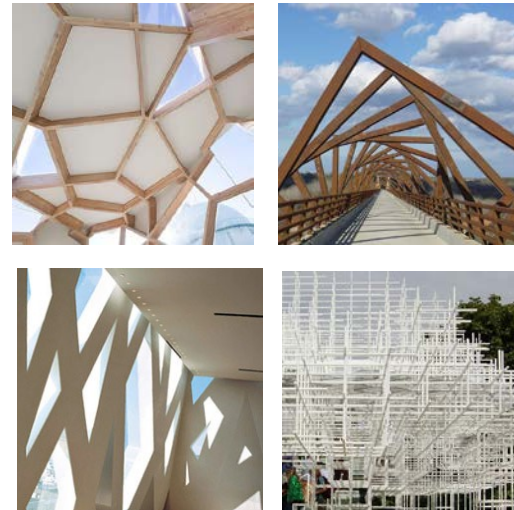
Rio Plaza Elementary School

Rio Plaza Elementary School

concept: walking under a trestle



inspirations



campus improvements overview

Bond Improvements

- ① expand administration building
- ② add student drop-off zone on simon way

Campus Transformation

- ③ transform existing classrooms and add classroom visual presentation system
- ④ upgrade campus security
- ⑤ upgrade campus+district technology

Future Improvements

- ⑥ construct 2-story classroom bldg
- ⑦ convert MPR to Library/STEAM Center
- ⑧ construct multipurpose gymnasium



New Administration Expansion+STEAM /Library Renovation



New Gymnasium+Shade Structure

Rio Plaza Elementary School



New Administration Expansion+STEAM /Library Renovation

Rio Plaza Elementary School



New Gymnasium+Shade Structure

FACILITIES OVERVIEW: RIO LINDO ELEMENTARY SCHOOL



BOND IMPROVEMENTS:

- Renovate Existing Classrooms.
- Add Classroom Visual Presentation Systems
- Upgrade Campus Security
- Upgrade Campus and District Technology
- Construct new and or expand Library/Administration Building
- Renovate and Expand Kitchen
- Reconfigure bus drop-off zone.
- Add a School Garden.

IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Construct new Kindergarten classrooms, replacing existing portables.

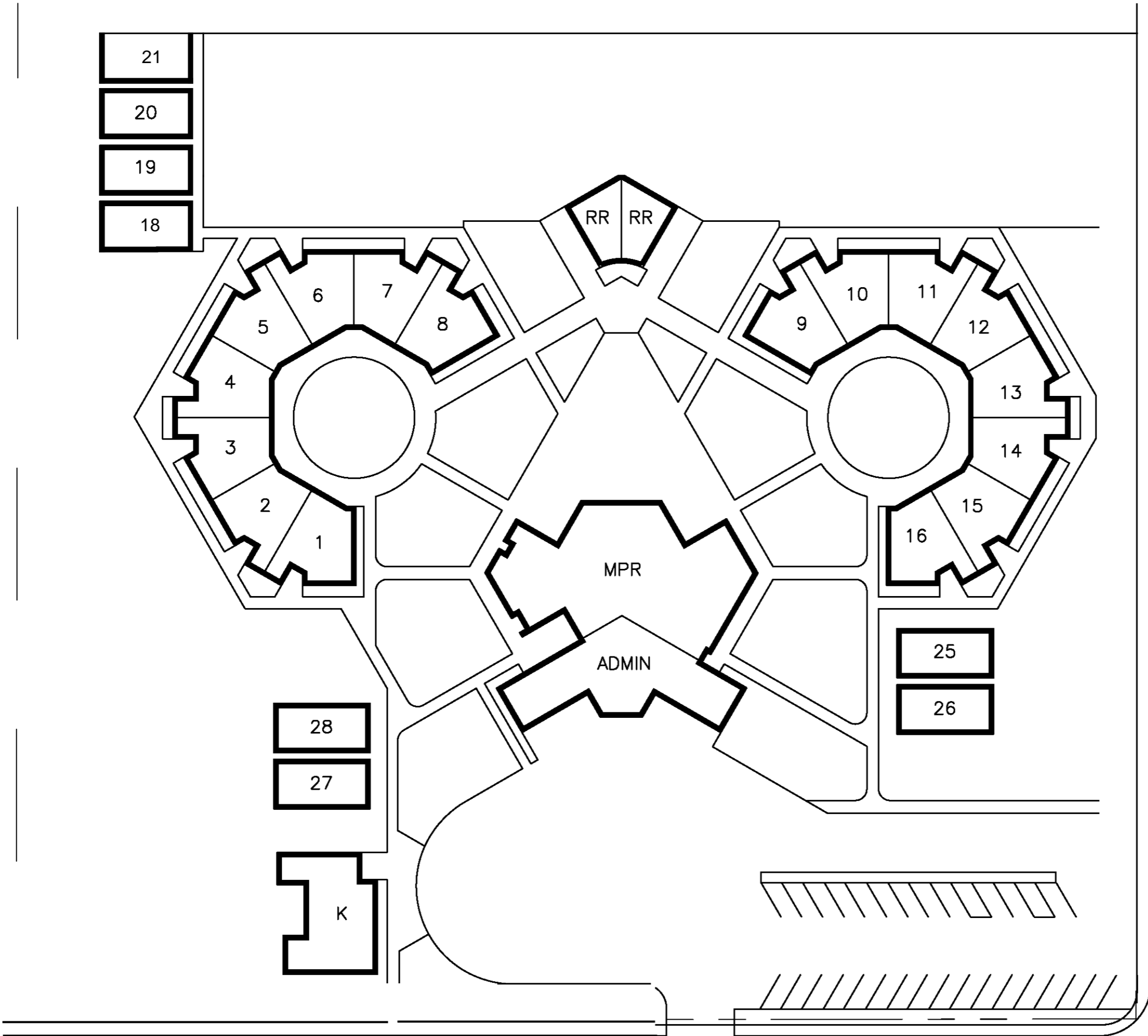
Rio Lindo Elementary School

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

Rio Lindo Elementary School

2131 Snow Avenue
Oxnard, CA 93036

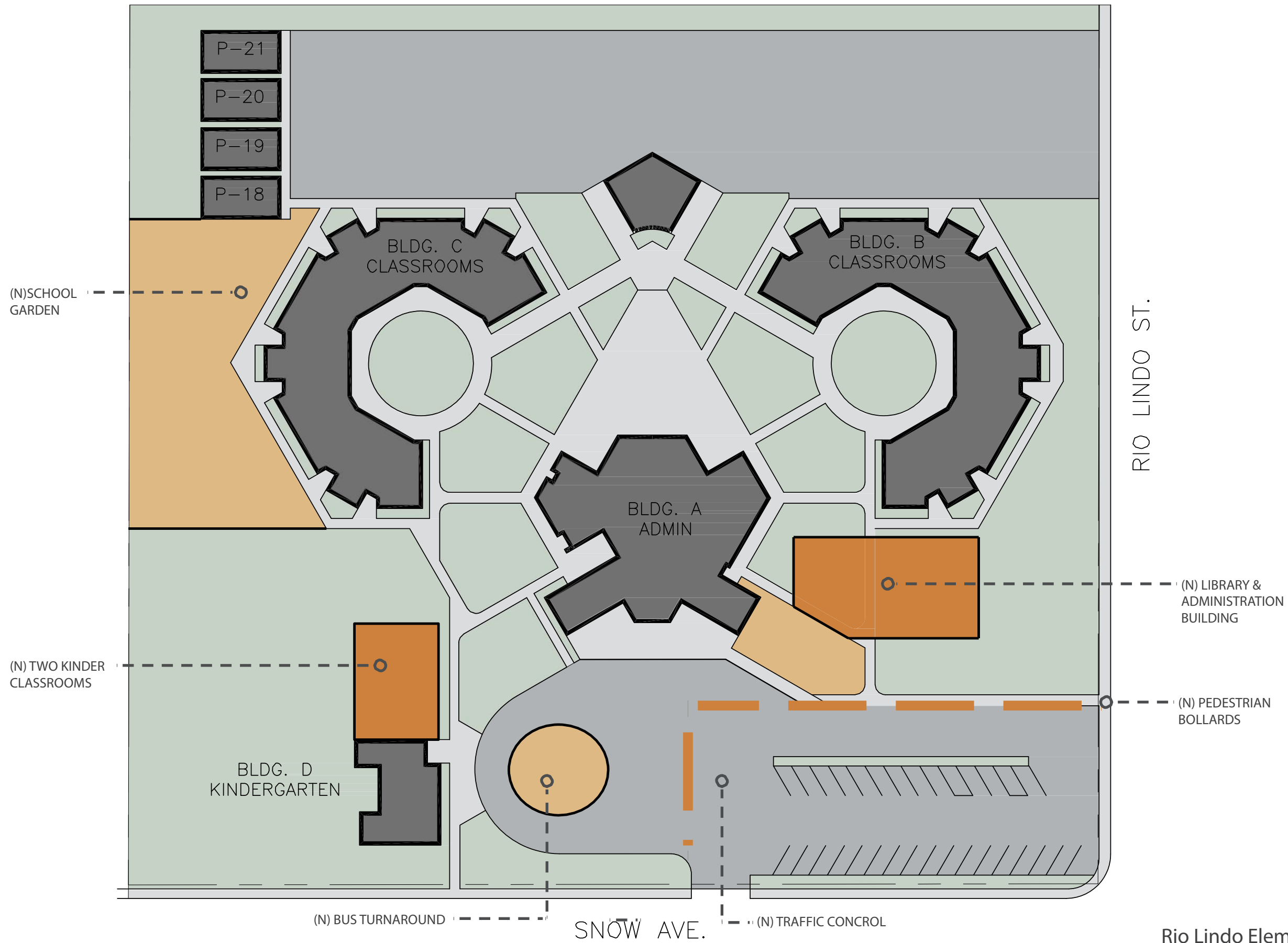


LINO ST.

SNOW AVE.



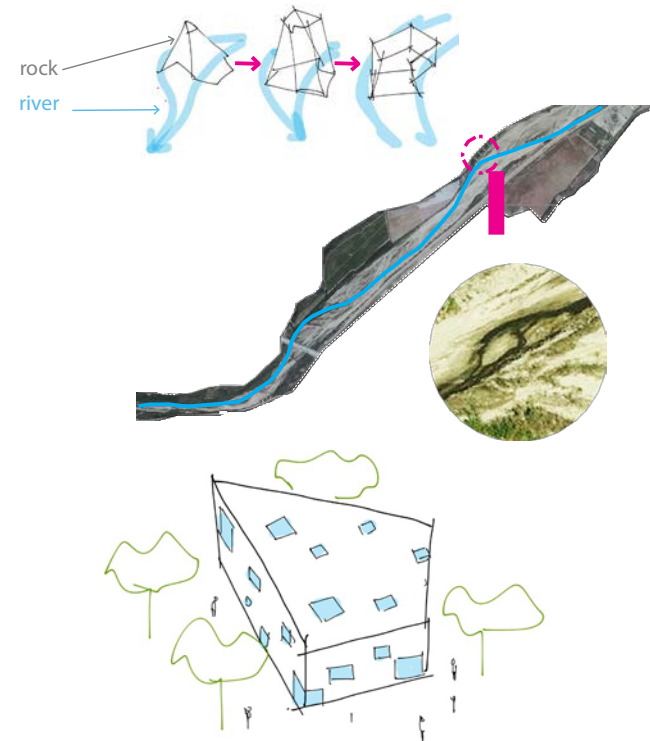
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Rio Lindo Elementary School

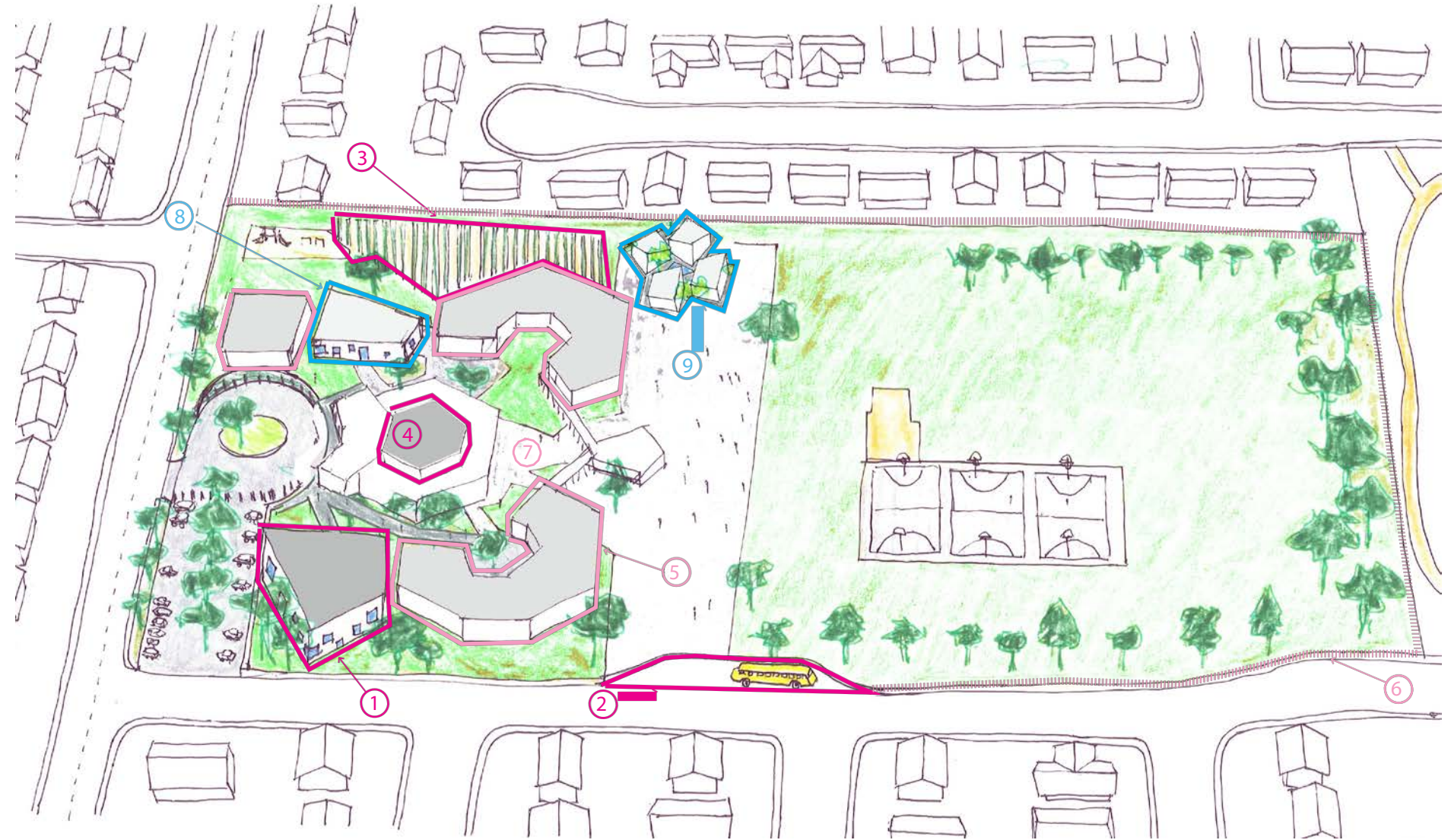
Rio Lindo Elementary School

concept: rocks carved by a river



library concept

inspirations



campus improvements overview

Bond Improvements

- ① construct new library building
- ② bus drop-off zone reconfigure
- ③ add new school garden
- ④ transform+expand kitchen

Campus Transformation

- ⑤ transform existing classrooms and add classroom visual presentation system
- ⑥ upgrade campus security
- ⑦ upgrade campus+district technology

Future Improvements

- ⑧ construct new kindergarten building
- ⑨ replace existing portables



New Campus Entrance+Library



New Kindergarten Classroom

Rio Lindo Elementary School



New Campus Entrance+Library



New Kindergarten Classroom

FACILITIES OVERVIEW: RIO DEL VALLE MIDDLE SCHOOL



BOND IMPROVEMENTS:

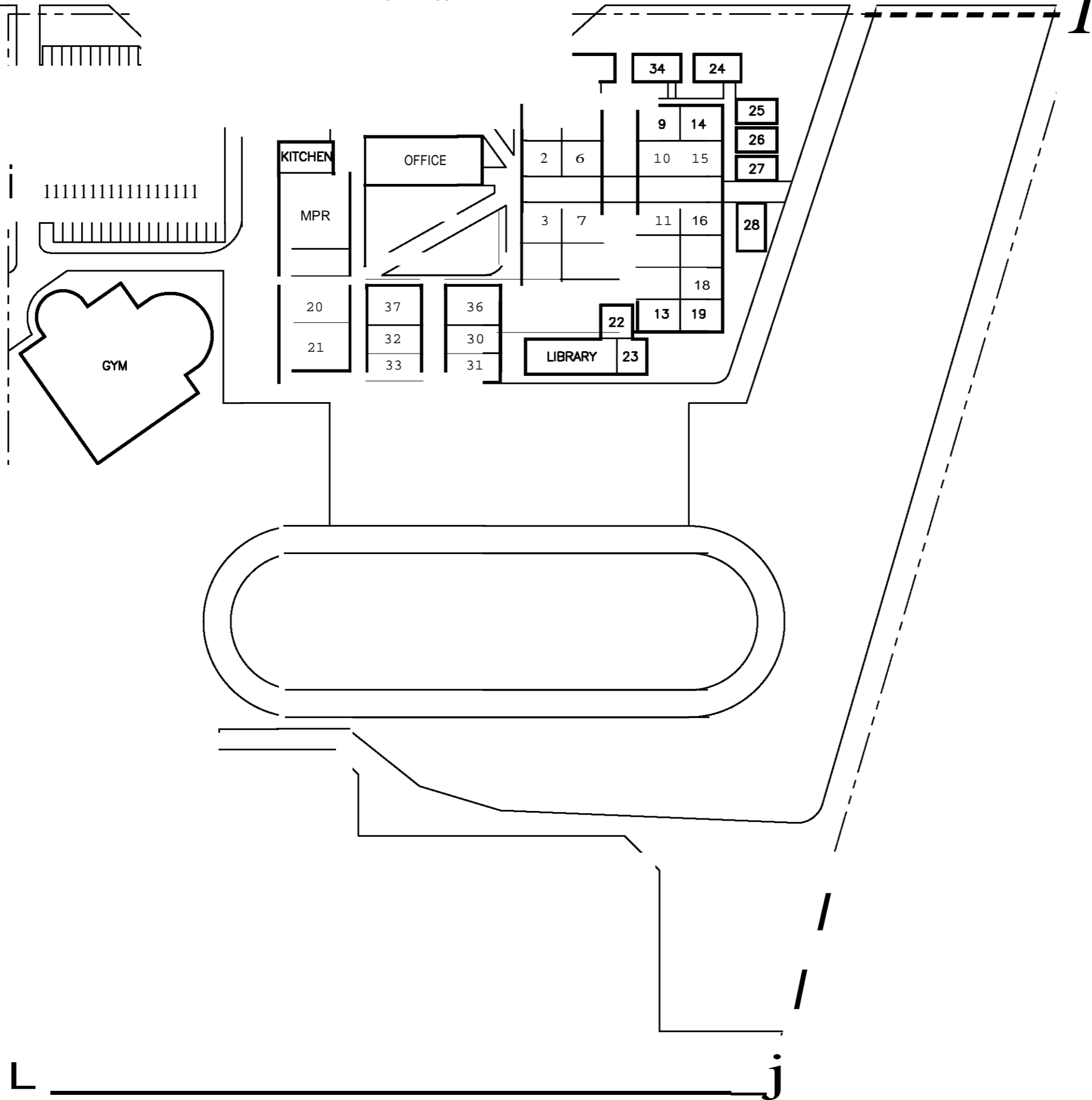
- Renovate Existing Classrooms
- Add Classroom Visual Presentation Systems
- Upgrade Campus Security
- Upgrade Campus and District Technology
- Construct a Science building to accommodate needed additional labs
- Add a Community Garden
- Renovate and Expand Kitchen
- Add a Fitness Center
- Reconfigure and Renovate Administration Area

IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Construct a Performing Arts building

Rio del Valle Middle School

NORTH ROSE AVE



RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

Rio del Valle Middle School

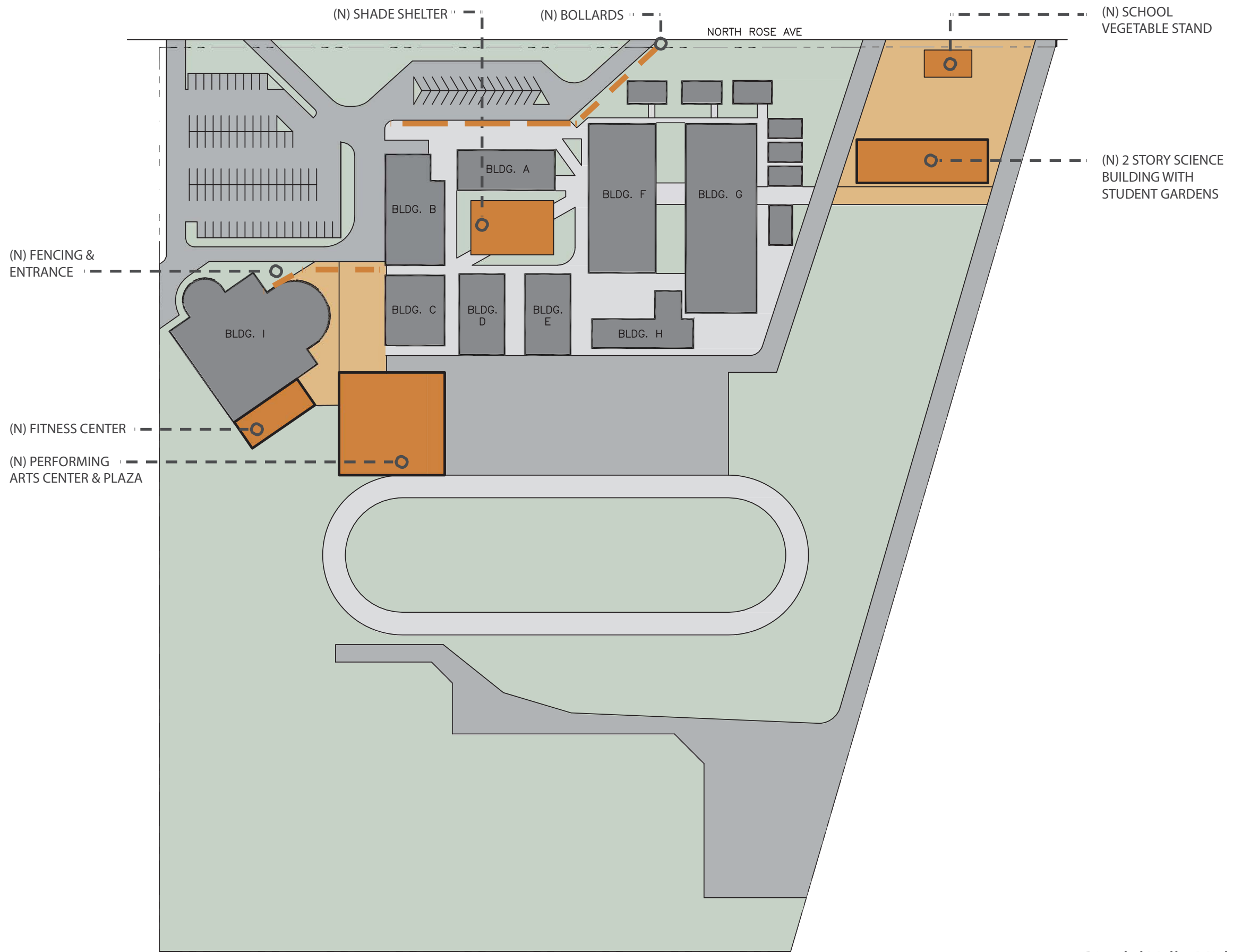
3100 North Rose Ave
Oxnard, CA 93036



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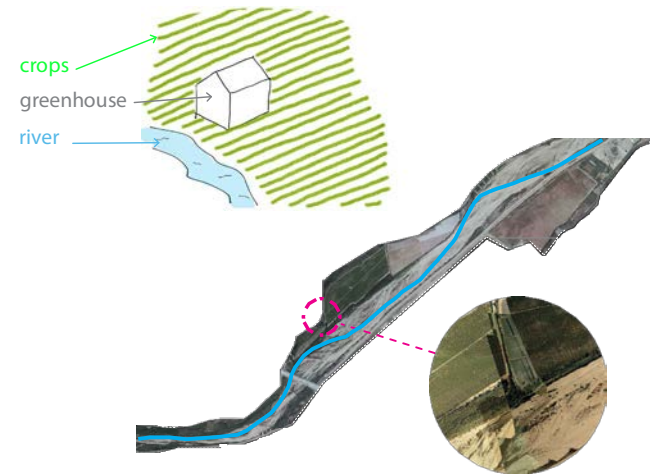
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Rio del Valle Middle School

Rio Del Valle Middle School

concept: greenhouse amongst crops by the river



inspirations



campus improvements overview

Bond Improvements

- ① construct new science building
- ② add a community garden
- ③ add a fitness center
- ④ renovate admin area

Campus Transformation

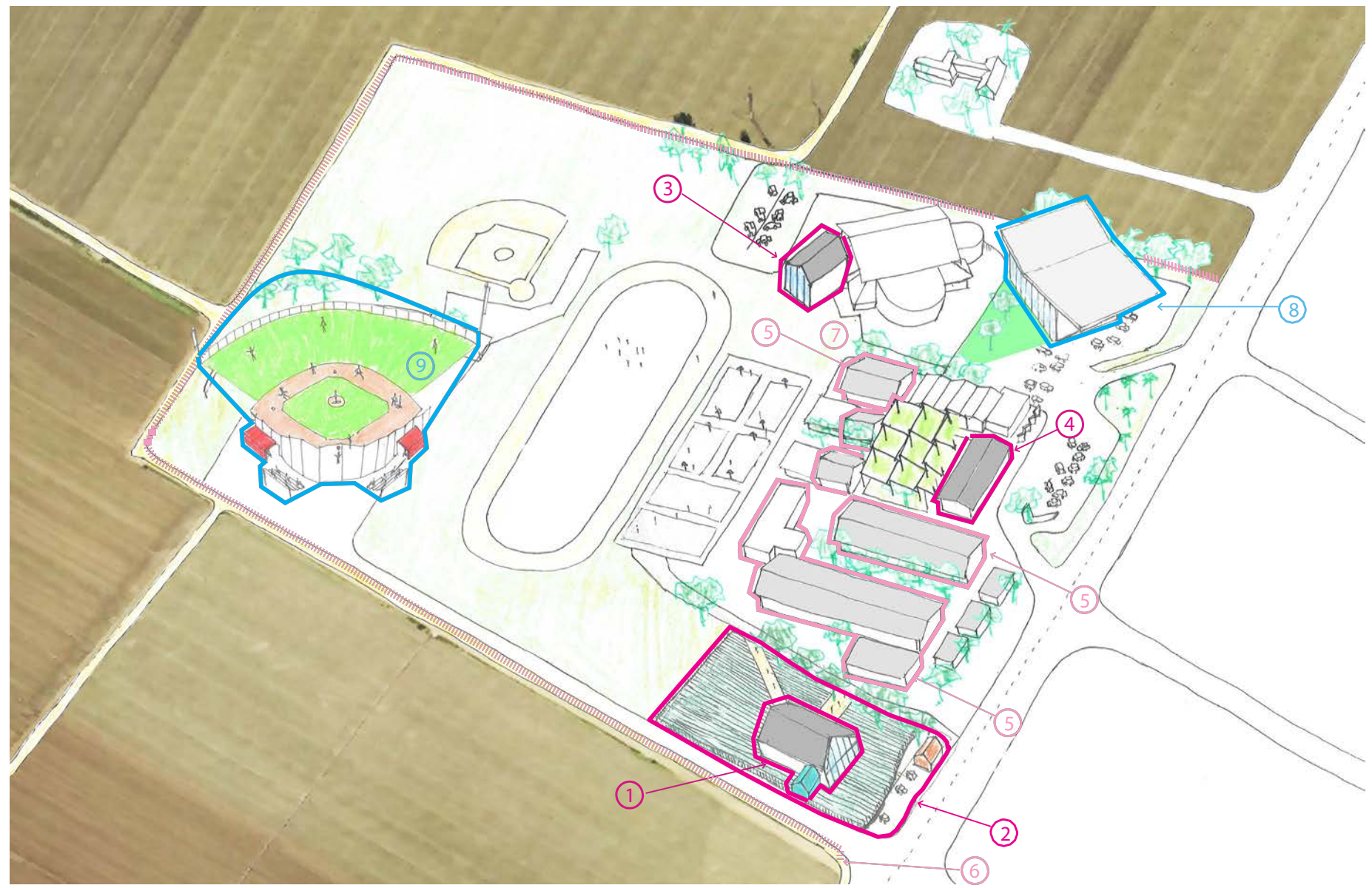
- ⑤ transform existing classrooms and add classroom visual presentation systems
- ⑥ upgrade campus security
- ⑦ upgrade campus+district technology

Future Improvements

- ⑧ construct performing arts building
- ⑨ renovate baseball fields



Renovate Baseball Fields



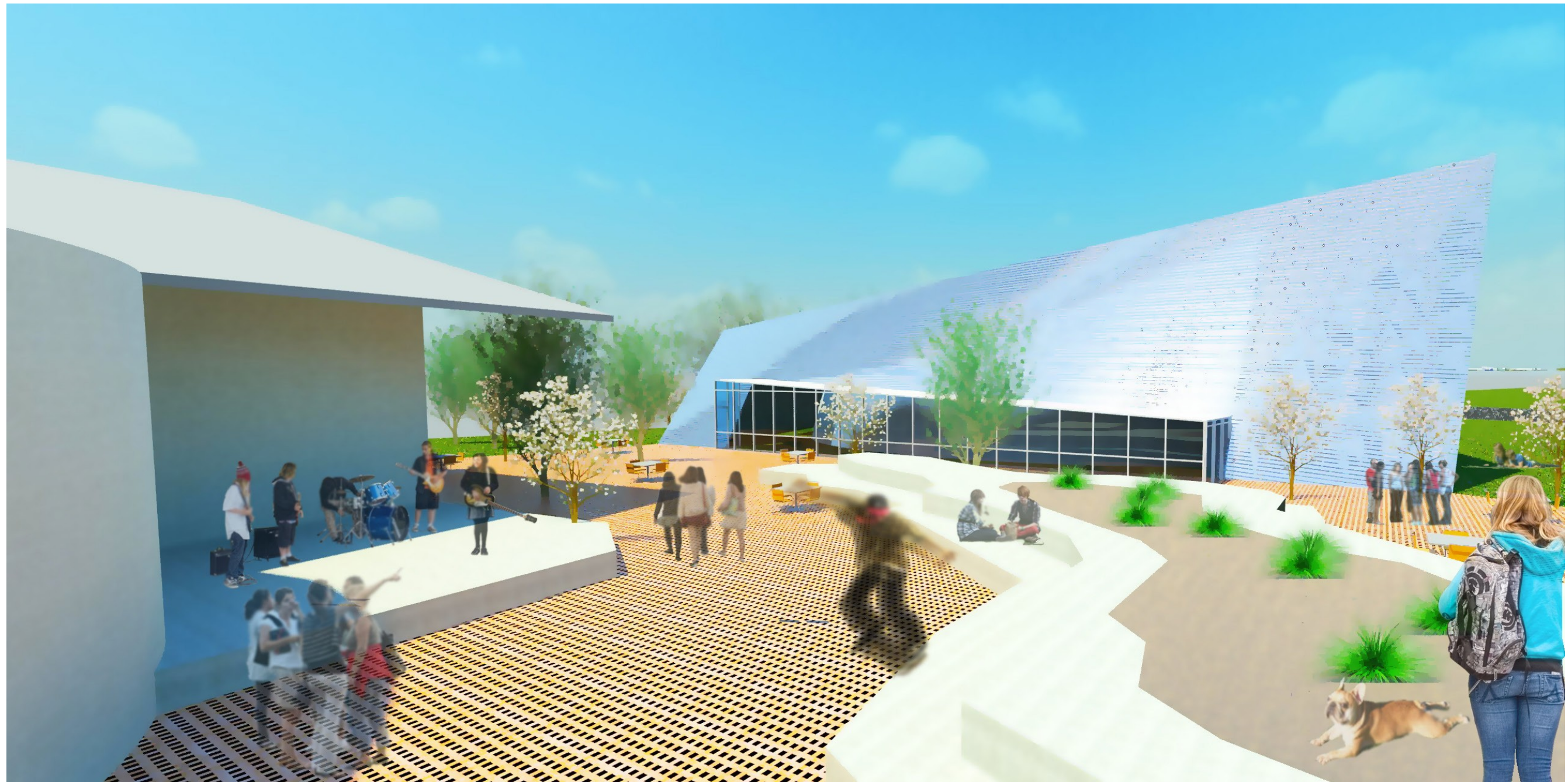
New Science Building + Community Garden with Produce Stand



New Performing Arts Center Plaza



New Science Building + Community Garden with Produce Stand



New Performing Arts Center Plaza

FACILITIES OVERVIEW: RIO ROSALES ELEMENTARY SCHOOL



BOND IMPROVEMENTS:

- Add Classroom Visual Presentation Systems
- Upgrade Campus Security
- Upgrade Campus and District Technology
- Renovate and Expand Kitchen
- Expand parking lot and redesign bus drop-off zone.
- Increase grass play area in partnership with City, into the adjacent park site.



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Replace portable buildings with permanent classrooms.

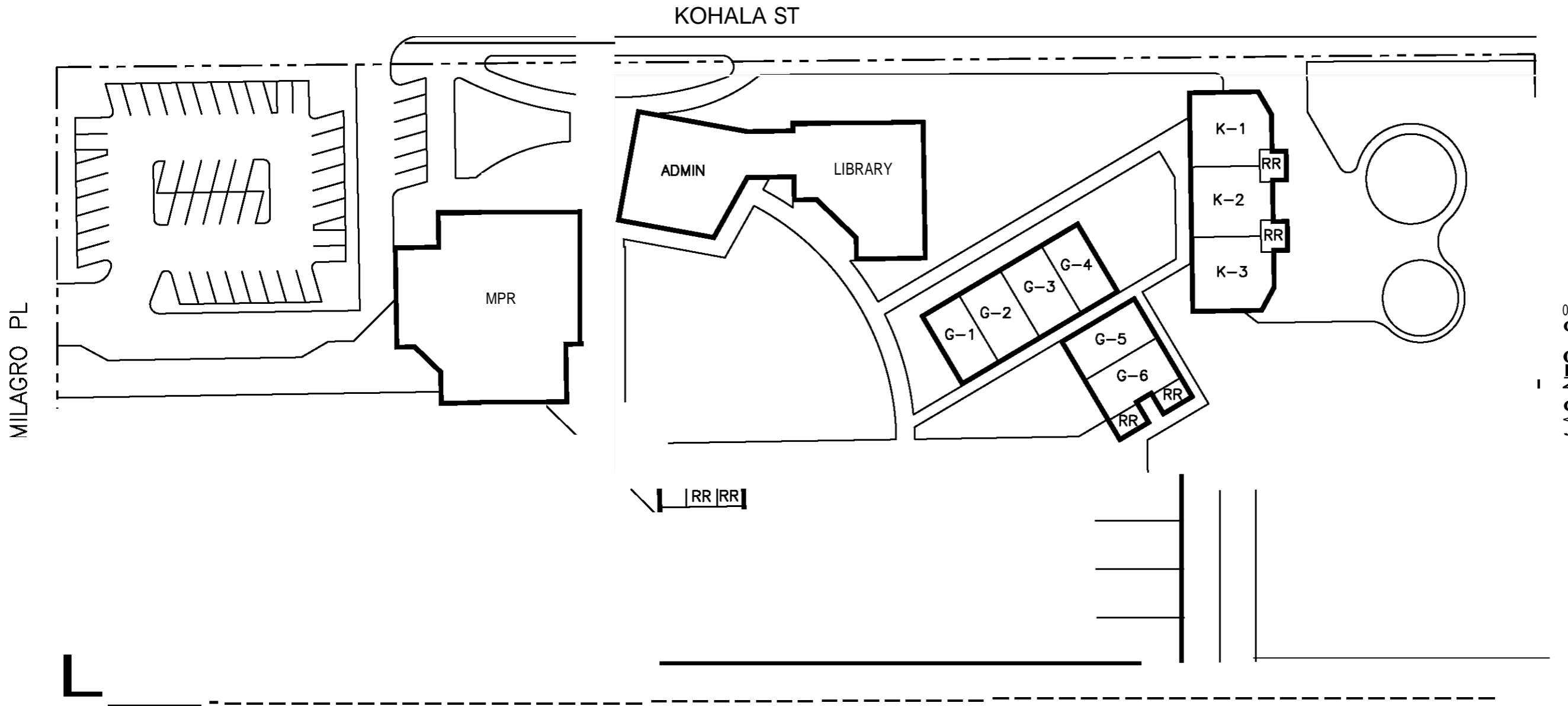
Rio Rosales Elementary School

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio Rosales
Elementary School**

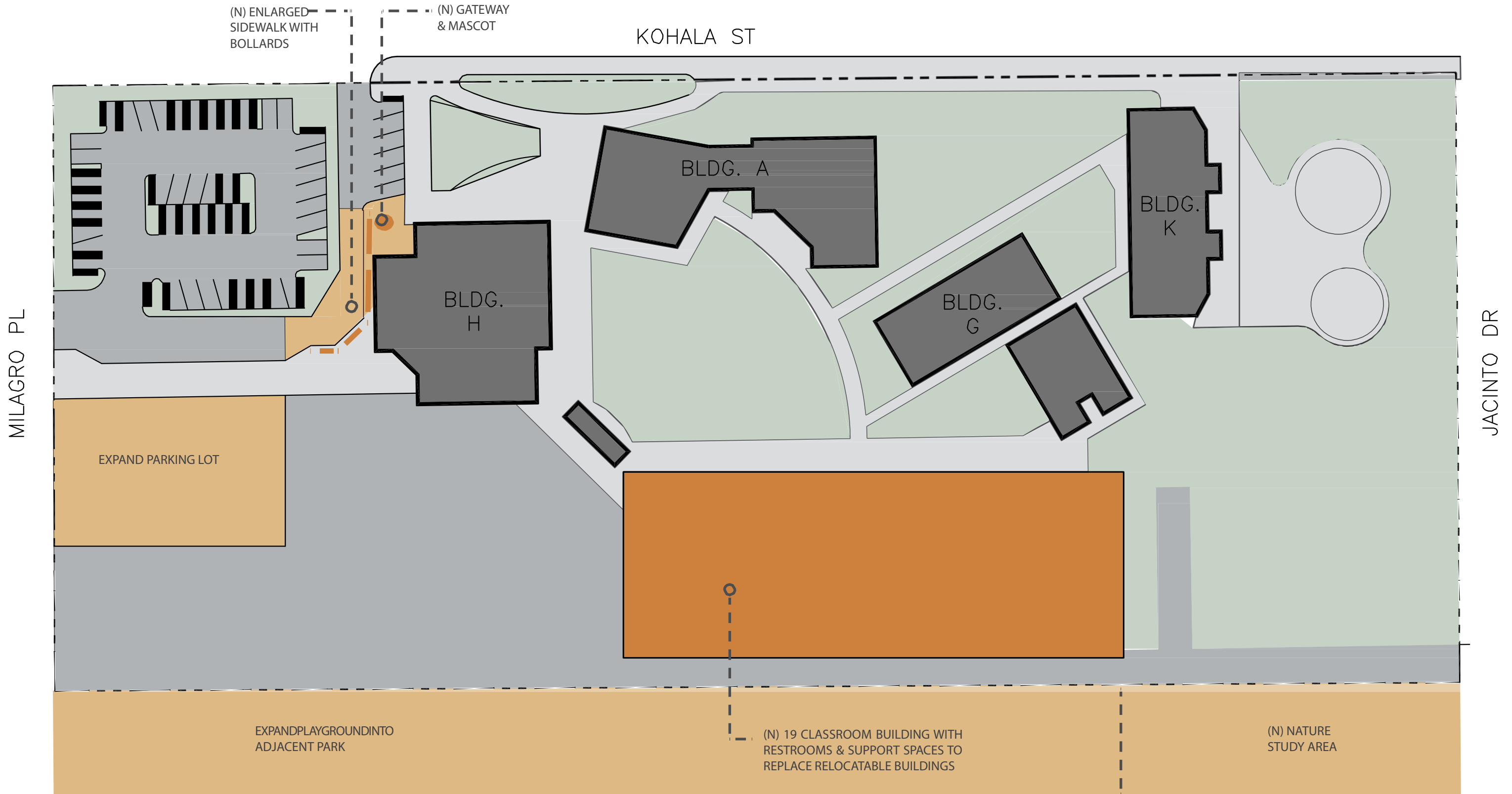
1001 Kohala St
Oxnard, CA 93030



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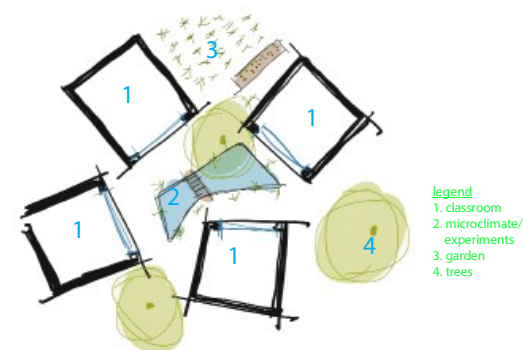
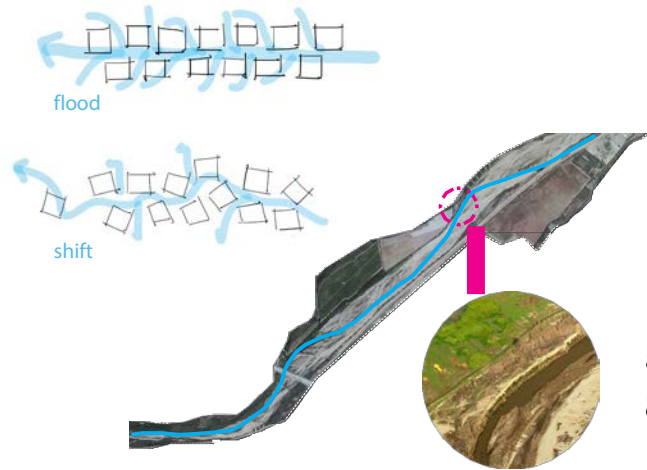
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Rio Rosales Elementary School

Rio Rosales Elementary School

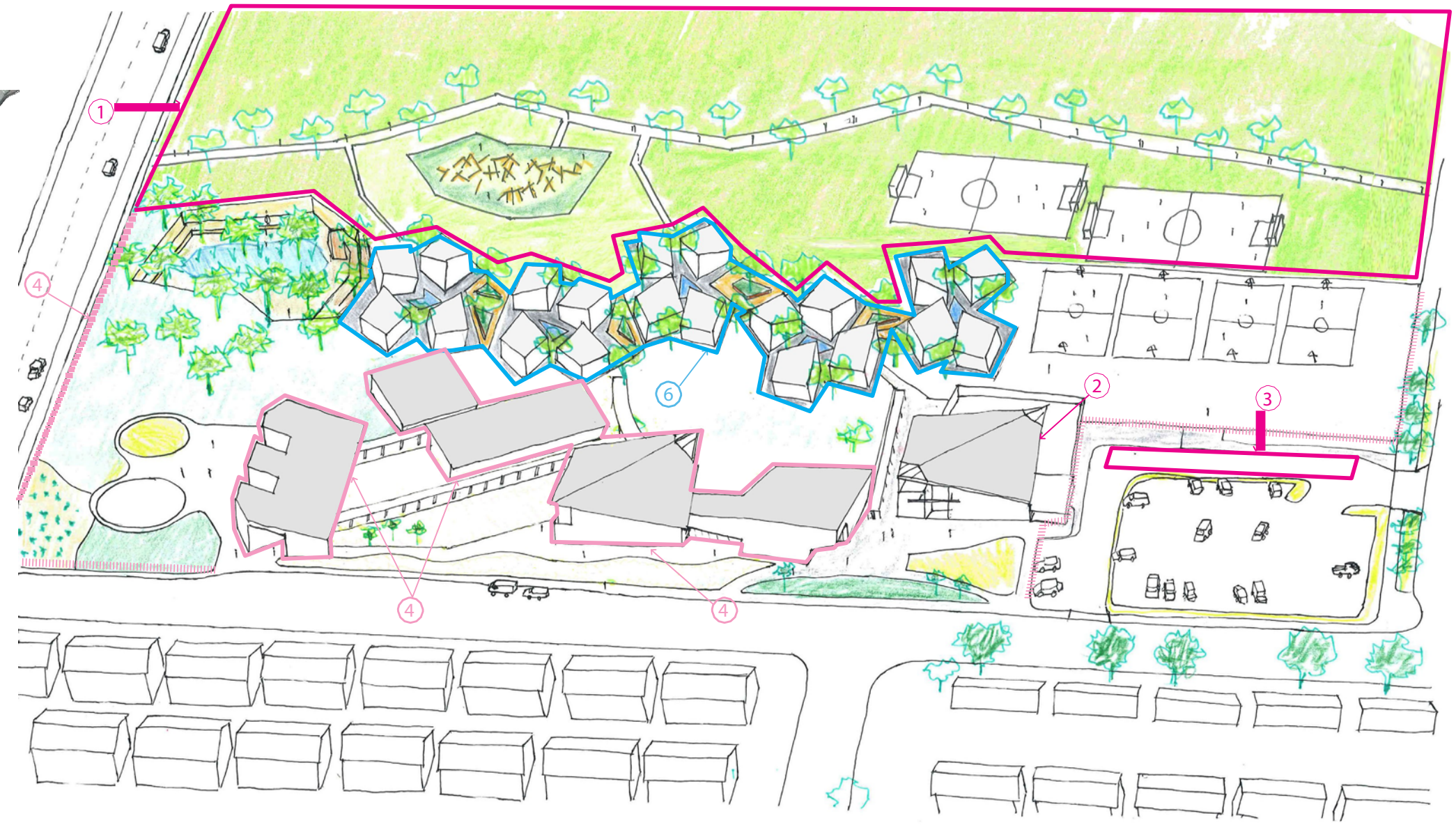
concept: river flood!



legend
 1. classroom
 2. microclimate/
 experiments
 3. garden
 4. trees

steam cluster

inspirations



campus improvements overview

- Bond Improvements**
 - ① increase grass play area
 - ② renovate expand kitchen
 - ③ redesign bus drop-off zone and expand parking lot
- Campus Transformation**
 - ④ upgrade campus+district technology and add classroom visual presentation system
 - ⑤ upgrade campus security
- Future Improvements**
 - ⑥ replace portable buildings with permanent classrooms



New Outdoor STEAM Center



Typical New STEAM Classroom



New Outdoor Interactive Nature Study Area+Retention Basin

Rio Rosales Elementary School



New Outdoor STEAM center



Typical New STEAM Classroom



New Outdoor interactive Nature Study Area+Retention Basin

FACILITIES OVERVIEW: RIO DEL NORTE ELEMENTARY SCHOOL



BOND IMPROVEMENTS:

- Add Classroom Visual Presentation Systems
- Upgrade Campus Security Upgrade Campus and District Technology
- Create shared resource space in each classroom building
- Renovate and Expand Kitchen
- Add a Community Garden

IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Add a new Kindergarten classroom.
- Expand Administration/Office area.



Rio del Norte Elementary School



RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
 OXNARD, CA 93036
 PH. (805) 485-3111

**Rio del Norte
 Elementary School**

2500 Lobelia Avenue
 Oxnard, CA 93036



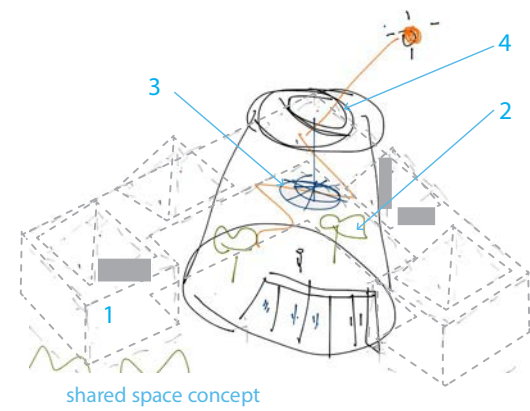
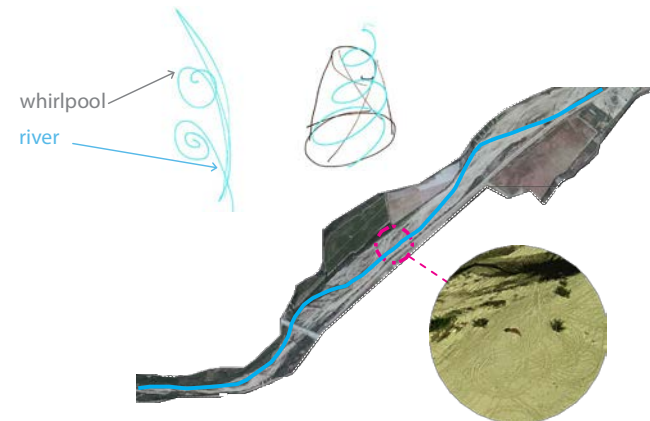
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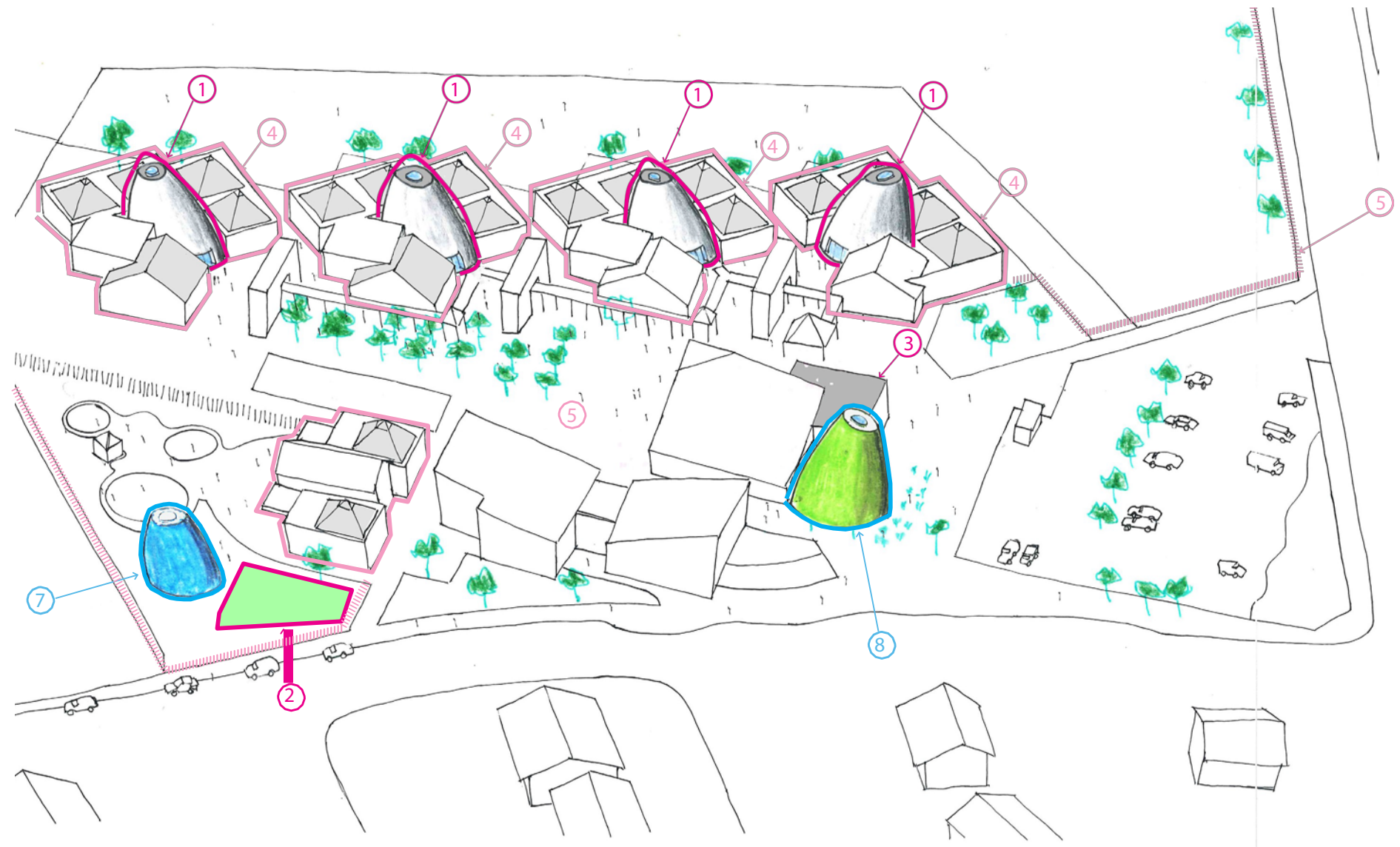
Rio del Norte Elementary School

Rio Del Norte Elementary

concept: whirlpool in the river



legend
1. existing classroom
2. trees
3. big fan
4. skylight



inspirations



campus improvements overview

Bond Improvements

- ① create shared resource space in each classroom building
- ② add community garden
- ③ renovate+expand kitchen

Campus Transformation

- ④ add classroom visual presentation system
- ⑤ upgrade campus security
- ⑥ upgrade campus+district technology

Future Improvements

- ⑦ add new kindergarten classroom
- ⑧ expand multi-purpose room expansion



New Multi-Purpose Room Expansion



Interior View of Shared Space Addition



New Entrance+Multi-Purpose Room Expansion

Rio Del Norte Elementary



Interior View of Shared Space Addition

FACILITIES OVERVIEW: RIO DEL MAR ELEMENTARY SCHOOL



BOND IMPROVEMENTS:

- Add Classroom Visual Presentation Systems
- Upgrade Campus Security
- Upgrade Campus and District Technology
- Renovate and Enlarge Kitchen
- Enlarge classrooms by expanding into shared “classroom cluster”, provide exterior doors where needed
- Install a shade structure at outdoor stage/amphitheater



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

- Add a new Kindergarten classroom.

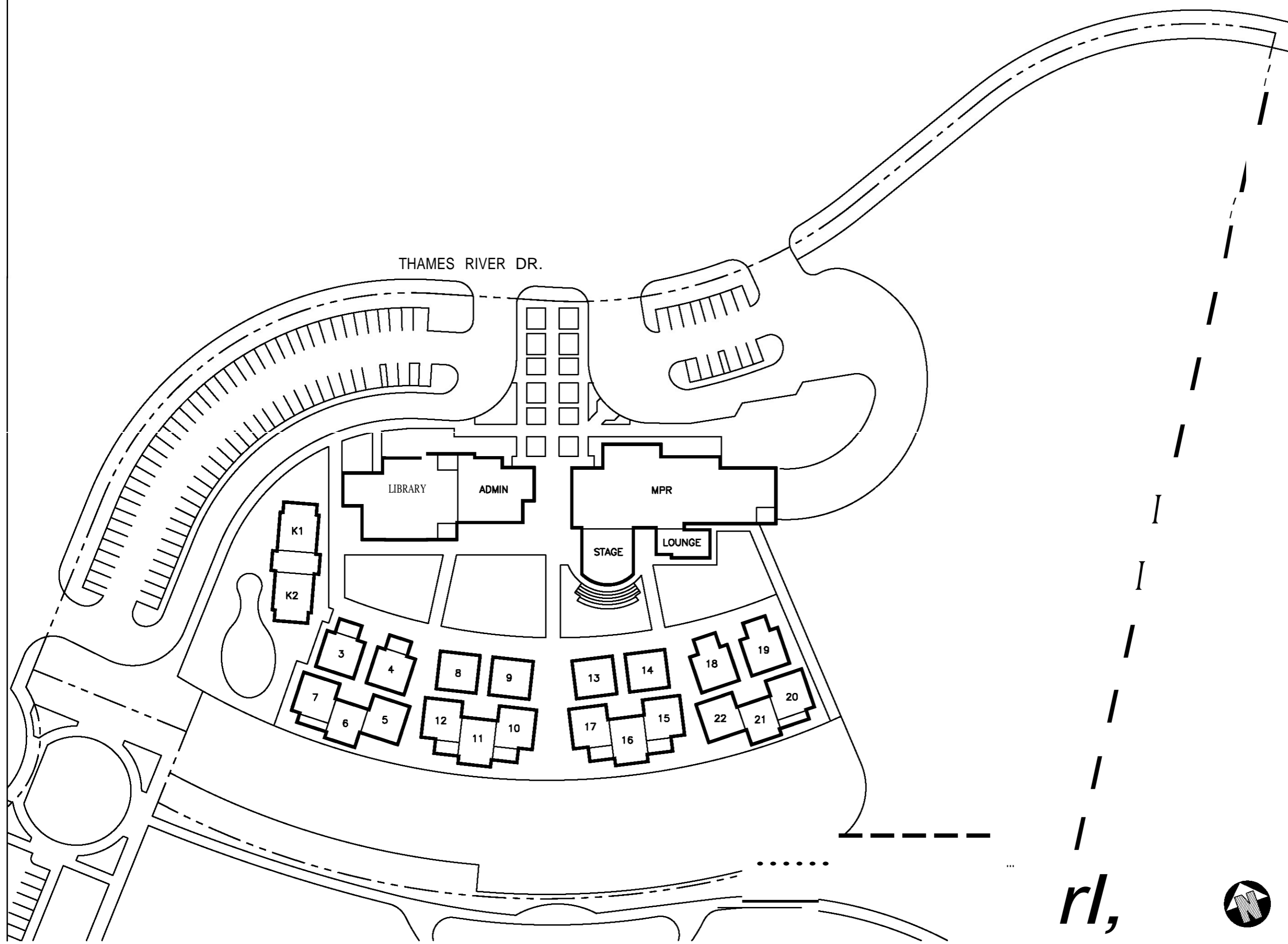
Rio Del Mar Elementary School

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio del Mar
Elementary School**

3150 Thames River Dr
Oxnard, CA 93036



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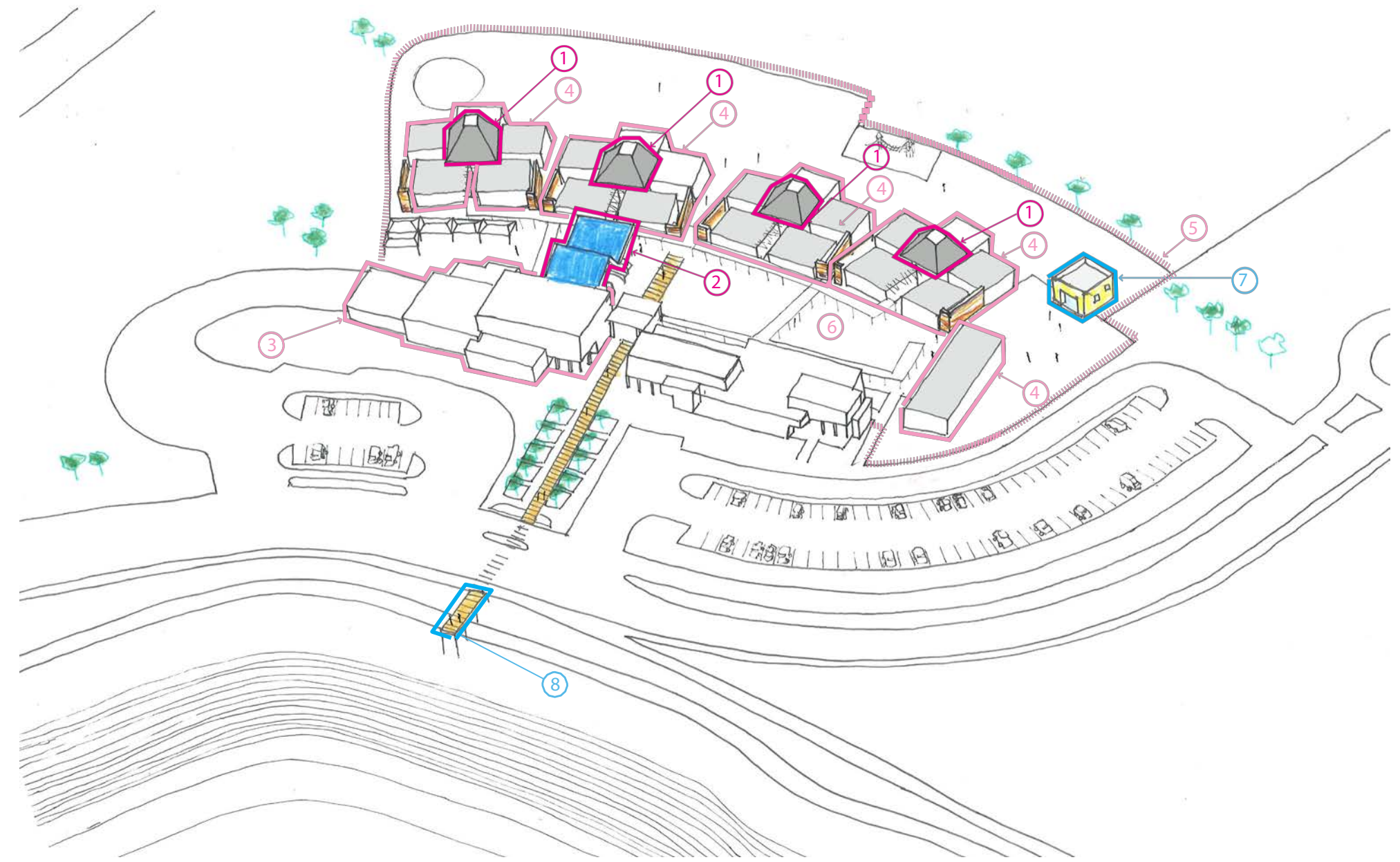
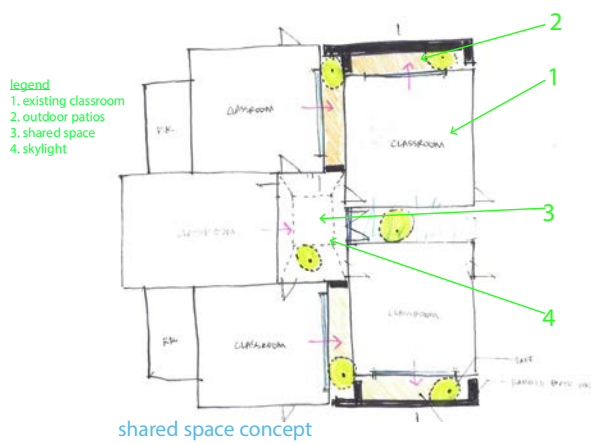
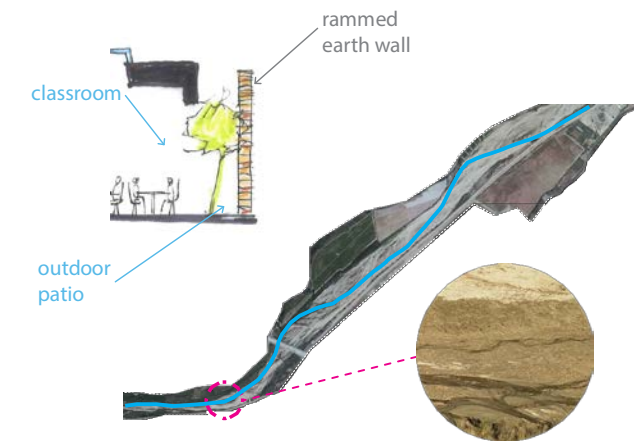




Rio Del Mar Elementary School

Rio Del Mar Elementary

concept: dry riverbank

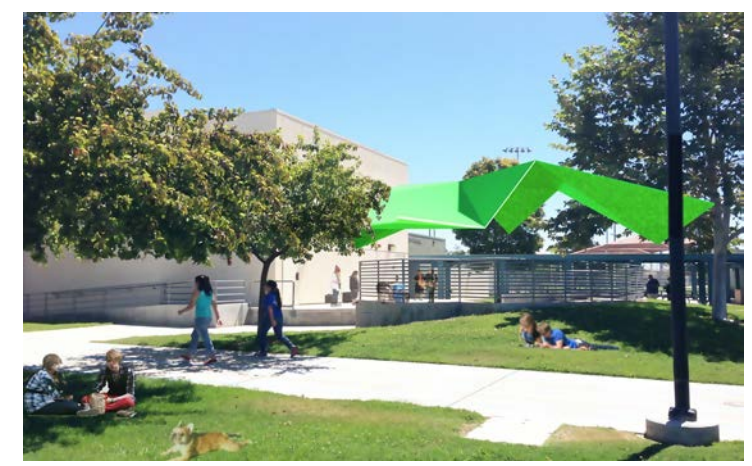


inspirations



campus improvements overview

- Bond Improvements**
 - ① expand shared classroom clusters and classrooms
 - ② install shade structure at amphitheatre
- Campus Transformation**
 - ③ renovate and enlarge kitchen
 - ④ add classroom visual presentation system
 - ⑤ upgrade campus security
 - ⑥ upgrade campus+district technology
- Future Improvements**
 - ⑦ add new kindergarten classroom
 - ⑧ add observation deck for nature studies



New Amphitheatre Shade Structure



New Outdoor Patio for Every Classroom



New Shared Space Infill Addition

Rio Del Mar Elementary



New Amphitheatre Shade Structure



New Outdoor Patio for Every Classroom

Rio Del Mar Elementary



New Shared Space Infill Addition

FACILITIES OVERVIEW: RIO VISTA MIDDLE SCHOOL



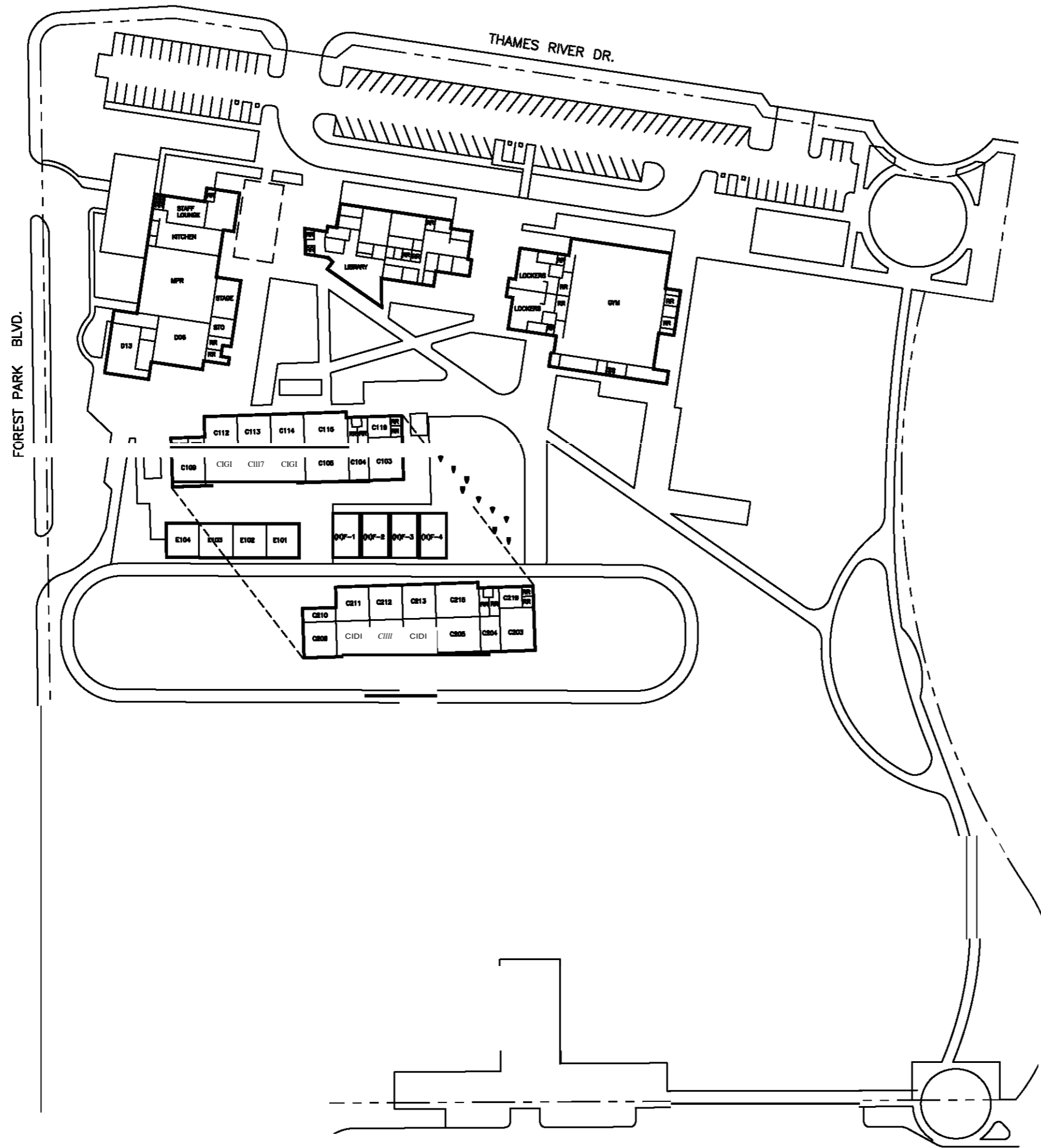
BOND IMPROVEMENTS:

- Add Classroom Visual Presentation Systems Upgrade
- Campus Security Upgrade
- Campus and District Technology
- Convert existing Library to a Library Media Technology Center

IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

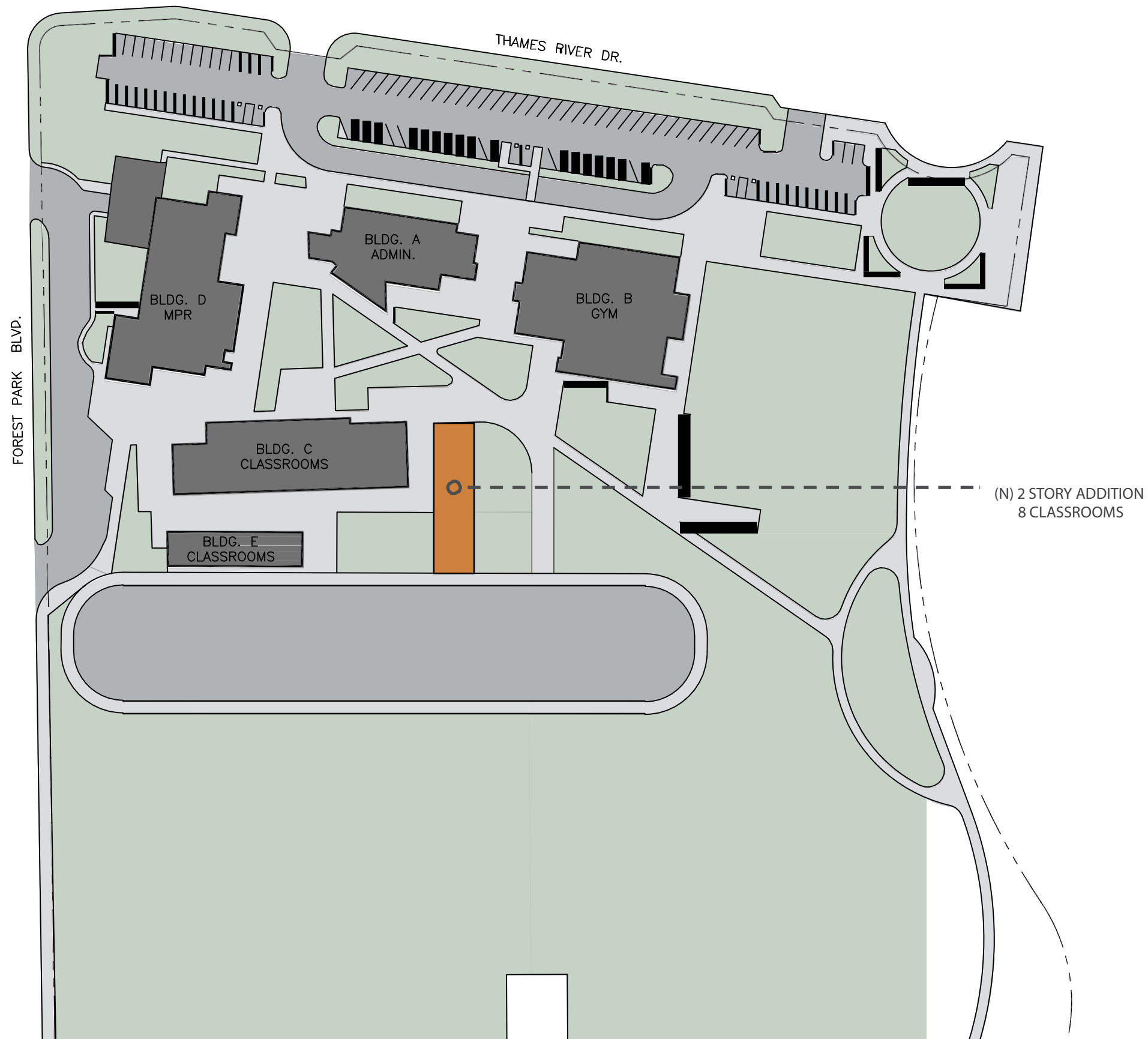
- Construct 2-story classroom addition.





**Rio Vista
Middle School**
3050 Thames R1ver Dr
Oxnard, CA 93036

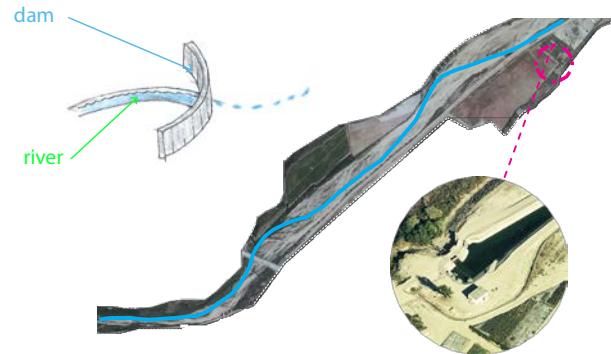




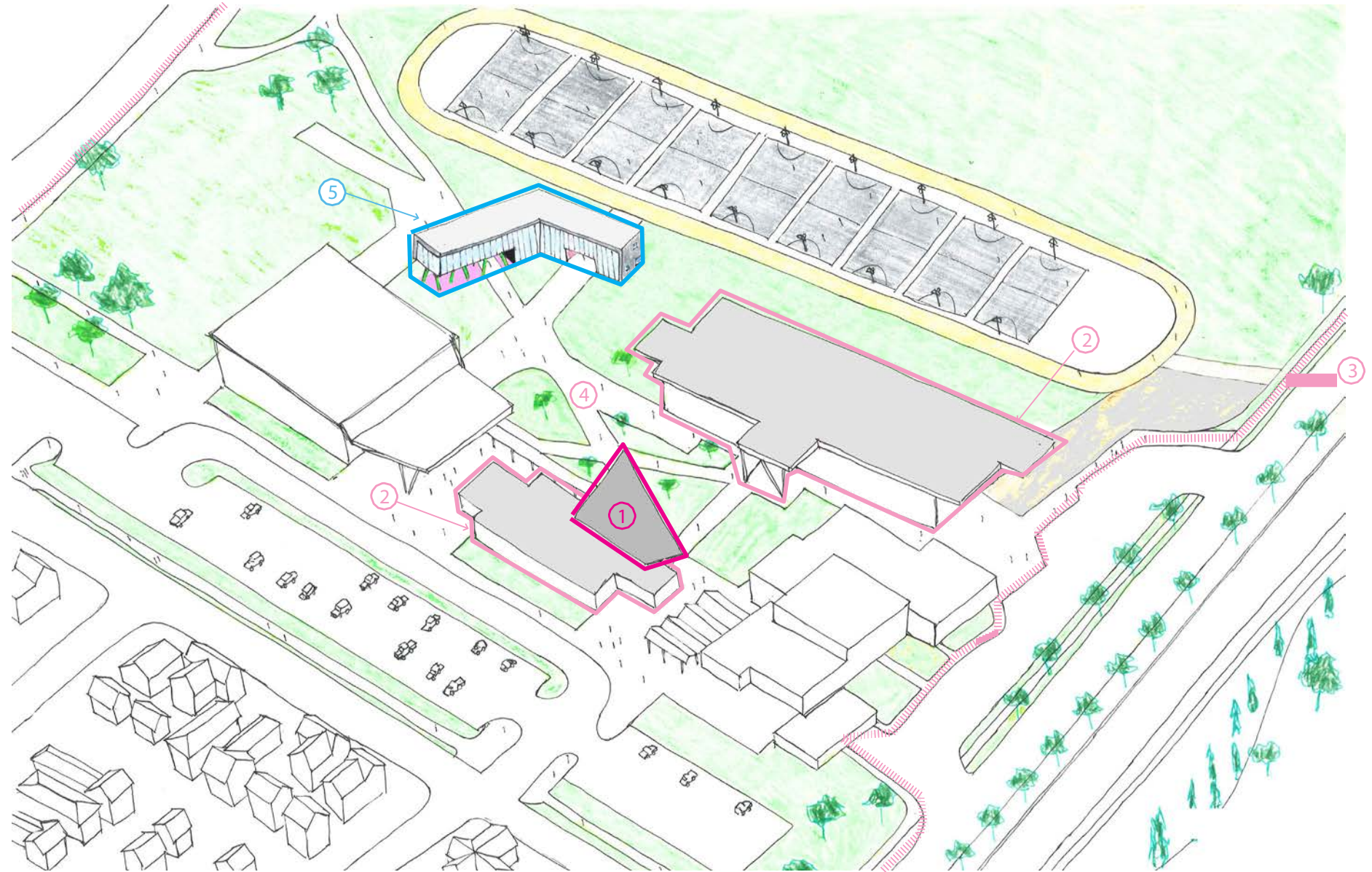
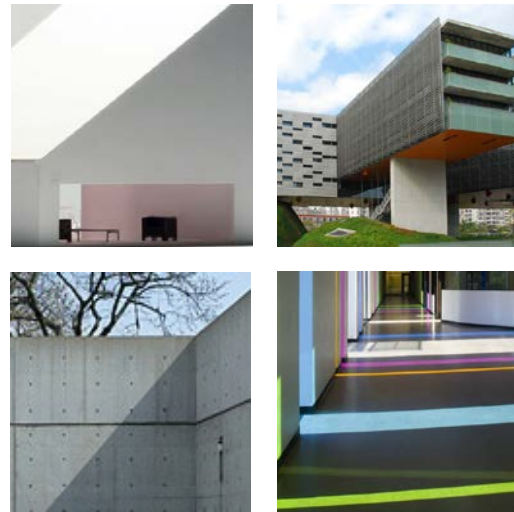
Rio Vista Middle School

Rio Vista Middle School

concept: dam in the river



inspirations



campus improvements overview

Bond Improvements

- ① upgrade library to media technology center

Future Improvements

- ⑤ construct 2-story classroom bldg center

Campus Transformation

- ② add classroom visual presentation system
- ③ upgrade campus security
- ④ upgrade campus+district technology



new science building



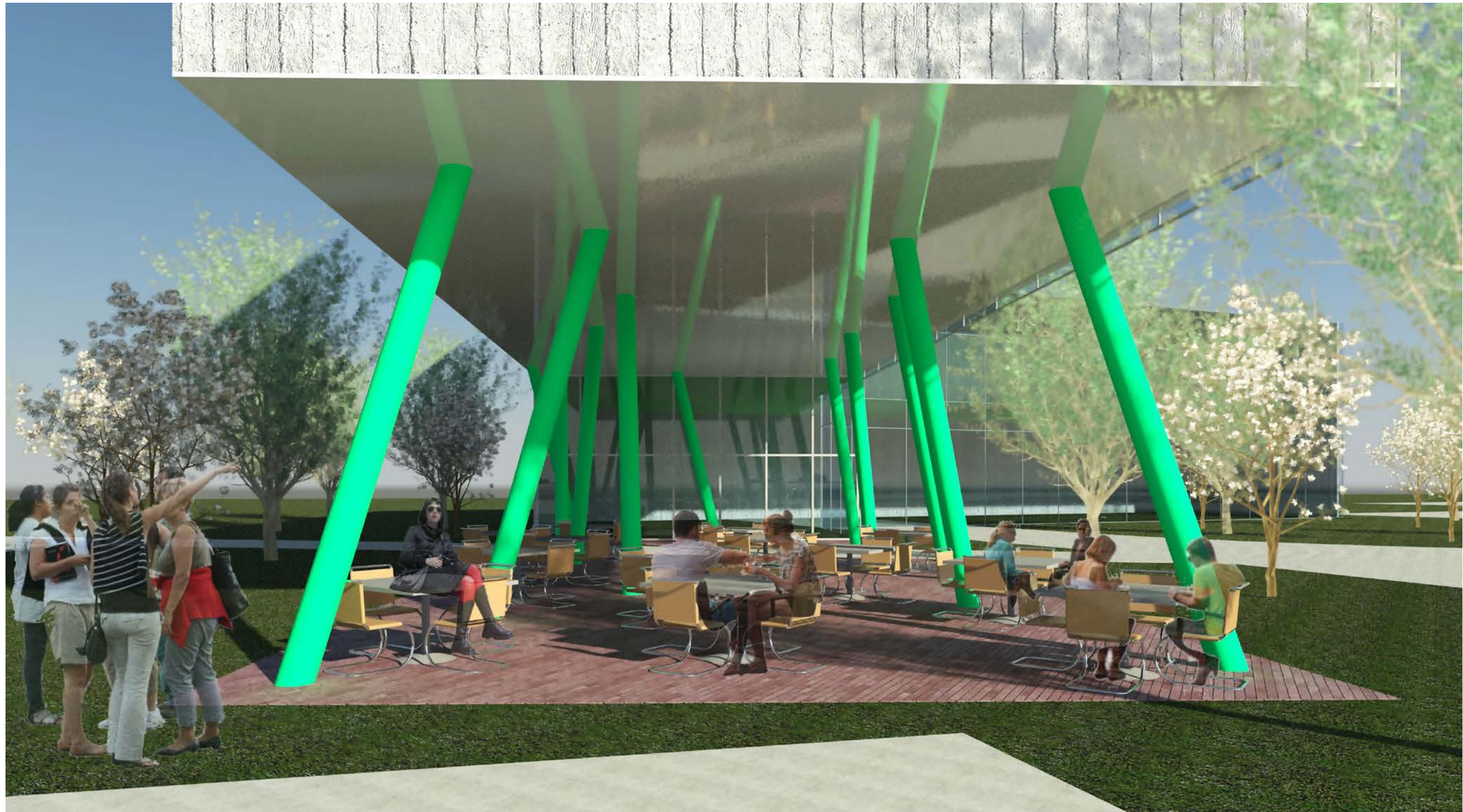
new science building outdoor gathering space

Rio Vista Middle School



New Science Building

Rio Vista Middle School



New Science Building Outdoor Gathering Space

DEVELOPMENT OPTIONS



Rio School District

Master Plan - Development Option No. 1

Development Option 1:

Building a new STEAM K-8 School on the reserved site within the River Park Development

Rio School District will accommodate additional students, as a result of new development projects within the River Park and Wagon Wheel Developments. This option includes the construction of a new K-8 school, with a phased construction plan. The initial phase of this construction would include all core facilities, with classrooms added over time as student enrollment increases. The projected number of students is based upon class size reduction for grades K-3, resulting in 24 pupils for each K-5 classroom and 27 pupils for each 6-8 classroom.

Development	# of Students K-5	# of Classrooms K-5	# of Students 6-8	# of Classrooms 6-8	# of Classrooms K-8	# of Students K-8
River Park	456	19	216	8	27	672
Wagon Wheel	264	11	135	5	16	399
TOTAL	720	30	351	13	43	1071

Size of building is based on 65 sq. ft/student for grades K-5 and 80 sq. ft/student grades 6-8, with a total sq. footage of: 74,880SF

The first phase of construction includes all core facilities, plus classrooms to accommodate 300 students.

Classrooms will be added to the core campus as needed, constructed at a minimum of eight classrooms at a time.

Rio School District

Master Plan - Development Option No. 2

Development Option 2:

Additions to Existing Schools-

Rio Del Mar Elementary School, Rio Vista Middle School, and Rio Del Norte Elementary School

Rio School District will accommodate additional students, as a result of new development projects within the River Park and Wagon Wheel Developments. This option includes additions to existing campuses in close proximity to each of these developments. The projected number of students is based on class size reduction for grades K-3, resulting in 24 pupils for each K-5 classroom and 27 pupils for each 6-8 classroom.

RIO DEL MAR ELEMENTARY SCHOOL

Additional Classrooms	Existing Enrollment	Additional Students	Total Enrollment	Development
19	500	456	956	River Park

Size of building is based upon 65 sq. ft./student for grades K-5 for a total sq. footage of: 29,640SF
Existing core facilities will be enlarged to accommodate additional students.

RIO VISTA MIDDLE SCHOOL

Additional Classrooms	Existing Enrollment	Additional Students	Total Enrollment	Development
8	720	216		River Park
5		135		Wagon Wheel
Total		351	1,071	

Size of building is based upon 80 sq. ft./student grades 6-8 for a total sq. footage of: 28,080 SF
Existing core facilities will be enlarged to accommodate additional students.

RIO DEL NORTE ELEMENTARY

Additional Classrooms	Existing Enrollment	Additional Students	Total Enrollment	Development
11	550	264	814	Wagon Wheel

Size of building is based upon 65 sq. ft./student for grades K-5 for a total sq. footage of: 17,160SF
Existing core facilities will be enlarged to accommodate additional students.

Total Improvements:

Size of building is based on 65 sq. ft./student for grades K-5 and 80 sq. ft./student grades 6-8, with a total sq. footage of: 74,880SF



Rio School District

Master Plan - Development Option No. 3

Development Option 3:

Convert Rio Del Norte Elementary School into a K-8 School

Additions to Existing Schools-Rio Del Mar Elementary School and Rio Vista Middle School

Rio School District will accommodate additional students as a result of new development projects within the River Park and Wagon Wheel Developments. This option will include additions to existing campuses in close proximity to each of these developments, and will convert Rio Del Norte Elementary School into a K-8 school. Currently, there are a number of students within the Rio Del Norte Elementary School attendance boundary who are attending Rio Vista Middle School. If Rio Del Norte K-8 school is created all 6-8 students within the Rio Del Norte attendance boundary would attend Rio Del Norte K-8 school.

The projected number of students is based on class size reduction for grades K-3, resulting in 24 pupils for each K-5 classroom and 27 pupils for each 6-8 classroom.

RIO DEL NORTE K-8 School

Development	Grade Level	Additional Classrooms	Added Enrollment	Existing Enrollment
Wagon Wheel	K-5	11	264	550
Wagon Wheel	6-8	5	135	
Transfer from Vista	6-8	8	249	
TOTAL			615	1,165

Size of building is based on 65 sq. ft./student for grades K-5 and 80 sq. ft./student grades 6-8, with a total sq. footage of: 45,240SF. Area of addition would need to be augmented to allow for the construction of a gymnasium or multi-purpose gymnasium

RIO DEL MAR ELEMENTARY SCHOOL

Additional Classrooms	Existing Enrollment	Additional Students	Total Enrollment	Development
19	500	456	956	River Park

Size of building is based upon 65 sq. ft./student for grades K-5 for a total sq. footage of: 29,640SF
Existing core facilities will be enlarged to accommodate additional students.

RIO VISTA MIDDLE SCHOOL

Additional Classrooms	Existing Enrollment	Additional Students	Total Enrollment	Development
	720	(249)		Transfer to Del Norte
		219		River Park
0		(30)	690	

Size of building is based upon 80 sq. ft./student grades 6-8 for a total sq. footage of: 0 SF
Existing core facilities will be enlarged to accommodate additional students.

Rio School District

Master Plan - Development Option No. 4

Development Option 4:

Relocate approximately 250 Students from Rio Del Mar Elementary School to Rio Plaza Elementary School

Currently, there are a number of students within the Rio Plaza Elementary School attendance boundary who are attending Rio Del Mar Elementary School. As the new residential projects develop, the enrollment of Rio Del Mar Elementary School will approach 1,000 students; the boundaries of Rio Plaza Elementary School will be changed to accommodate some of the new students and balance enrollment between the two schools.

Development	Grade Level	Additional Classrooms	Existing Enrollment	Added Enrollment
River Park	K-5	10	500	240
TOTAL				740 students

Size of building is based on 65 sq. ft/student for grades K-5, with a total sq. footage of: 15,600SF
Existing core facilities will be enlarged to accommodate additional students.

Rio School District

Master Plan - Development Option No. 5

Development Option 5:

Convert Rio Del Mar Elementary School and Rio Vista Middle School into a K-8 School

Building a new STEAM K-8 School on the reserved site within the River Park Development

Rio School District will accommodate additional students as a result of new development projects within the River Park and Wagon Wheel Developments. This option includes the construction of a new K-8 school on the reserved site within the River Park Development and will convert Rio Del Mar Elementary School and Rio Vista Middle School into a single K-8 campus. The close proximity of the two schools ensures this conversion can be accomplished with great efficiency. This option is a logical step, as part of a District-wide educational initiative to move to a K-8 school model.

RIO DEL MAR VISTA K-8 SCHOOL

School	Grade Level	Existing Enrollment
Rio Del Mar	K-5	500
Rio Vista	6-8	700
TOTAL		1200

Only modest additions or improvements would be required.

NEW STEAM K-8 SCHOOL

Development	# of Students K-5	# of Classrooms K-5	# of Students 6-8	# of Classrooms 6-8	# of Classrooms K-8	# of Students K-8
River Park	456	19	216	8	27	672
Wagon Wheel	264	11	135	5	16	399
TOTAL	720	30	351	13	43	1071

Size of building is based on 65 sq. ft/student for grades K-5 and 80 sq. ft/student grades 6-8, with a total sq. footage of: 74,880SF

The first phase of construction includes all core facilities, plus classrooms to accommodate 300 students. Classrooms will be added to the core campus as needed, constructed at a minimum of eight classrooms at a time.

Rio School District

Master Plan - Development Option No. 6

Development Option 6:

Convert Rio Del Mar Elementary School and Rio Vista Middle School into a K-8 School

Convert Rio Del Norte Elementary School into a K-8 School

Relocate 240 Students from Rio Del Mar Elementary School to Rio Plaza Elementary School

Relocate 249 Students from Rio Vista Middle School to Rio Del Norte K-8 School

Rio School District will accommodate additional students as a result of new development projects within the River Park and Wagon Wheel Developments. This option includes the conversion of Rio Del Mar Elementary School and Rio Vista Middle School into a single K-8 campus, the conversion of Rio Del Norte Elementary School into a K-8 School, relocation of 216 6-8 students from Rio Vista Middle School to Rio Del Norte K-8 School and relocation of 240 students from Rio Del Mar Elementary School to Rio Plaza Elementary School. This option is a logical step, as part of a District-wide educational initiative to move to a K-8 school model.

RIO DEL MAR VISTA K-8 SCHOOL

Development	# of Students K-5	# of Classrooms K-5	# of Students 6-8	# of Classrooms 6-8	# of Classrooms K-8	# of Students K-8
Existing	500		720			1220
Transfer to Rio Plaza	(240)	(10)			(10)	(240)
Transfer to Del Norte			(249)	(8)	(8)	(249)
River Park	456	19	216	8	27	672
TOTAL	716	9	687	0	9	1403

Enrollment takes into consideration 240 Rio Del Mar students transferring to Rio Plaza Elementary School and 249 6-8 students transferring from Rio Vista Middle School to Rio Del Norte K-8 School.

Size of building is based on 65 sq. ft./student for grades K-5 and 80 sq. ft./student grades 6-8, with a total sq. footage of: 14,040SF

RIO DEL NORTE K-8 School

Development	Grade Level	Additional Classrooms	Added Enrollment	Existing Enrollment
Wagon Wheel	K-5	11	264	550
Wagon Wheel	6-8	5	135	
Transfer from Vista	6-8	10	249	
TOTAL		26	648	1,198

Size of building is based on 65 sq. ft./student for grades K-5 and 80 sq. ft./student grades 6-8, with a total sq. footage of: 47,880SF. Area of addition would need to be augmented to allow for the construction of a gymnasium or multi-purpose gymnasium

Rio School District

Master Plan - Development Option No. 6

Rio Plaza Elementary School

Currently, there are a number of students within the Rio Plaza Elementary School attendance boundary who are attending Rio Del Mar Elementary School, the boundaries of Rio Plaza Elementary School will be changed to accommodate some of the new students and balance enrollment between the two schools.

Development	Grade Level	Additional Classrooms	Existing Enrollment	Added Enrollment
River Park	K-5	10	500	240
TOTAL				740 students

Size of building is based on 65 sq. ft/student for grades K-5, with a total sq. footage of: 15,600SF
Existing core facilities will be enlarged to accommodate additional students.

Total Improvements:

Size of building is based on 65 sq. ft/student for grades K-5 and 80 sq. ft/student grades 6-8, with a total sq. footage of: 77,520SF

PROJECT COSTS 01/18/2013

A4E # A-1301-00

Development Option #1

A4E
 ARCHITECTURE FOR EDUCATION INCORPORATED
 65 NORTH CATALINA AVENUE
 PASADENA, CALIFORNIA 91106
 626-356-4080
 626-356-3080 F
 www.architecture4e.com

Rio School District				
Items/Description:		Unit	Cost/Unit	Cost
Building Program				
Building New STEAM K-8		74,880	\$280.00	\$ 20,966,400
Subtotal		74,880	\$280.00	\$ 20,966,400
General Site Development				
	Acres			
Site Work	10	435,600	\$6.00	\$ 1,742,400
Subtotal				\$ 1,742,400
Service Site Development				
Includes Rough Grading & Utilities	10	435,600	\$2.00	\$ 871,200
Subtotal				\$ 871,200
CM/GC				
Contingency			10.0%	\$ 2,358,000
Escalation in Bid Market			8.0%	\$ 1,886,400
				\$ -
Total Construction Cost			\$371.59	\$ 27,824,400
Soft Project Costs				
Fees			10.0%	\$ 2,782,440
Agency Costs			10.0%	\$ 2,782,440
Furniture/Equipment			5.0%	\$ 1,391,220
Site Acquisition				\$ 2,000,000
Soft Costs Subtotal				\$ 8,956,100
TOTAL PROJECT COSTS				\$ 36,780,500

Rio School District

Master Plan - Relocate Rio School District Office

Relocate Rio School District Office from Vineyard Avenue to OFSF at 3300 Cortez Street

Rio School District Office will be relocated from its present location at 2500 Vineyard Avenue Oxnard, CA to the Office of Student and Family Services which is located on the Rio Plaza Elementary School site at 3300 Cortez Street. Prior to purchasing the Vineyard Building the District Office was housed on Cortez Street. Additional facilities will be provided on the Cortez property to house the District Administrative Offices and Board Room.

Existing Facilities:

- Rio School District Office currently occupies approximately 10,000 SF in its present location
- OFSF Building is approximately 6,600 SF
- Existing Board Room is approximately 2,000 SF

Development Option A:

Assumptions:

- Office of Student and Family Services move to another site
- 4,000 SF Addition to Cortez site to accommodate District Office
- Existing Furniture will be moved to Cortez

Development Option B:

Assumptions:

- One half of the Office of Student and Family Services will move to Rio Plaza Elementary School
- 6,000 SF Addition to Cortez site to accommodate District Office
- Existing Furniture will be moved to Cortez

Development Option C:

Assumptions:

- Office of Student and Family Services will remain at Cortez site
- 10,000 SF Addition to Rio Vista and Rio Del Norte site to accommodate District Office
- Existing Furniture will be moved to New Site

PROJECT COSTS 5/01/2014

A4E # A-1406-00

A4E
 ARCHITECTURE FOR EDUCATION INCORPORATED
 65 NORTH CATALINA AVENUE
 PASADENA, CALIFORNIA 91106
 626-356-4080
 626-356-3080 F
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Option A - 4,000 SF Addition to Cortez site

Rio School District Office Relocation				
Items/Description:		Unit	Cost/Unit	Cost
Building Program				
New Building Addition		4,000	\$279.85	\$ 1,119,400
Renovation of Existing Building		7,000	\$183.54	\$ 1,284,780
				\$ -
				\$ -
				\$ -
Subtotal		11,000	\$218.56	\$ 2,404,180
General Site Development				
	Acres			
Site Work	1.03	45,000	\$6.76	\$ 304,197
Subtotal				\$ 304,197
Service Site Development				
Includes Rough Grading & Utilities	1.03	45,000	\$2.00	\$ 90,000
Subtotal				\$ 90,000
CM/GC	Site Total		\$ 8.76	\$ 394,197
Contingency			5.0%	\$ 139,919
Escalation in Bid Market			5.0%	\$ 146,915
General Conditions			6.3%	\$ 151,824
Total Construction Cost			\$294.28	\$ 3,237,035
Soft Project Costs				
Fees			10.0%	\$ 323,703
Agency Costs			10.0%	\$ 323,703
Furniture/Equipment			1.0%	\$ 32,370
Soft Costs Subtotal				\$ 679,777
TOTAL PROJECT COSTS				\$ 3,916,812

PROJECT COSTS 5/01/2014

A4E # A-1406-00

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Option B - 6,000 SF Addition to Cortez site

Rio School District Office Relocation				
Items/Description:		Unit	Cost/Unit	Cost
Building Program				
New Building Addition		6,000	\$279.85	\$ 1,679,100
Renovation of Existing Building		7,000	\$183.54	\$ 1,284,780
				\$ -
				\$ -
				\$ -
Subtotal		13,000	\$227.99	\$ 2,963,880
General Site Development				
	Acres			
Site Work	1.03	45,000	\$6.24	\$ 280,797
Subtotal				\$ 280,797
Service Site Development				
Includes Rough Grading & Utilities	1.03	45,000	\$2.00	\$ 90,000
Subtotal				\$ 90,000
CM/GC	Site Total		\$ 8.24	\$ 370,797
Contingency			5.0%	\$ 166,734
Escalation in Bid Market			5.0%	\$ 175,071
General Conditions			6.3%	\$ 187,169
Total Construction Cost			\$297.20	\$ 3,863,651
Soft Project Costs				
Fees			10.0%	\$ 386,365
Agency Costs			10.0%	\$ 386,365
Furniture/Equipment			1.0%	\$ 38,637
Soft Costs Subtotal				\$ 811,367
TOTAL PROJECT COSTS				\$ 4,675,017

PROJECT COSTS 5/01/2014

A4E # A-1406-00

A4E ARCHITECTURE FOR EDUCATION INCORPORATED
 65 NORTH CATALINA AVENUE
 PASADENA, CALIFORNIA 91106
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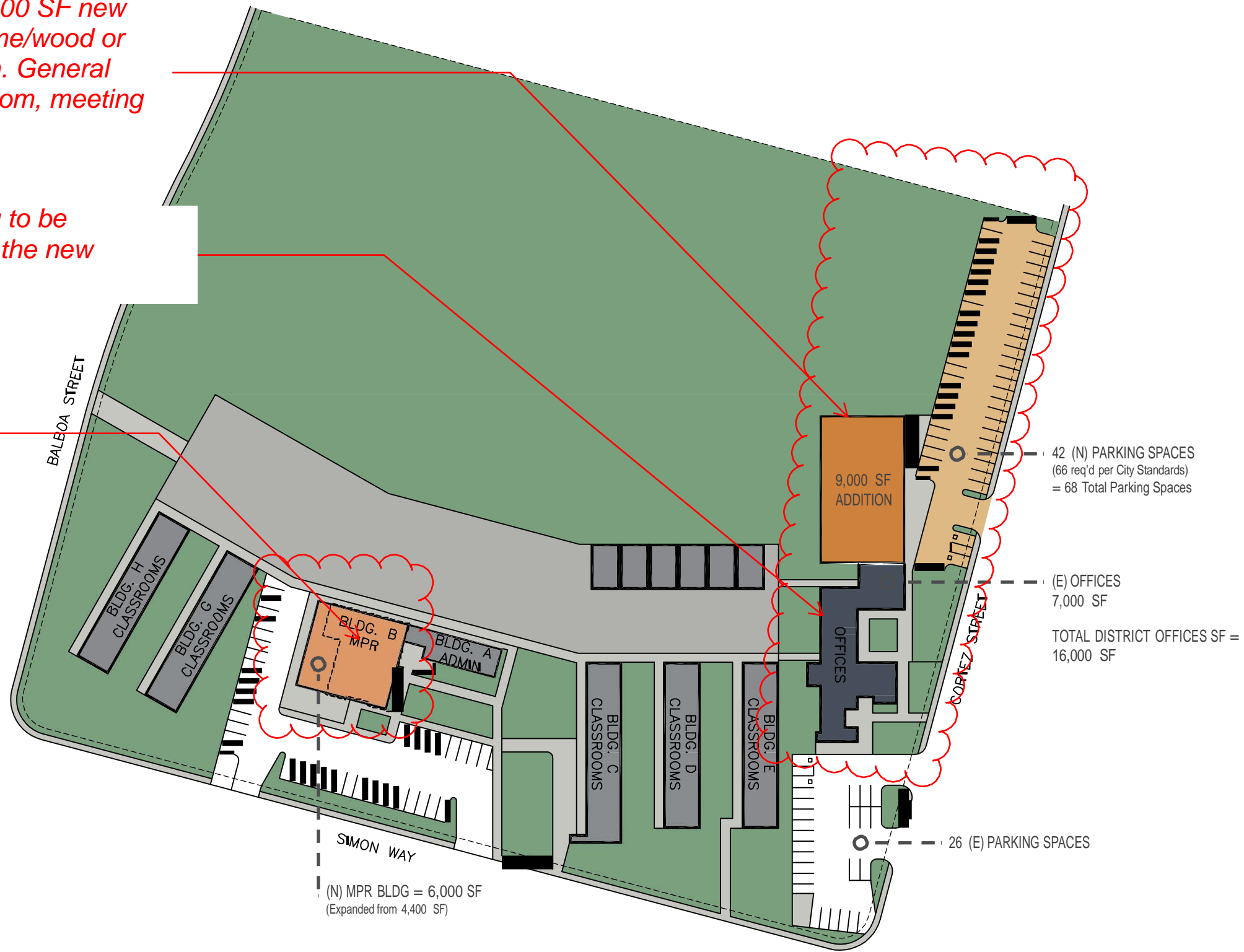
Option C - 10,000 SF Rio Vista/Rio Del Norte site

Rio School District Office Relocation				
Items/Description:		Unit	Cost/Unit	Cost
Building Program				
New Building		10,000	\$284.45	\$ 2,844,500
				\$ -
				\$ -
				\$ -
Subtotal		10,000	\$284.45	\$ 2,844,500
General Site Development				
	Acres			
Site Work	1.03	45,000	\$3.54	\$ 159,299
Subtotal				\$ 159,299
Service Site Development				
Includes Rough Grading & Utilities	1.03	45,000	\$2.55	\$ 114,749
Street Improvements	1.03	45,000	\$2.40	\$ 107,999
Subtotal				\$ 222,748
CM/GC	Site Total		\$ 8.49	\$ 382,047
Contingency			5.0%	\$ 161,327
Escalation in Bid Market			5.0%	\$ 169,394
General Conditions			6.3%	\$ 179,630
Total Construction Cost			\$373.69	\$ 3,736,898
Soft Project Costs				
Fees			10.0%	\$ 373,690
Agency Costs			10.0%	\$ 373,690
Furniture/Equipment			1.0%	\$ 37,369
Soft Costs Subtotal				\$ 784,749
TOTAL PROJECT COSTS				\$ 4,521,647

Reduced to 4,000 - 6,000 SF new construction. Steel frame/wood or metal stud, plaster skin. General office spaces, board room, meeting areas

Existing office building to be remodeled and joined the new construction

New MPR building 6,000sf



PROJECT **Rio USD District Offices**

DATE

04/02/14

LEVEL CONCEPT SCHEMATIC LEVEL

TYPE CSI 49 DIVISION

CLIENT Rio USD

LOC'N Oxnard, CA



PROJECT SUMMARY (SITE AND BUILDING)

OPTION A Rio Plaza - 4,000 sf office

Steel frame, metal stud framing and plaster with masonry accents.

	PHASE 1 DESCRIPTION	SQ FT		SQ FT	TOTAL
				COST	COST
1	ADMINISTRATION	4,000	SF	\$ 328.02	\$ 1,312,075.80
2	RENOVATE EXISTING BUILDING	7,000	SF	\$ 215.13	\$ 1,505,921.70
	SUBTOTAL BUILDINGS & STRUCTURES	11,000	SF	\$ 256.18	\$ 2,817,997.50
3	SITE WORK	45,000	SF	\$ 8.76	\$ 394,009.54
	TOTAL CONSTRUCTION COST OF BASE BID			\$292.00	\$ 3,212,007.04
	TOTAL SOFT COST OF BASE BID		0.00%	\$0.00	TBD
	TOTAL CONSTRUCTION COST OF BASE BID AND SOFT COST			\$292.00	\$ 3,212,007.04

Rio USD District Offices

1 ADMINISTRATION

BLDG SF

4,000

OPTION A Rio Plaza - 4,000 sf office

DIVISION Steel frame, metal stud framing and plaster with masonry accents.
NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS				\$ 14.78	\$ 59,120.00
2	2	DEMOLITION / HAZARDOUS ABATEMENT				\$ -	\$ -
3	3	CONCRETE				\$ 24.00	\$ 96,000.00
4	4	MASONRY				\$ 5.00	\$ 20,000.00
5	5	METALS				\$ 37.00	\$ 148,000.00
6	6A	WOOD & PLASTICS - ROUGH				\$ 0.50	\$ 2,000.00
7	6B	WOOD & PLASTICS - FINISH				\$ 8.50	\$ 34,000.00
8	7	THERMAL & MOISTURE PROTECTION				\$ 18.00	\$ 72,000.00
9	8	DOORS, WINDOWS & HARDWARE				\$ 17.18	\$ 68,720.00
10	9	FINISHES				\$ 65.00	\$ 260,000.00
11	10	SPECIALTIES				\$ 3.24	\$ 12,960.00
12	11	EQUIPMENT					\$ -
13	12	FURNISHINGS					\$ -
14	13	SPECIAL CONSTRUCTION					\$ -
15	14	CONVEYING SYSTEMS (1 elevators)				\$ -	\$ -
16	21	FIRE SUPPRESSION				\$ 4.00	\$ 16,000.00
17	22	PLUMBING				\$ 21.00	\$ 84,000.00
18	23	HEATING, VENTILATING AND AIR CONDITIONING				\$ 27.00	\$ 108,000.00
19	26	ELECTRICAL				\$ 28.00	\$ 112,000.00
20	27	COMMUNICATIONS				\$ 4.00	\$ 16,000.00
21	28	ELECTRONIC SAFETY AND SECURITY				\$ 2.65	\$ 10,600.00
22	31	EARTHWORK					\$ -
23	32	EXTERIOR IMPROVEMENTS					\$ -
24	33	UTILITIES					\$ -
25	42	PROCESS HEATING AND COOLING EQUIPMENT					\$ -
26							
27		TOTAL ESTIMATED DIRECT CONSTRUCTION COST					\$1,119,400
28							
29		SUBTOTAL DIRECT COST OF BASE BID				\$279.85	\$1,119,400
30		ESCALATION		5.00%			\$55,970
31		SUBTOTAL				\$293.84	\$1,175,370
32		DESIGN CONTINGENCY		0.00%			\$0
33		CONSTRUCTION CONTINGENCY		5.00%			\$58,769
34		SUBTOTAL				\$308.53	\$1,234,139
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE AND					
36		PAYMENT & PERFORMANCE BONDS ARE INCLUDED BELOW					
37		IN THE TOTAL COST OF CONSTRUCTION					
38		TOTAL CONSTRUCTION COST OF BASE BID				\$328.02	\$1,312,076

Rio USD District Offices
2 RENOVATE EXISTING BUILDING
OPTION A - 4,000 sf office

BLDG SF

7,000

DIVISION Renovate portion of existing building

NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS				\$ 14.78	\$ 103,460.00
2	2	DEMOLITION / HAZARDOUS ABATEMENT				\$ 12.86	\$ 90,020.00
3	3	CONCRETE				\$ 2.00	\$ 14,000.00
4	4	MASONRY				\$ -	\$ -
5	5	METALS				\$ 0.75	\$ 5,250.00
6	6A	WOOD & PLASTICS - ROUGH				\$ 1.50	\$ 10,500.00
7	6B	WOOD & PLASTICS - FINISH				\$ 11.16	\$ 78,120.00
8	7	THERMAL & MOISTURE PROTECTION				\$ 14.60	\$ 102,200.00
9	8	DOORS, WINDOWS & HARDWARE				\$ 14.00	\$ 98,000.00
10	9	FINISHES				\$ 46.00	\$ 322,000.00
11	10	SPECIALTIES				\$ 3.24	\$ 22,680.00
12	11	EQUIPMENT					\$ -
13	12	FURNISHINGS					\$ -
14	13	SPECIAL CONSTRUCTION					\$ -
15	14	CONVEYING SYSTEMS (1 elevators)				\$ -	\$ -
16	21	FIRE SUPPRESSION				\$ 4.00	\$ 28,000.00
17	22	PLUMBING				\$ 7.00	\$ 49,000.00
18	23	HEATING, VENTILATING AND AIR CONDITIONING				\$ 25.00	\$ 175,000.00
19	26	ELECTRICAL				\$ 20.00	\$ 140,000.00
20	27	COMMUNICATIONS				\$ 4.00	\$ 28,000.00
21	28	ELECTRONIC SAFETY AND SECURITY				\$ 2.65	\$ 18,550.00
22	31	EARTHWORK					\$ -
23	32	EXTERIOR IMPROVEMENTS					\$ -
24	33	UTILITIES					\$ -
25	42	PROCESS HEATING AND COOLING EQUIPMENT					\$ -
26							
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST					\$ 1,284,780.00
28							
29		SUBTOTAL DIRECT COST OF BASE BID			\$ 183.54		\$ 1,284,780.00
30		ESCALATION		5.00%			\$ 64,239.00
31		SUBTOTAL			\$ 192.72		\$ 1,349,019.00
32		DESIGN CONTINGENCY		0.00%			\$ -
33		CONSTRUCTION CONTINGENCY		5.00%			\$ 67,450.95
34		SUBTOTAL			\$ 202.35		\$ 1,416,469.95
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE AND					
36		PAYMENT & PERFORMANCE BONDS ARE INCLUDED BELOW					
37		IN THE TOTAL COST OF CONSTRUCTION					
38		TOTAL CONSTRUCTION COST OF BASE BID			\$215.13		\$1,505,922

Rio USD District Offices

3 SITE WORK

OPTION A Rio Plaza - 4,000 sf office

SITE SF

45,000

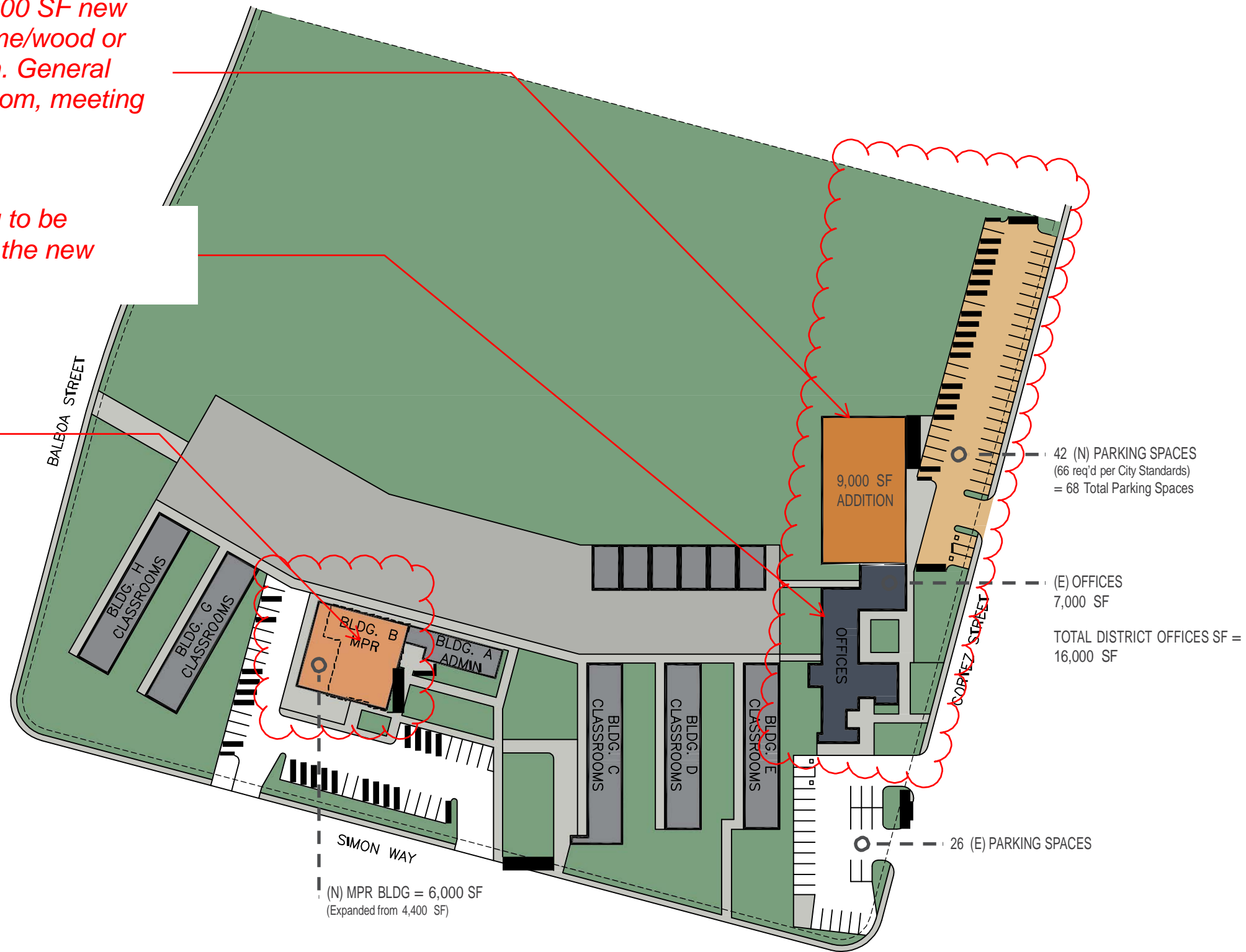
DIVISION
NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS				\$ 0.25	\$ 11,250.00
2	2	DEMOLITION (SITE)				\$ 0.35	\$ 15,750.00
3	3	CONCRETE				\$ -	\$ -
4	4	MASONRY				\$ -	\$ -
5	5	METALS				\$ 0.10	\$ 4,500.00
6	6A	WOOD & PLASTICS - ROUGH				\$ 0.07	\$ 3,150.00
7	6B	WOOD & PLASTICS - FINISH				\$ -	\$ -
8	7	THERMAL & MOISTURE PROTECTION				\$ -	\$ -
9	8	DOORS & WINDOWS				\$ -	\$ -
10	9	FINISHES				\$ -	\$ -
11	10	SPECIALTIES				\$ -	\$ -
12	11	EQUIPMENT				\$ -	\$ -
13	12	FURNISHINGS				\$ -	\$ -
14	13	SPECIAL CONSTRUCTION (Lunch Shelter 2325)				\$ -	\$ -
15	14	CONVEYING SYSTEMS				\$ -	\$ -
16	21	FIRE SUPPRESSION				\$ -	\$ -
17	22	PLUMBING				\$ -	\$ -
18	23	HEATING, VENTILATING AND AIR CONDITIONING				\$ -	\$ -
19	16	ELECTRICAL				\$ 0.75	\$ 33,750.00
20	27	COMMUNICATIONS				\$ -	\$ -
21	28	ELECTRONIC SAFETY AND SECURITY				\$ -	\$ -
22	31	EARTHWORK				\$ 2.00	\$ 90,000.00
23	32	EXTERIOR IMPROVEMENTS (SITE CONCRETE, ASPHALT, LANDSCAPE, FENCE, SITE FURNISHING)				\$ 3.40	\$ 153,000.00
24	33	UTILITIES				\$ 0.55	\$ 24,750.00
25	42	PROCESS HEATING AND COOLING EQUIPMENT				\$ -	\$ -
26							
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST					\$ 336,150.00
28							
29		SUBTOTAL DIRECT COST OF BASE BID				\$ 7.47	\$ 336,150.00
30		ESCALATION	5.00%				\$ 16,807.50
31		SUBTOTAL				\$ 7.84	\$ 352,957.50
32		DESIGN CONTINGENCY	0.00%				\$ -
33		PROJECT CONTINGENCY	5.00%				\$ 17,647.88
34		SUBTOTAL				\$ 8.24	\$ 370,605.38
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE AND					
36		PAYMENT & PERFORMANCE BONDS ARE INCLUDED BELOW					
37		IN THE TOTAL COST OF CONSTRUCTION					
38		TOTAL CONSTRUCTION COST OF BASE BID				\$8.76	\$394,010

Reduced to 4,000 - 6,000 SF new construction. Steel frame/wood or metal stud, plaster skin. General office spaces, board room, meeting areas

Existing office building to be remodeled and joined the new construction

New MPR building 6,000sf



42 (N) PARKING SPACES
(66 req'd per City Standards)
= 68 Total Parking Spaces

(E) OFFICES
7,000 SF

TOTAL DISTRICT OFFICES SF =
16,000 SF

26 (E) PARKING SPACES

(N) MPR BLDG = 6,000 SF
(Expanded from 4,400 SF)

PROJECT **Rio USD District Offices**
 LEVEL CONCEPT SCHEMATIC LEVEL
 TYPE CSI 49 DIVISION
 CLIENT Rio USD
 LOC'N Oxnard, CA

DATE 04/02/14



PROJECT SUMMARY (SITE AND BUILDING)
OPTION B Rio Plaza - 6,000 sf office

Steel frame, metal stud framing and plaster with masonry accents.

	PHASE 1 DESCRIPTION	SQ FT		SQ FT	TOTAL
				COST	COST
1	ADMINISTRATION	6,000	SF	\$ 328.02	\$ 1,968,113.70
2	RENOVATE EXISTING BUILDING	7,000	SF	\$ 215.13	\$ 1,505,921.70
	SUBTOTAL BUILDINGS & STRUCTURES	13,000	SF	\$ 267.23	\$ 3,474,035.40
3	SITE WORK	45,000	SF	\$ 8.76	\$ 394,009.54
	TOTAL CONSTRUCTION COST OF BASE BID			\$ 297.54	\$ 3,868,044.94
	TOTAL SOFT COST OF BASE BID	0.00%		\$ -	TBD
	TOTAL CONSTRUCTION COST OF BASE BID AND SOFT COST			\$ 297.54	\$ 3,868,044.94

Rio USD District Offices

1 ADMINISTRATION

BLDG SF

6,000

OPTION B Rio Plaza - 6,000 sf office

DIVISION Steel frame, metal stud framing and plaster with masonry accents.
NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS			\$ 14.78	\$ 88,680.00
2	2	DEMOLITION / HAZARDOUS ABATEMENT			\$ -	\$ -
3	3	CONCRETE			\$ 24.00	\$ 144,000.00
4	4	MASONRY			\$ 5.00	\$ 30,000.00
5	5	METALS			\$ 37.00	\$ 222,000.00
6	6A	WOOD & PLASTICS - ROUGH			\$ 0.50	\$ 3,000.00
7	6B	WOOD & PLASTICS - FINISH			\$ 8.50	\$ 51,000.00
8	7	THERMAL & MOISTURE PROTECTION			\$ 18.00	\$ 108,000.00
9	8	DOORS, WINDOWS & HARDWARE			\$ 17.18	\$ 103,080.00
10	9	FINISHES			\$ 65.00	\$ 390,000.00
11	10	SPECIALTIES			\$ 3.24	\$ 19,440.00
12	11	EQUIPMENT				\$ -
13	12	FURNISHINGS				\$ -
14	13	SPECIAL CONSTRUCTION				\$ -
15	14	CONVEYING SYSTEMS (1 elevators)			\$ -	\$ -
16	21	FIRE SUPPRESSION			\$ 4.00	\$ 24,000.00
17	22	PLUMBING			\$ 21.00	\$ 126,000.00
18	23	HEATING, VENTILATING AND AIR CONDITIONING			\$ 27.00	\$ 162,000.00
19	26	ELECTRICAL			\$ 28.00	\$ 168,000.00
20	27	COMMUNICATIONS			\$ 4.00	\$ 24,000.00
21	28	ELECTRONIC SAFETY AND SECURITY			\$ 2.65	\$ 15,900.00
22	31	EARTHWORK				\$ -
23	32	EXTERIOR IMPROVEMENTS				\$ -
24	33	UTILITIES				\$ -
25	42	PROCESS HEATING AND COOLING EQUIPMENT				\$ -
26						
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST				\$ 1,679,100.00
28						
29		SUBTOTAL DIRECT COST OF BASE BID			\$ 279.85	\$ 1,679,100.00
30		ESCALATION	5.00%			\$ 83,955.00
31		SUBTOTAL			\$ 293.84	\$ 1,763,055.00
32		DESIGN CONTINGENCY	0.00%			\$ -
33		CONSTRUCTION CONTINGENCY	5.00%			\$ 88,152.75
34		SUBTOTAL			\$ 308.53	\$ 1,851,207.75
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE AND				
36		PAYMENT & PERFORMANCE BOND COST ARE INCLUDED				
37		BELOW IN THE TOTAL COST OF CONSTRUCTION				
38		TOTAL CONSTRUCTION COST OF BASE BID			\$ 328.02	\$ 1,968,113.70

Rio USD District Offices
2 RENOVATE EXISTING BUILDING
OPTION B Renovation of Existing Building

BLDG SF 7,000

DIVISION
NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS			\$ 14.78	\$ 103,460.00
2	2	DEMOLITION / HAZARDOUS ABATEMENT			\$ 12.86	\$ 90,020.00
3	3	CONCRETE			\$ 2.00	\$ 14,000.00
4	4	MASONRY			\$ -	\$ -
5	5	METALS			\$ 0.75	\$ 5,250.00
6	6A	WOOD & PLASTICS - ROUGH			\$ 1.50	\$ 10,500.00
7	6B	WOOD & PLASTICS - FINISH			\$ 11.16	\$ 78,120.00
8	7	THERMAL & MOISTURE PROTECTION			\$ 14.60	\$ 102,200.00
9	8	DOORS, WINDOWS & HARDWARE			\$ 14.00	\$ 98,000.00
10	9	FINISHES			\$ 46.00	\$ 322,000.00
11	10	SPECIALTIES			\$ 3.24	\$ 22,680.00
12	11	EQUIPMENT				\$ -
13	12	FURNISHINGS				\$ -
14	13	SPECIAL CONSTRUCTION				\$ -
15	14	CONVEYING SYSTEMS (1 elevators)			\$ -	\$ -
16	21	FIRE SUPPRESSION			\$ 4.00	\$ 28,000.00
17	22	PLUMBING			\$ 7.00	\$ 49,000.00
18	23	HEATING, VENTILATING AND AIR CONDITIONING			\$ 25.00	\$ 175,000.00
19	26	ELECTRICAL			\$ 20.00	\$ 140,000.00
20	27	COMMUNICATIONS			\$ 4.00	\$ 28,000.00
21	28	ELECTRONIC SAFETY AND SECURITY			\$ 2.65	\$ 18,550.00
22	31	EARTHWORK				\$ -
23	32	EXTERIOR IMPROVEMENTS				\$ -
24	33	UTILITIES				\$ -
25	42	PROCESS HEATING AND COOLING EQUIPMENT				\$ -
26						
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST				\$ 1,284,780.00
28						
29		SUBTOTAL DIRECT COST OF BASE BID			\$ 183.54	\$ 1,284,780.00
30		ESCALATION	5.00%			\$ 64,239.00
31		SUBTOTAL			\$ 192.72	\$ 1,349,019.00
32		DESIGN CONTINGENCY	0.00%			\$ -
33		CONSTRUCTION CONTINGENCY	5.00%			\$ 67,450.95
34		SUBTOTAL			\$ 202.35	\$ 1,416,469.95
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE AND				
36		PAYMENT & PERFORMANCE BOND COST ARE INCLUDED				
37		BELOW IN THE TOTAL COST OF CONSTRUCTION				
38		TOTAL CONSTRUCTION COST OF BASE BID			\$ 215.13	\$ 1,505,921.70

Rio USD District Offices
3 SITE WORK
OPTION B -Site Work

SITE SF 45,000

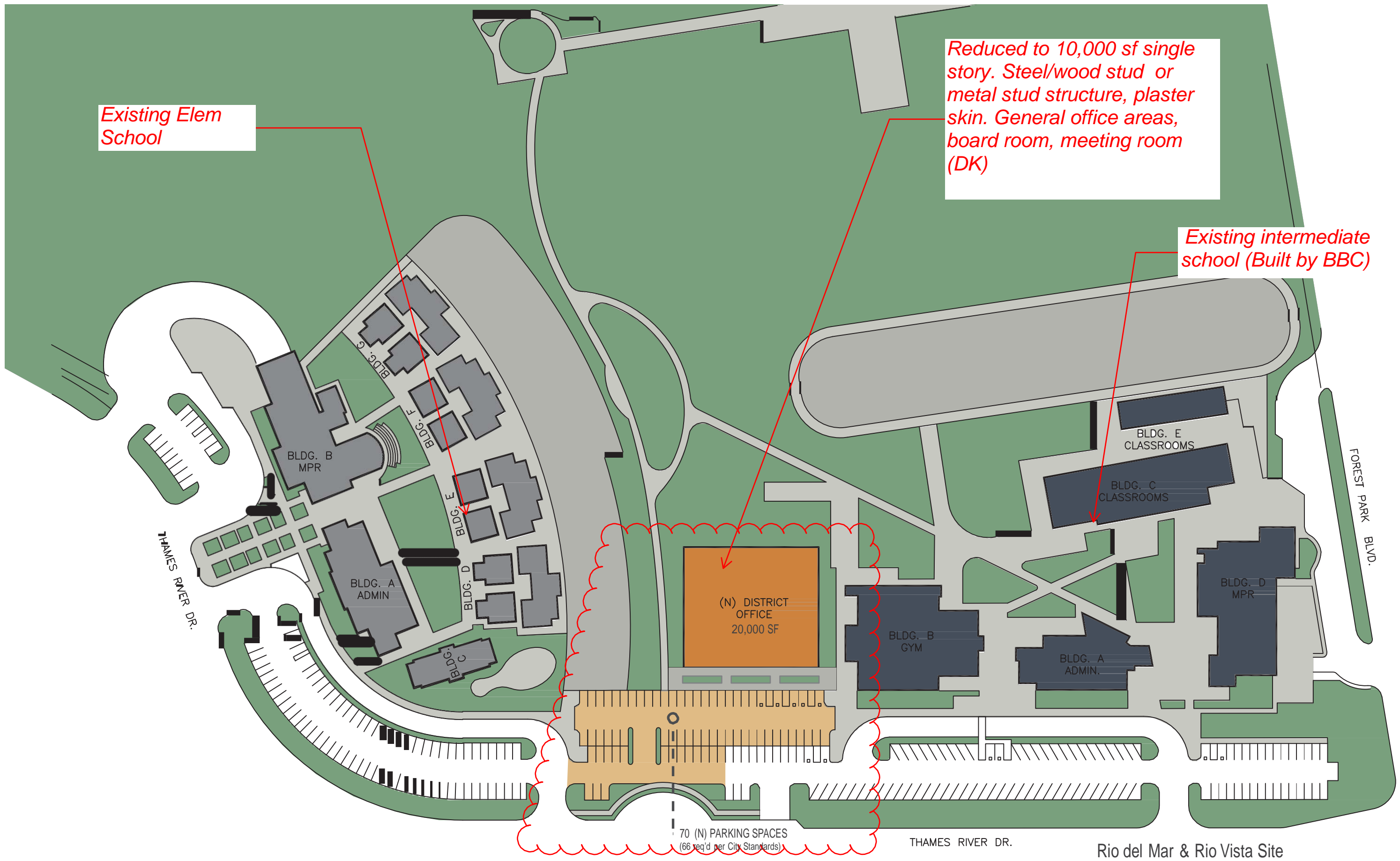
DIVISION
NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS				\$ 0.25	\$ 11,250.00
2	2	DEMOLITION (SITE)				\$ 0.35	\$ 15,750.00
3	3	CONCRETE				\$ -	\$ -
4	4	MASONRY				\$ -	\$ -
5	5	METALS				\$ 0.10	\$ 4,500.00
6	6A	WOOD & PLASTICS - ROUGH				\$ 0.07	\$ 3,150.00
7	6B	WOOD & PLASTICS - FINISH				\$ -	\$ -
8	7	THERMAL & MOISTURE PROTECTION				\$ -	\$ -
9	8	DOORS & WINDOWS				\$ -	\$ -
10	9	FINISHES				\$ -	\$ -
11	10	SPECIALTIES				\$ -	\$ -
12	11	EQUIPMENT				\$ -	\$ -
13	12	FURNISHINGS				\$ -	\$ -
14	13	SPECIAL CONSTRUCTION (Lunch Shelter 2325)				\$ -	\$ -
15	14	CONVEYING SYSTEMS				\$ -	\$ -
16	21	FIRE SUPPRESSION				\$ -	\$ -
17	22	PLUMBING				\$ -	\$ -
18	23	HEATING, VENTILATING AND AIR CONDITIONING				\$ -	\$ -
19	16	ELECTRICAL				\$ 0.75	\$ 33,750.00
20	27	COMMUNICATIONS				\$ -	\$ -
21	28	ELECTRONIC SAFETY AND SECURITY				\$ -	\$ -
22	31	EARTHWORK				\$ 2.00	\$ 90,000.00
23	32	EXTERIOR IMPROVEMENTS (SITE CONCRETE, ASPHALT, LANDSCAPE, FENCE, SITE FURNISHING)				\$ 3.40	\$ 153,000.00
24	33	UTILITIES				\$ 0.55	\$ 24,750.00
25	42	PROCESS HEATING AND COOLING EQUIPMENT				\$ -	\$ -
26							
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST					\$ 336,150.00
28							
29		SUBTOTAL DIRECT COST OF BASE BID				\$ 7.47	\$ 336,150.00
30		ESCALATION	5.00%				\$ 16,807.50
31		SUBTOTAL				\$ 7.84	\$ 352,957.50
32		DESIGN CONTINGENCY	0.00%				\$ -
33		PROJECT CONTINGENCY	5.00%				\$ 17,647.88
34		SUBTOTAL				\$ 8.24	\$ 370,605.38
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE AND					
36		PAYMENT & PERFORMANCE BOND COST ARE INCLUDED					
37		BELOW IN THE TOTAL COST OF CONSTRUCTION					
38		TOTAL CONSTRUCTION COST OF BASE BID				\$ 8.76	\$ 394,009.54

Existing Elem School

Reduced to 10,000 sf single story. Steel/wood stud or metal stud structure, plaster skin. General office areas, board room, meeting room (DK)

Existing intermediate school (Built by BBC)



PROJECT **RIO USD District Offices**
 LEVEL CONCEPT SCHEMATIC LEVEL
 TYPE CSI 49 DIVISION
 CLIENT RIO USD
 LOC'N Oxnard, CA

DATE 04/02/14



PROJECT SUMMARY (SITE AND BUILDING)
OPTION C Rio Del Mar/Rio Vista

Steel frame, metal stud framing and plaster with masonry accents.

	PHASE 1 DESCRIPTION	SQ FT		SQ FT	TOTAL
				COST	COST
1	ADMINISTRATION	10,000	SF	\$ 333.41	\$ 3,334,107.22
	SUBTOTAL BUILDINGS & STRUCTURES	10,000	SF	\$ 333.41	\$ 3,334,107.22
2	SITE WORK	45,000	SF	\$ 8.49	\$ 382,073.86
	TOTAL CONSTRUCTION COST OF BASE BID			\$ 371.62	\$ 3,716,181.08
	TOTAL SOFT COST OF BASE BID	0.00%			TBD
	TOTAL CONSTRUCTION COST OF BASE BID AND SOFT COST			\$ 371.62	\$ 3,716,181.08

RIO USD District Offices

1 ADMINISTRATION

BLDG SF

10,000

OPTION C Rio Del Mar/Rio Vista

DIVISION Steel frame, metal stud framing and plaster with masonry accents.

NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS				\$ 14.78	\$ 147,800.00
2	2	EXISTING CONDITIONS					\$ -
3	3	CONCRETE				\$ 26.12	\$ 261,200.00
4	4	MASONRY				\$ 5.00	\$ 50,000.00
5	5	METALS				\$ 37.00	\$ 370,000.00
6	6A	WOOD & PLASTICS - ROUGH				\$ 0.50	\$ 5,000.00
7	6B	WOOD & PLASTICS - FINISH				\$ 7.92	\$ 79,200.00
8	7	THERMAL & MOISTURE PROTECTION				\$ 25.00	\$ 250,000.00
9	8	DOORS, WINDOWS & HARDWARE				\$ 17.18	\$ 171,800.00
10	9	FINISHES				\$ 65.00	\$ 650,000.00
11	10	SPECIALTIES				\$ 3.45	\$ 34,500.00
12	11	EQUIPMENT					\$ -
13	12	FURNISHINGS					\$ -
14	13	SPECIAL CONSTRUCTION					\$ -
15	14	CONVEYING SYSTEMS					\$ -
16	21	FIRE SUPPRESSION				\$ 4.00	\$ 40,000.00
17	22	PLUMBING				\$ 19.00	\$ 190,000.00
18	23	HEATING, VENTILATING AND AIR CONDITIONING				\$ 27.00	\$ 270,000.00
19	26	ELECTRICAL				\$ 28.00	\$ 280,000.00
20	27	COMMUNICATIONS				\$ 3.00	\$ 30,000.00
21	28	ELECTRONIC SAFETY AND SECURITY				\$ 1.50	\$ 15,000.00
22	31	EARTHWORK					\$ -
23	32	EXTERIOR IMPROVEMENTS					\$ -
24	33	UTILITIES					\$ -
25	42	PROCESS HEATING AND COOLING EQUIPMENT					\$ -
26							
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST					\$ 2,844,500.00
28							
29		SUBTOTAL DIRECT COST OF BASE BID				\$ 284.45	\$ 2,844,500.00
30		ESCALATION		5.00%			\$ 142,225.00
31		SUBTOTAL				\$ 298.67	\$ 2,986,725.00
32		DESIGN CONTINGENCY(by school district)		0.00%			\$ -
33		CONSTRUCTION CONTINGENCY		5.00%			\$ 149,336.25
34		SUBTOTAL				\$ 313.61	\$ 3,136,061.25
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE					
36		AND PAYMENT & PERFORMANCE BONDS ARE INCLUDED					
37		BELOW IN THE TOTAL CONSTRUCTION COST.					
38		TOTAL CONSTRUCTION COST OF BASE BID				\$ 333.41	\$ 3,334,107.22

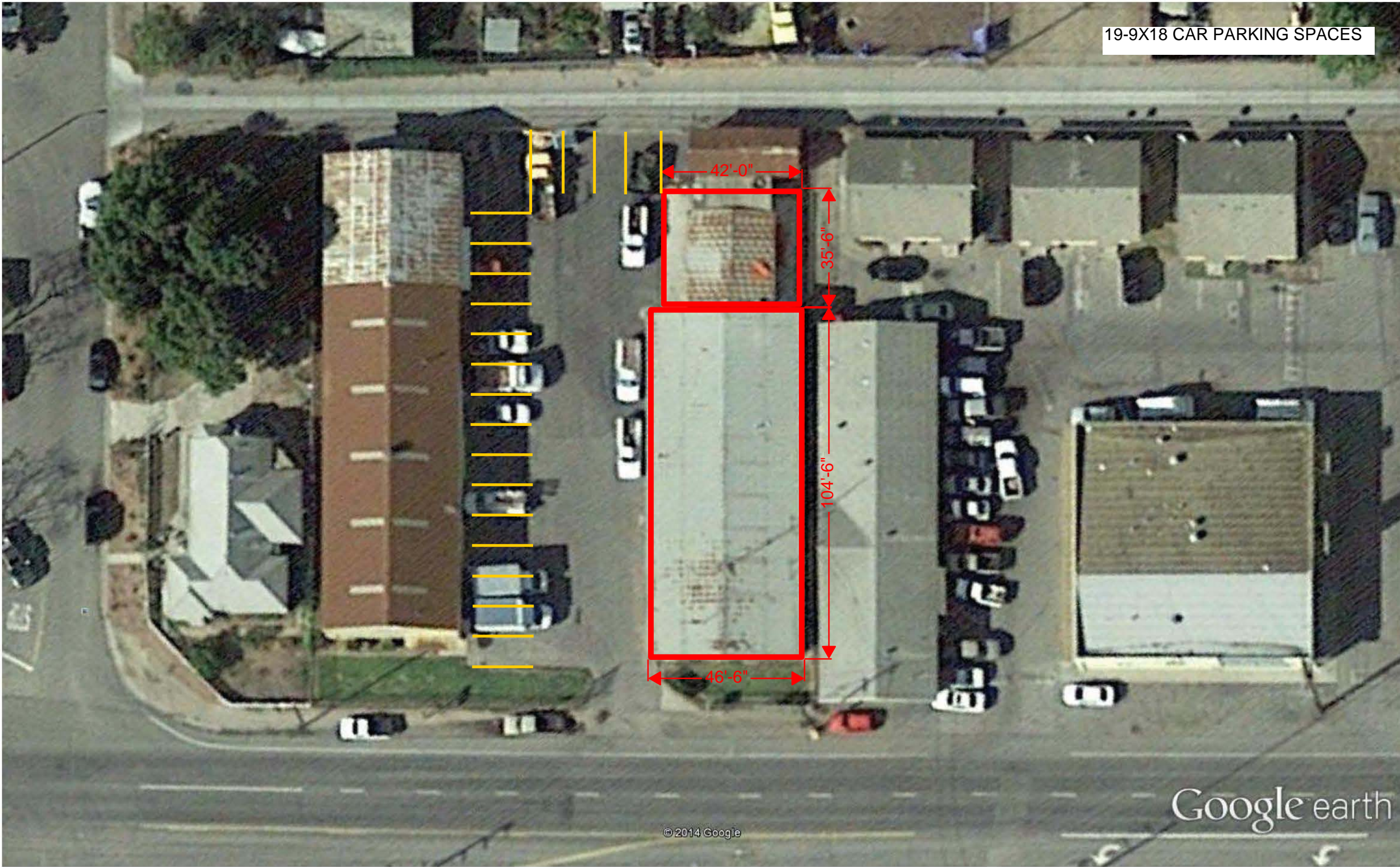
RIO USD District Offices
2 SITE WORK
OPTION C Rio Del Mar/Rio Vista

SITE SF 45,000
 BLDG SF 28,763

DIVISION
 NO

1	1	GENERAL REQUIREMENTS AND GENERAL CONDITIONS			\$ 0.25	\$ 11,250.00
2	2	DEMOLITION (SITE)			\$ 0.35	\$ 10,067.05
3	3	CONCRETE			\$ -	\$ -
4	4	MASONRY			\$ -	\$ -
5	5	METALS			\$ 0.07	\$ 3,150.00
6	6A	WOOD & PLASTICS - ROUGH			\$ -	\$ -
7	6B	WOOD & PLASTICS - FINISH			\$ -	\$ -
8	7	THERMAL & MOISTURE PROTECTION			\$ -	\$ -
9	8	DOORS & WINDOWS			\$ -	\$ -
10	9	FINISHES			\$ -	\$ -
11	10	SPECIALTIES			\$ -	\$ -
12	11	EQUIPMENT			\$ -	\$ -
13	12	FURNISHINGS			\$ -	\$ -
14	13	SPECIAL CONSTRUCTION (Lunch Shelter 2325)			\$ -	\$ -
15	14	CONVEYING SYSTEMS			\$ -	\$ -
16	21	FIRE SUPPRESSION			\$ -	\$ -
17	22	PLUMBING			\$ -	\$ -
18	23	HEATING, VENTILATING AND AIR CONDITIONING			\$ -	\$ -
19	16	ELECTRICAL			\$ 0.75	\$ 33,750.00
20	27	COMMUNICATIONS			\$ -	\$ -
21	28	ELECTRONIC SAFETY AND SECURITY			\$ -	\$ -
22	31	EARTHWORK			\$ 2.00	\$ 90,000.00
23	32	EXTERIOR IMPROVEMENTS (SITE CONCRETE, ASPHALT, LANDSCAPE, FENCE, SITE FURNISHINGS)			\$ 3.40	\$ 153,000.00
24	33	UTILITIES			\$ 0.55	\$ 24,750.00
25	42	PROCESS HEATING AND COOLING EQUIPMENT			\$ -	\$ -
26						
27		TOTAL ESTIMATED BUILDING CONSTRUCTION COST				\$ 325,967.05
28						
29		SUBTOTAL DIRECT COST OF BASE BID			\$ 7.24	\$ 325,967.05
30		ESCALATION	5.00%			\$ 16,298.35
31		SUBTOTAL			\$ 7.61	\$ 342,265.40
32		DESIGN CONTINGENCY	0.00%			\$ -
33		PROJECT CONTINGENCY	5.00%			\$ 17,113.27
34		SUBTOTAL			\$ 7.99	\$ 359,378.67
35		GENERAL LIABILITY INSURANCE, BUILDERS RISK, FEE				
36		AND PAYMENT & PERFORMANCE BONDS ARE INCLUDED				
37		BELOW IN THE TOTAL CONSTRUCTION COST.				
38		TOTAL CONSTRUCTION COST OF BASE BID			\$ 8.49	\$ 382,073.86

19-9X18 CAR PARKING SPACES



Google earth

© 2014 Google

Google earth

feet
meters

300

100

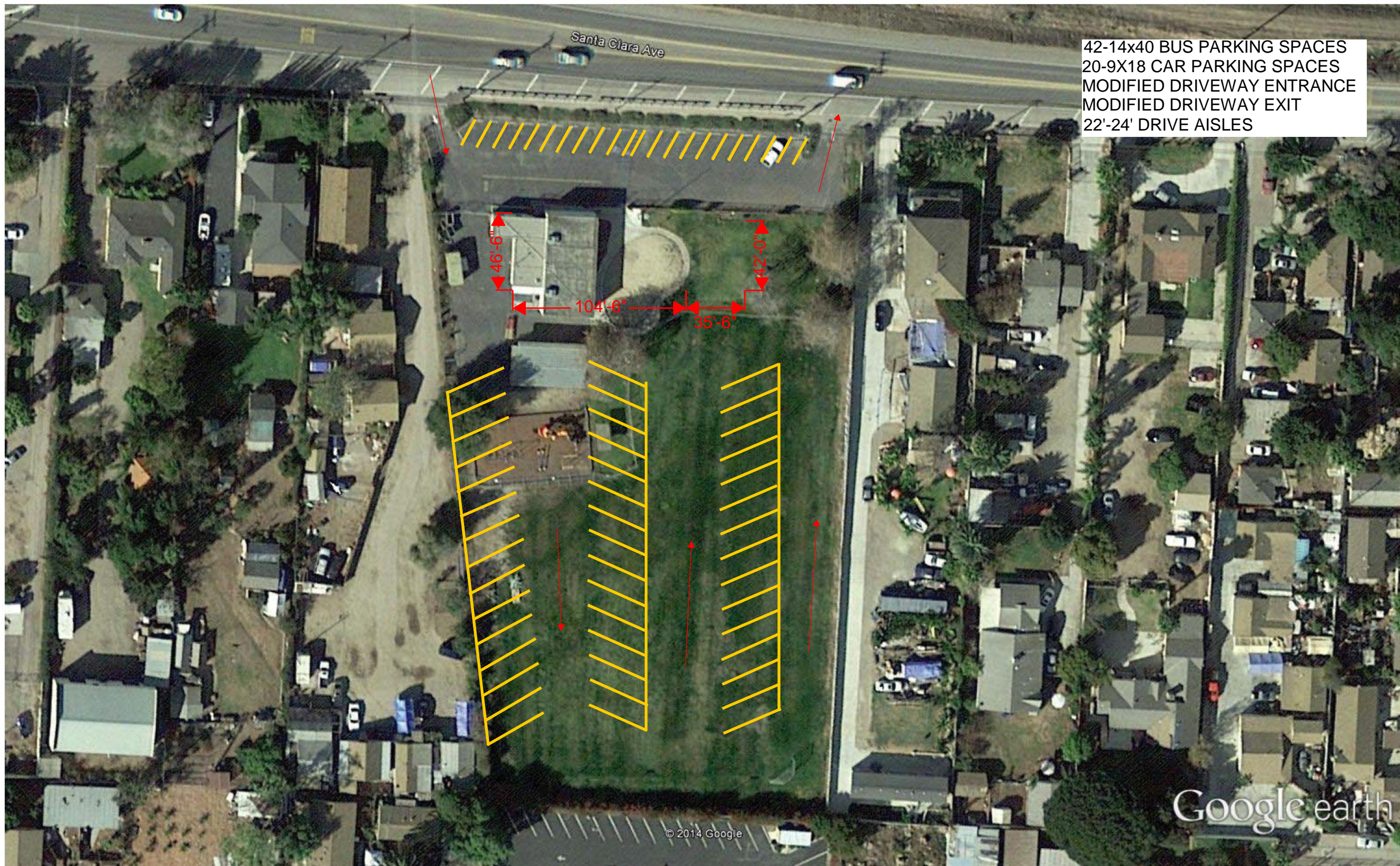
Maintenance Operations & Transportation Facility

2715 EVINEYARD AVE



Maintenance Operations & Transportation Facility

2715 E VINEYARD AVE



42-14x40 BUS PARKING SPACES
 20-9X18 CAR PARKING SPACES
 MODIFIED DRIVEWAY ENTRANCE
 MODIFIED DRIVEWAY EXIT
 22'-24' DRIVE AISLES

Google earth feet meters

60 0 --20

New Maintenance Operations & Transportation Facility

3334 SANTA CLARA AVE



New Maintenance Operations & Transportation Facility

3334 SANTA CLARA AVE



VI. FINANCIAL ANALYSIS

Table 10, Facilities Finance Analysis in Appendix A sets forth the estimated potential sources of funding that may be available for the projected district needs outlined in the Facilities Finance Master Plan (FFMP) and estimated costs for Phase 1 determined at this time.

The potential sources of funding could include the remaining River-park CFD financing, future developer fees from the Wagon Wheel Mitigation MOUs, potential income from district surplus property, future state school construction bond eligibility (if approved), and most importantly, proceeds from a local district wide general obligation bond (G.O. Bond), if approved by local voters.

It should be noted that if the local G.O.Bond is not approved the district would be limited to piecemeal construction for district program requirements.

As part of the District's proposed school construction and improvement program, the following funding mechanisms and revenue sources have been considered or adopted by the District depending on the annual viability of each respective funding mechanism.

A. Developer Fees

1. River Park CFD
2. Wagon Wheel Mitigation Agreement
3. Level 2 Residential Developer Fees
4. Statutory Level 1 Residential and Commercial / Industrial Fees

B. School Bond

A local bond is being prepared for the 2014 election to assist the District in completing school site improvements as identified in Section VI above.

C. Surplus Property

The sale of the El Rio School site has been approved by the Board and the funds received will assist the District with completing the school site improvements and construction of new facilities for incoming students.



D. State School Facility Program

A summary of the State School Facilities Program is set forth in Appendix C.

1. New Construction Funding

A new construction eligibility application was completed for the District, and it has been determined that the District is eligible for new construction funding. The new construction eligibility is required to be updated on an annual basis.

2. Modernization Funding

District schools were reviewed for additional modernization eligibility and Rio Real Elementary School is estimated to have modernization eligibility for State funding.



APPENDIX A

TABLES AND WORKSHEETS

RIO ELEMENTARY SCHOOL DISTRICT

Table 1

Facilities - Classroom Inventory / Capacities (2013/14) and Projected Capacity & Enrollments

K-8 School Facility (Acreage & Comments)	Grade/ Subject	Number of Classrooms					C'rm. Loading Stds.												
		Total # of C'rms		Relocatables		< 700 sq. ft.	2013/14 Loading Stds. Per C'rm	Classroom Capacities	2013/14 # of Students K-8	% Space Utiliza- tion ¹	2014/15 Loading Stds. Per C'rm	Classroom Capacities	2014/15 # of Students K-8	% Space Utiliza- tion ¹	2016/17 Loading Stds. Per C'rm	Classroom Capacities	2016/17 # of Students K-8	% Space Utiliza- tion ¹	
				Owned	Leased														
Rio Del Mar Elementary (K-5) 16.5 acres	K	3	3				31	93			24	72			24	72			
	1-3	8	8				30	240			30	240			24	192			
	4-5	5	5				31	155			31	155			31	155			
	Lab NS	0					0	0			0	0			0	0			
	SDC S	2	2				13	26			13	26			13	26			
	SDC	0					9	0			9	0			9	0			
	RSP	1	1				0	0			0	0			0	0			
	Other	3	3				0	0			0	0			0	0			
	Other = 3 Preschool																		
	1 preschool-reclaimed																		
	2014/15	R-Clsrm	1	1				0	0			29	29			26	26		
Sub-Total		22	22	0	0	0		514	495	96%		522	619	119%		471	777	165%	
Rio Del Norte Elementary (K-5) 11.6 acres	K	3	3				31	93			24	72			24	72			
	1-3	10	10				30	300			30	300			24	240			
	4-5	6	6				31	186			31	186			31	186			
	Lab NS	0					0	0			0	0			0	0			
	SDC S	2	2				13	26			13	26			13	26			
	SDC	0					9	0			9	0			9	0			
	RSP	0					0	0			0	0			0	0			
	Other	5	5				0	0			0	0			0	0			
	Other = 3 Preschool, 2 Intervention																		
	1 Intervention-reclaimed for SDC 2014/15																		
	Add Portable from RDV																		
2014/15	R-Clsrm	1	1				0	0			13	13			13	13			
	Add Clsrm	1		1			0	0			29	29			26	26			
Sub-Total		26	26	0	0	0		605	540	89%		597	557	93%		537	575	107%	
Rio Lindo Elementary (K-5) 9.7 acres	K	4	1	3			31	124			24	96			24	96			
	1-3	9	9				30	270			30	270			24	216			
	4-5	5	2	3			31	155			31	155			31	155			
	Lab NS	1		1			0	0			0	0			0	0			
	SDC S	0					13	0			13	0			13	0			
	SDC	0					9	0			9	0			9	0			
	RSP	0					0	0			0	0			0	0			
	Other	6	5	1			0	0			0	0			0	0			
	Other = 2 Preschool, 1 ASP/ASES																		
	2 Library, 1 Intervention																		
	Sub-Total		25	17	8	0	0		549	448	82%		521	468	90%		467	506	108%
Rio Plaza Elementary (K-5) 10.3 acres	K	4	3	1			31	124			24	96			24	96			
	1-3	9	8	1			30	270			30	270			24	216			
	4-5	7	7				31	217			31	217			31	217			
	Lab NS	1	1				0	0			0	0			0	0			
	SDC S	0					13	0			13	0			13	0			
	SDC	0					9	0			9	0			9	0			
	RSP	1		1			0	0			0	0			0	0			
	Other	3	1	2			0	0			0	0			0	0			
	Other = 1 Preschool, 1 Intervention																		
	1 Parent Room																		
	Preschool-reclaimed																		
2014/15	R-Clsrm	1	1				0	0			29	29			26	26			
Sub-Total		25	20	5	0	0		611	533	87%		612	564	92%		555	615	111%	
Rio Real Elementary (K-5)² 9.5 acres	K	4	4				31	124			24	96			24	96			
	1-3	14	9	5			30	420			30	420			24	336			
	4-5/6-8	8	6	2			31	248			31	248			31	248			
	Lab NS	1	1				0	0			0	0			0	0			
	SDC S	0					13	0			13	0			13	0			
	SDC	0					9	0			9	0			9	0			
	RSP	1		1			0	0			0	0			0	0			
	Other	4	1	3			0	0			0	0			0	0			
	Other = 1 Pre K/Counselor/Conf Rm, 1 B&G Club/Storage/Office, 1 Speech, and 1 Intervention																		
	Portable added to site																		
	2014/15	Add Clsrm	1		1			0	0			29	29			26	26		
Sub-Total		33	21	12	0	0		792	763	96%		793	792	100%		706	840	119%	

RIO ELEMENTARY SCHOOL DISTRICT

Table 1

Facilities - Classroom Inventory / Capacities (2013/14) and Projected Capacity & Enrollments

K-8 School Facility (Acreage & Comments)	Grade/ Subject	Number of Classrooms					C'rm. Loading Stds.												
		Total # of C'rms	Permanent	Relocatables		< 700 sq. ft.	2013/14 Loading Stds. Per C'rm	Classroom Capacities	2013/14 # of Students K-8	% Space Utiliza- tion ¹	2014/15 Loading Stds. Per C'rm	Classroom Capacities	2014/15 # of Students K-8	% Space Utiliza- tion ¹	2016/17 Loading Stds. Per C'rm	Classroom Capacities	2016/17 # of Students K-8	% Space Utiliza- tion ¹	
				Owned	Leased														
Rio Rosales Elementary (K-5) 6.9 acres 2 unoccupied classrooms are inventoried under grades 1-3.	K	5		5			31	155			24	120			24	120			
	1-3	11		11			30	330			30	330			24	264			
	4-5	6		6			31	186			31	186			31	186			
	Lab NS	0					0	0			0	0			0	0			
	SDC S	2		2			13	26			13	26			13	26			
	SDC	0					9	0			9	0			9	0			
	RSP	1		1			0	0			0	0			0	0			
	Other	3		3			0	0			0	0			0	0			
	Other = 2 Preschool and 1 Office																		
	Sub-Total		28	0	28	0	0		697	543	78%		662	535	81%		596	557	93%
Total K-5 Schools		159	106	53	0	0		3768	3322	88%		3707	3535	95%		3332	3870	116%	
Rio Del Valle Middle (6-8) 22.9 acres 7 classrooms reported under 7-8 are utilized for 6/7/8.	6	7	5	2			31	217			31	217							
	7-8	26	22	4			31	806			31	806							
	Lab NS	2	2				31	62			31	62							
	SDC S	1		1			13	13			13	13							
	SDC	0					9	0			9	0							
	RSP	0					0	0			0	0							
	Move Port to Rio Del Norte ES 2014/15	Remove	-1		-1			0	0			0	-31						
	Sub-Total		35	29	6	0	0		1098	740	67%		1067	702	66%			589	55%
Rio Vista Middle (6-8) 21 acres 3 classrooms reported under 7-8 are utilized for 6/7/8.	6	8	6	2			31	248			31	248							
	7-8	17	15	2			31	527			31	527							
	Lab NS	1	1				31	31			31	31							
	SDC S	1	1				13	13			13	13							
	SDC	0					9	0			9	0							
	RSP	0					0	0			0	0							
	Other	0					0	0			0	0							
	Portables added to site 2014/15	Add Clsrm	4		4			0	0			31	124						
Sub-Total		31	23	8	0	0		819	735	90%		943	792	84%			867	92%	
Total 6-8 Schools		66	52	14	0	0		1917	1475	77%		2041	1494	73%			1456	71%	

Note: "Other" represents classrooms that are being utilized for purposes other than regular K-8 teaching stations.

¹The ideal space utilization percentage for elementary schools is 90% and 85% for middle schools. Space utilization is based on 2013/14 District loading standards.

²Rio Real ES enrollments include 6th grade dual immersion students.

³Projected enrollments for Rio Del Mar ES and Rio Vista MS include projected students from River Park and Wagon Wheel areas.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
District-Wide Summary (K-8)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade Trans. K			25	56	80	80	80	80	80
Grade K	523	585	578	583	583	583	584	582	586
Grade 1	494	507	581	563	565	565	565	566	564
Grade 2	521	508	503	585	559	561	561	561	562
Grade 3	530	538	498	508	587	561	563	563	563
Grade 4	500	529	529	486	499	578	552	554	554
Grade 5	503	495	512	509	469	482	561	535	537
Grade 6	467	496	479	523	504	464	477	556	530
Grade 7	470	477	503	491	533	514	474	487	566
Grade 8	474	469	489	493	490	532	513	473	486

Total K-5	3,071	3,162	3,226	3,290	3,342	3,410	3,466	3,441	3,446
Total 6-8	1,411	1,442	1,471	1,507	1,527	1,510	1,464	1,516	1,582
Total K-8	4,482	4,604	4,697	4,797	4,869	4,920	4,930	4,957	5,028

Note: does not include projected enrollments from new residential development. However, historical enrollment trends include students from from River Park development and therefore, a portion of projected enrollments continue to include students from new residential development.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.A.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Del Mar Elementary (K-5)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections¹				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade K	74	89	87	70	73	71	72	70	73
Grade 1	62	71	87	90	70	73	71	72	70
Grade 2	73	76	65	87	90	70	73	71	72
Grade 3	60	81	75	73	92	95	75	78	76
Grade 4	65	70	93	81	82	101	104	84	87
Grade 5	98	83	81	94	88	89	108	111	91

Total K-5	432	470	488	495	495	499	503	486	469
------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

¹Projections include historical enrollments trends from River Park Development. Enrollments will need to be monitored to determine continuing development trends.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.B.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Del Norte Elementary (K-5)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections¹				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade K	97	89	103	94	24	24	24	24	24
Grade 1	78	87	97	93	96	95	97	96	95
Grade 2	78	87	97	93	90	92	91	93	92
Grade 3	84	79	91	90	91	88	90	89	91
Grade 4	97	101	85	98	98	99	96	98	97
Grade 5	94	100	101	76	94	94	95	92	94
Grade 5	97	83	89	89	64	82	82	83	80

Total K-5	547	539	566	540	557	574	575	575	573
------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

¹Kindergarten enrollments were held constant.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.C.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Lindo Elementary (K-5)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections^{1,2}				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade K	70	88	84	75	102	102	102	102	102
Grade 1	81	77	80	73	68	95	95	95	95
Grade 2	73	75	73	81	71	66	93	93	93
Grade 3	68	79	71	73	81	71	66	93	93
Grade 4	72	71	71	74	72	80	70	65	92
Grade 5	82	68	71	72	74	72	80	70	65

Total K-5	446	458	450	448	468	486	506	518	540
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¹Kindergarten enrollments include 25 student of overflow from Rio Real ES starting in 2014/15. Will need to monitored. May vary between Rio Lindo and Rio Plaza.

²Does not include reboundarying of Rio Real students to Rio Lindo.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.D.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Plaza Elementary (K-5)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections¹				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade Trans. K				29	29	29	29	29	29
Grade K	88	94	91	93	117	117	117	117	117
Grade 1	70	86	90	80	86	110	110	110	110
Grade 2	80	77	91	91	83	89	113	113	113
Grade 3	102	71	78	86	87	79	85	109	109
Grade 4	79	95	65	78	83	84	76	82	106
Grade 5	64	67	86	76	79	84	85	77	83
Total K-5	483	490	501	533	564	592	615	637	667

¹Transitional kindergarten enrollments were held constant. Kindergarten enrollments include 25 overflow students from Rio Real starting in 2014/15. Will need to be monitored. May vary between Rio Lindo and Rio Plaza.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.E.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Real Elementary (K-6)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections^{1,2,3}				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade K	109	126	124	151	96	96	96	96	96
Grade 1	109	104	129	136	151	96	96	96	96
Grade 2	101	105	102	143	136	151	96	96	96
Grade 3	115	100	105	102	143	136	151	96	96
Grade 4	94	111	103	101	100	141	134	149	94
Grade 5	64	93	108	98	97	96	137	130	145
Grade 6	0	0	0	32	37	37	56	59	59
Grade 7	0	0	0	0	32	37	37	56	59
Grade 8	0	0	0	0	0	32	37	37	56

Total K-5	592	639	671	731	723	716	710	663	623
Grade 6-8	0	0	0	32	69	106	130	152	174
Total K-8	592	639	671	763	792	822	840	815	797

¹Kindergarten enrollments were capped at 96 students (4 classrooms).

²Projected 6th grade students are based on students currently enrolled in Dual Immersion Program.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.F.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Rosales Elementary (K-5)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections¹				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade Trans K			25	27	27	27	27	27	27
Grade K	85	99	89	100	99	102	100	101	103
Grade 1	94	82	98	91	100	99	102	100	101
Grade 2	110	96	81	93	88	97	96	99	97
Grade 3	88	106	84	76	86	81	90	89	92
Grade 4	96	82	96	76	68	78	73	82	81
Grade 5	98	101	77	80	67	59	69	64	73
Total K-5	571	566	550	543	535	543	557	562	574

¹Transitional and regular kindergarten enrollments were held constant.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.G.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Del Valle Middle (6-8)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections¹				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade K	264	313	297	326	297	300	298	299	301
Grade 1	284	263	307	300	319	290	293	291	292
Grade 2	284	276	256	317	295	314	285	288	286
Grade 3	271	285	260	251	310	288	307	278	281
Grade 4	262	264	270	251	240	299	277	296	267
Grade 5	244	262	256	250	238	227	286	264	283
Grade 6	226	251	252	237	213	201	171	227	205
Grade 7	231	225	256	247	236	212	200	170	226
Grade 8	252	238	238	256	253	242	218	206	176
Total K-5 Feeder	1,609	1,663	1,646	1,695	1,699	1,718	1,746	1,716	1,710
Total 6-8	709	714	746	740	702	655	589	603	607

¹Projected 6th grade enrollments were adjusted to reflect 6th grade students remaining at Rio Real ES for Dual Immersion Program.

RIO ELEMENTARY SCHOOL DISTRICT

Table 2.H.
COHORT STUDENT ENROLLMENT PROJECTIONS
(2013/14)
Rio Vista Middle (6-8)

	CBED/CALPAD Enrollment Data				Cohort Enrollment Projections				
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Grade K	259	272	281	257	286	283	286	283	285
Grade 1	210	244	274	263	246	275	272	275	272
Grade 2	237	232	247	268	264	247	276	273	276
Grade 3	259	253	238	257	277	273	256	285	282
Grade 4	238	265	259	235	259	279	275	258	287
Grade 5	259	233	256	259	231	255	275	271	254
Grade 6	241	245	227	254	254	226	250	270	266
Grade 7	239	252	247	244	265	265	237	261	281
Grade 8	222	231	251	237	237	258	258	230	254
Total K-5 Feeder	1,462	1,499	1,555	1,539	1,563	1,612	1,640	1,645	1,656
Total 6-8	702	728	725	735	756	749	745	761	801

RIO ELEMENTARY SCHOOL DISTRICT

Table 3

New Residential Development Projections

DEVELOPMENT SUMMARY	CURRENT STATUS			PROJECTED FUTURE NEW RESIDENTIAL CONSTRUCTION									
	TOTAL UNITS	Units Built thru 10/13	Future Units	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
I. FUTURE PROJECTS - APPROVED OR PLANNED													
A. Single-Family Detached (SFD)													
1. River Park; Westerly II	83	46	37	12	25								
2. River Park; Morning View	113	0	113		56	57							
3. River Park; Veranda	95	0	95			45	50						
4. River Park; Tradewinds II	91	0	91			46	45						
5. River Park; Pacific Crossing	104	72	32	12	20								
6. Maulhardt (TBD)	402	0	402							100	100	100	102
B. Single-Family Attached (SFA)													
1. River Park; Collage II	76	69	7	7									
2. River Park; Meridan	87	87	0										
3. River Park; Eastend (Meridan II)	72	21	51	51									
4. River Park; Waypointe	104	73	31	31									
5. River Park; The Landing	78	78	0										
6. River Park; Vista Urbana	156	48	108	108									
7. River Park; The Avenue II	32	0	32		32								
8. River Park; Luminaria	187	145	42	42									
9. River Park; Reflections	116	116	0										
10. Wagon Wheel; The Village	559	0	559			124	133	144	144	14			
C. Multi-Family Attached (MFA)													
1. River Park; Tempo Apartments	235	0	235		235								
2. River Park; Mosaic Apartments	224	0	224	224									
3. Artisan Apartments	272	272	0										
4. Wagon Wheel; The Village	821	0	821			219	210	211	181				
D. Multi-Family Attached; Affordable													
1. River Park; Sonata Apartments	53	0	53		53								
2. Wagon Wheel; The Village	120	0	120	120									
TOTAL SFD	888	118	770	24	101	148	95	0	0	100	100	100	102
TOTAL SFA	1467	637	830	239	32	124	133	144	144	14	0	0	0
TOTAL MFA	1552	272	1280	224	235	219	210	211	181	0	0	0	0
TOTAL MFA AFFORDABLE	173	0	173	120	53	0	0	0	0	0	0	0	0
TOTAL ANNUAL UNITS				607	421	491	438	355	325	114	100	100	102
CUMULATIVE UNITS	4080	1027	3053	1634	2055	2546	2984	3339	3664	3778	3878	3978	4080

Note: the above buildout projections are strictly estimates and may change due to actual market trends.

RIO ELEMENTARY SCHOOL DISTRICT

Table 4

Student Enrollment Projections from New Residential Development

GRADE LEVEL	YIELD RATE				Total Projected Students from New Residential Development	PROJECTED ENROLLMENT INCREASE FROM NEW RESIDENTIAL DEVELOPMENT									
	SFD	SFA	MFA	MFA Afford		2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Grades K - 5	0.237	0.241	0.075	0.364											
Annual						124	69	81	70	51	48	27	24	24	24
Cumulative					541	124	192	274	344	395	443	470	494	517	541
Grades 6 - 8	0.093	0.130	0.030	0.143											
Annual						57	28	36	32	25	24	11	9	9	9
Cumulative					243	57	85	122	154	179	203	215	224	233	243
Total District (K-8)	0.330	0.371	0.105	0.507											
Annual						181	97	118	103	76	72	38	33	33	34
Cumulative					784	181	278	396	498	574	646	684	717	750	784

RIO ELEMENTARY SCHOOL DISTRICT

Table 5

Summary Enrollment Projections

(2013/14 Cohort Enrollment Projections combined with Projected Students from New Residential Development)

Grade Level/Type of Enrollment	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20 to 2023/24 ¹
K-5 Elementary School Enrollments						
Five Year Cohort Enrollment Projections ²	3342	3410	3466	3441	3446	3443
Projected Students From New Residential Development						
Annual ³	124	69	81	70	51	147
Accumulative ³	124	192	274	344	395	541
Total Projected K-5 Students	3466	3602	3740	3785	3841	3984
6-8 Middle School Enrollments						
Five Year Cohort Enrollment Projections ²	1506	1496	1454	1490	1516	1440
Projected Students From New Residential Development						
Annual ³	57	28	36	32	25	63
Accumulative ³	57	85	122	154	179	243
Total Projected 6-8 Students	1563	1581	1576	1644	1695	1683
Total Projected K-8 Students	5029	5184	5316	5429	5536	5667

¹The fifth year Cohort enrollment projection was used for enrollments for 2019/20 to 2023/24 as cohort projections beyond five years is unknown at this time.

²2013 CBED enrollments for Rio Vista MS (Rio Del Mar ES has reached maximum capacity, therefore new students are allocated to other schools until additional facilities can be constructed) was used for Cohort Enrollment Projections columns as the cohort trends for this school includes historical residential development which is projected forward through future enrollments. Therefore, if the Cohort Enrollment Projections were included for this school it would create a duplicate count of future students projected from new residential development in the River Park development area.

³Projected students from new residential development may vary depending on actual buildout of new residential development.

Note #1: The District has recently added new elementary and 6th grade educational programs and the cohort enrollments will need to be monitored annually to determine how these programs will impact District facilities and future enrollments.

RIO ELEMENTARY SCHOOL DISTRICT

Table 6

**PROJECTED SCHOOL FACILITY NEEDS - NEW RESIDENTIAL DEVELOPMENT
River Park Development**

I. DISTRICT ENROLLMENT vs. EXISTING CAPACITY

	Rio Del Mar Elementary K-5¹	Rio Vista Middle 6-8¹
A. EXISTING CAPACITIES (Oct. 2013) Based on Maximum District Loading Standards	514	819
B. ACTUAL EST. PROGRAM UTILIZATION OF SCHOOL SITES K-5=90%, 6-8=85%	463	696
C. CURRENT STUDENT ENROLLMENT (Oct. 2013) ¹	495	735
D. ENROLLMENT OVER/(UNDER) PROGRAM CAPACITY	32	39

II. NEW RESIDENTIAL DEVELOPMENT BUILDOUT PROJECTIONS

	Projected New Units
A. SINGLE-FAMILY DETACHED (SFD)	368
B. SINGLE-FAMILY ATTACHED (SFA)	271
C. MULTI-FAMILY ATTACHED (MFA)	459
D. MULTI-FAMILY AFFORDABLE (MF)	53
E. TOTAL PROJECTED NEW RESIDENTIAL UNITS	1,151

III. PROJECTED STUDENT ENROLLMENTS & NEW FACILITY NEEDS

	K-5	6-8
A. STUDENT GENERATION FACTOR		
SFD	0.237	0.093
SFA	0.241	0.130
MFA	0.075	0.030
MF AFFORDABLE	0.364	0.143
B. PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	206	91
C. EXISTING AVAILABLE STUDENT CAPACITY	0	0
D. PROJECTED STUDENT HOUSING NEED (Line III.B plus III.C)	206	91
E. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on District avg. loading; 31 pupils per classroom)	7	3
F. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on State loading avg. of 25 pupils per K-5 classroom and 27 pupils per 6-8 classroom)	8	3

¹Current 2013 enrollments for 6-8 were utilized instead of 5 year projections as cohort enrollment trends include new residential development from Riverpark and utilizing projected 5-year enrollment projections would be a duplication of enrollments from new residential development.

RIO ELEMENTARY SCHOOL DISTRICT

Table 7

PROJECTED SCHOOL FACILITY NEEDS - NEW RESIDENTIAL DEVELOPMENT

Wagon Wheel - The Village Development

I. DISTRICT ENROLLMENT vs. EXISTING CAPACITY

	Rio Del Norte Elementary K-5	Rio Vista Middle 6-8¹
A. EXISTING CAPACITIES (Oct. 2013) Based on Maximum District Loading Standards	605	819
B. ACTUAL EST. PROGRAM UTILIZATION OF SCHOOL SITES K-5=90%, 6-8=85%	545	696
C. PROJECTED 5-YEAR STUDENT ENROLLMENT (Oct. 2018) ¹	573	735
D. ENROLLMENT OVER/(UNDER) PROGRAM CAPACITY	29	39

II. NEW RESIDENTIAL DEVELOPMENT BUILDOUT PROJECTIONS

	Projected New Units
A. SINGLE-FAMILY DETACHED (SFD)	0
B. SINGLE-FAMILY ATTACHED (SFA)	559
C. MULTI-FAMILY ATTACHED (MFA)	821
D. MULTI-FAMILY AFFORDABLE (MF)	120
E. TOTAL PROJECTED NEW RESIDENTIAL UNITS	1,500

III. PROJECTED STUDENT ENROLLMENTS & NEW FACILITY NEEDS

	K-5	6-8
A. STUDENT GENERATION FACTOR		
SFD	0.237	0.093
SFA	0.241	0.130
MFA	0.075	0.030
MF AFFORDABLE	0.364	0.143
B. PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	240	114
C. EXISTING AVAILABLE STUDENT CAPACITY	0	0
D. PROJECTED STUDENT HOUSING NEED (Line III.B plus III.C)	240	114
E. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on District avg. loading; 31 pupils per classroom)	8	4
F. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on State loading avg. of 25 pupils per K-5 classroom and 27 pupils per 6-8 classroom)	10	4

¹Current 2013 enrollments for 6-8 were utilized instead of 5 year projections as cohort enrollment trends include new residential development from Riverpark and utilizing projected 5-year enrollment projections would be a duplication of enrollments from new residential development.

RIO ELEMENTARY SCHOOL DISTRICT

Table 8

PROJECTED SCHOOL FACILITY NEEDS - NEW RESIDENTIAL DEVELOPMENT

Maulhardt Project

I. DISTRICT ENROLLMENT vs. EXISTING CAPACITY

	Rio Rosales Elementary K-5	Rio Del Valle Middle 6-8
A. EXISTING CAPACITIES (Oct. 2013) Based on Maximum District Loading Standards	696	1,098
B. ACTUAL EST. PROGRAM UTILIZATION OF SCHOOL SITES K-5=90%, 6-8=85%	626	933
C. PROJECTED 5-YEAR STUDENT ENROLLMENT (Oct. 2018)	574	607
D. ENROLLMENT OVER/(UNDER) PROGRAM CAPACITY	(52)	(326)

II. NEW RESIDENTIAL DEVELOPMENT BUILDOUT PROJECTIONS

	Projected New Units
A. SINGLE-FAMILY DETACHED (SFD)	402
B. SINGLE-FAMILY ATTACHED (SFA)	
C. MULTI-FAMILY ATTACHED (MFA)	
D. MULTI-FAMILY AFFORDABLE (MF)	
E. TOTAL PROJECTED NEW RESIDENTIAL UNITS	402

III. PROJECTED STUDENT ENROLLMENTS & NEW FACILITY NEEDS

	K-5	6-8
A. STUDENT GENERATION FACTOR		
SFD	0.237	0.093
SFA	0.241	0.130
MFA	0.075	0.030
MF AFFORDABLE	0.364	0.143
B. PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	95	37
C. EXISTING AVAILABLE STUDENT CAPACITY	0	185
D. PROJECTED STUDENT HOUSING NEED (Line III.B plus III.C)	95	(148)
E. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on District avg. loading; 31 pupils per classroom)	3	0
F. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on State loading avg. of 25 pupils per K-5 classroom and 27 pupils per 6-8 classroom)	4	0

Projected Development may change to mixed residential which will increase projected units to 600 to 800 units, thereby potentially doubling classroom need.

RIO ELEMENTARY SCHOOL DISTRICT

Table 9

PROJECTED SCHOOL FACILITY NEEDS - NEW RESIDENTIAL DEVELOPMENT

District-wide

I. DISTRICT ENROLLMENT vs. EXISTING CAPACITY

	K-5	6-8
A. EXISTING CAPACITIES (Oct. 2013) Based on Maximum District Loading Standards	See Tables 6-8	
B. ACTUAL EST. PROGRAM UTILIZATION OF SCHOOL SITES K-5=90%, 6-8=85%		
C. PROJECTED 5-YEAR STUDENT ENROLLMENT (Oct. 2018)		
D. ENROLLMENT OVER/(UNDER) PROGRAM CAPACITY		

II. NEW RESIDENTIAL DEVELOPMENT BUILDOUT PROJECTIONS

	Projected New Units
A. SINGLE-FAMILY DETACHED (SFD)	770
B. SINGLE-FAMILY ATTACHED (SFA)	830
C. MULTI-FAMILY ATTACHED (MFA)	1,280
D. MULTI-FAMILY AFFORDABLE (MF)	173
E. TOTAL PROJECTED NEW RESIDENTIAL UNITS	3,053

III. PROJECTED STUDENT ENROLLMENTS & NEW FACILITY NEEDS

	K-5	6-8
A. STUDENT GENERATION FACTOR		
SFD	0.237	0.093
SFA	0.241	0.130
MFA	0.075	0.030
MF AFFORDABLE	0.364	0.143
B. PROJECTED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT	541	243
C. EXISTING AVAILABLE STUDENT CAPACITY	See Tables 6-8	
D. PROJECTED STUDENT HOUSING NEED (Line III.B plus III.C)	541	205
E. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on District avg. loading; 31 pupils per classroom)	18	7
F. TOTAL NUMBER OF CLASSROOMS REQUIRED (based on State loading avg. of 25 pupils per K-5 classroom and 27 pupils per 6-8 classroom)	22	7

RIO ELEMENTARY SCHOOL DISTRICT

Table 10
**FACILITIES FINANCE ANALYSIS
DISTRICT-WIDE SUMMARY**

	TOTAL FOR GRADES K-8	ELEM. K-5	MIDDLE 6-8
A. CAPITAL OUTLAY FOR K-8 FACILITIES (PHASE 1 ONLY)⁴			
1) Leased Relocatable Classrooms (Interim Housing)	TBD		
2) Rio Del Mar ES Remodeling / Additions	\$ 2,792,678		
3) Rio Del Norte ES Remodeling / Additions	\$ 2,800,980		
4) Rio Lindo ES Remodeling / Additions	\$ 7,264,558		
5) Rio Plaza ES Remodeling / Additions	\$ 7,756,215		
6) Rio Real ES Remodeling / Additions	\$ 11,251,525		
7) Rio Rosales ES Remodeling / Additions	\$ 2,214,255		
8) Rio Del Valle MS Remodeling / Additions	\$ 13,400,740		
9) Rio Vista MS Remodeling / Additions	\$ 2,311,466		
10) Supplement of Other State and Local Sources of Funding Inclusive of Mitigation Agreements to Construct Portions of Existing Facilities and/or New Facilities.	\$ 25,000,000		
TOTALS	\$ 74,792,417	\$ -	\$ -
B. REVENUE PROJECTIONS (ESTIMATED)⁴			
1) Existing Building Fund Balance	\$ 948,061		
2) Existing Capital Facilities Fund Balance	\$ 1,845,280		
3) General Obligation Bond	\$ 38,000,000		
4) Residential Developer Fees - Level 2 Fees ¹	\$ 2,539,836	Est. Maulhart Ranch (402)	
5) Residential Developer Fees - CFD Mitigation ⁴	\$ 16,275,000	Estimated Remaining CFD	
6) Residential Developer Fees - Wagon Wheel (1380) ⁴	\$ 6,900,000	Estimated fees	
7) Residential Developer Fees - Other ⁴	TBD		
8) Commercial / Industrial Developer Fees	\$ 25,500	Wagon Wheel	
9) Interest	\$ -		
10) Borrowed	\$ -		
11) Estimated State New Construction Funding (50/50) ²	\$ 7,731,805	District-wide	
12) Estimated State Modernization Funding (60/40) ³	\$ 377,800	Rio Real ES only	
TOTALS	\$ 74,643,282		
C. ADDITIONAL REVENUE POTENTIAL - ESTIMATED			
1) To Be Determined	\$ -		
2) To Be Determined	\$ -		
D. PROJECTED FACILITIES FUNDING SHORTFALL			
	TBD		

¹Potential developer fee revenue from infill development not included.

²Actual amount of State New Construction Funding will be determined by final project submitted to OPSC. Above represents current new construction eligibility. District match is a minimum of 50% or equal to State Funding, if available.

³Estimated State Modernization Funding for Rio Real ES at end of 2014. No other schools have modernization eligibility at this time. District match is a minimum of 40% (\$251,867).

⁴Revenue projections are estimates only. Developer fee negotiations are in progress.



APPENDIX B

DETAILED FACILITIES ANALYSIS

ARCHITECTURAL SUMMARY

District Cost Estimate Summary

FINANCIAL ANALYSIS - SUMMARY

Name	Site Improvements Subtotal	Building Exterior Subtotal	Modernization Subtotal	New Construction/ Additions Subtotal	Campus Security Subtotal	Technology Subtotal	Accessibility Upgrades Subtotal	Mechanical Subtotal	Plumbing Subtotal	Electrical Subtotal	Campus Soft Costs ¹	Construction Cost Estimate
Elementary School Campuses												
Rio del Mar	\$ 813,634	\$ 335,000	\$ 4,645,760	\$ 2,068,200	\$ 187,938	\$ 34,700	\$ -	\$ 222,000	\$ 26,250	\$ -	\$ 2,750,049	\$ 11,083,531
Rio del Norte	\$ 1,223,882	\$ 401,344	\$ 5,891,681	\$ 5,007,500	\$ 139,720	\$ 252,200	\$ 11,700	\$ 85,224	\$ 78,400	\$ 35,000	\$ 4,331,795	\$ 17,458,447
Rio Lindo	\$ 879,925	\$ 380,674	\$ 4,152,280	\$ 5,666,500	\$ 124,549	\$ 34,700	\$ 5,600	\$ 68,000	\$ 50,400	\$ 44,000	\$ 3,764,187	\$ 15,170,815
Rio Plaza	\$ 1,587,679	\$ 623,842	\$ 4,941,730	\$ 3,183,450	\$ 254,738	\$ 34,700	\$ 11,200	\$ 613,500	\$ 372,593	\$ 45,000	\$ 3,850,583	\$ 15,519,015
Rio Real	\$ 929,963	\$ 280,000	\$ 3,569,963	\$ 3,531,200	\$ 244,466	\$ 282,200	\$ 11,200	\$ 171,000	\$ 135,200	\$ -	\$ 3,021,213	\$ 12,176,405
Rio Rosales	\$ 805,947	\$ 563,260	\$ 2,842,434	\$ 11,061,408	\$ 126,480	\$ 549,740	\$ 8,400	\$ 212,010	\$ -	\$ 29,000	\$ 5,345,564	\$ 21,544,242
Sub-total	\$ 6,241,030	\$ 2,584,120	\$ 26,043,848	\$ 30,518,258	\$ 1,077,892	\$ 1,188,240	\$ 48,100	\$ 1,371,734	\$ 662,843	\$ 153,000	\$ 23,063,391	\$ 92,952,455
K-8 Campuses												
New Rio K-8	\$ 2,613,600			\$ 25,210,800							\$ 8,956,100	\$ 36,780,500
Sub-total	\$ 2,613,600			\$ 25,210,800							\$ 8,956,100	\$ 36,780,500
Middle School Campuses												
Rio del Valle	\$ 2,080,898	\$ 487,644	\$ 10,221,157	\$ 10,756,970	\$ 143,373	\$ 354,700	\$ 560	\$ 130,376	\$ 63,750	\$ 60,935	\$ 8,019,780	\$ 32,322,143
Rio Vista	\$ 1,139,628	\$ 597,400	\$ 7,445,522	\$ 7,715,250	\$ 163,743	\$ 381,420	\$ 11,200	\$ 918,830	\$ -	\$ 230,500	\$ 6,139,153	\$ 24,742,646
Sub-total	\$ 3,220,526	\$ 1,085,044	\$ 17,666,680	\$ 18,472,220	\$ 307,116	\$ 736,120	\$ 11,760	\$ 1,049,206	\$ 63,750	\$ 291,435	\$ 14,158,933	\$ 57,064,789
Subtotal Costs	\$ 12,075,156	\$ 3,669,164	\$ 43,710,528	\$ 74,201,278	\$ 1,385,008	\$ 1,924,360	\$ 59,860	\$ 2,420,940	\$ 726,593	\$ 444,435	\$ 46,178,424	\$ 186,797,744

Footnotes

¹ Campus Soft costs include Contingency, Fees, Escalation and Testing & Inspection, Furniture & Equipment

Introduction

This section presents the existing conditions of each of the District’s 8 sites. For each site, there is a section on facility goals as well as a facility survey, and an updated campus site plan. The sites are organized alphabetically within each grade level for this report.

The following headings are featured in each campus report:

1. General Information

Grades Served:	Grades served at the site
Schedule Type:	Operational Calendar
Site:	Site acreage of the entire campus
Site, including City Property:	Site acreage including joint use facilities
Existing Play Field Area:	Square footage of all field and play court areas on campus
Available Play Field Area:	Square footage of all field and play court areas on campus with portable classrooms removed
Hardscape:	Square footage of all pavement on campus
Landscape:	Square footage of all planters, turf and hillside landscaping
Permanent Building Area:	Square footage of all permanent buildings on site
Portable Area:	Square footage of portable classrooms
Total Area:	Sum of square footage of all building areas on campus

2. Enrollment History

Enrollment history for the academic years 2006 – 2007 to 2011 – 2012 is taken from the latest California Basic Education Systems (CBEDS) data that was available in October 2011 through the Education Data Partnership.

3. Permanent Construction

The section lists dates of construction completion, DSA application numbers, and building area.

Bldg/Use:	Refers to the building name and its programmatic use
Date Constructed:	Refers to the date the building was completed
Date Modernized:	Refers to date the building was modernized

DSA Number:	Refers to the official Division of State Architect's application and approval date
Number of Classrooms:	Refers to the number and grade level of each building classroom
Area of Unit:	Refers to the area of the building in square feet

Dates of construction completion are extremely important since the State of California currently has a program that allows for funding to modernize permanent buildings over 25 years of age, again at over 50 years of age, and portable buildings over 20 years of age.

4. Portable Area

This section lists all portables; including leased units and District-owned units, DSA application numbers, and building area.

Unit:	Number identifying portable unit on school site
Serial Number:	Number identifying portable unit within Pre-Approved stockpile
Manufacturer:	Refers to manufacturer of portable unit
Mfg. Date:	Refers to date of portable unit construction
DSA Number:	Refers to the official Division of State Architect's application and approval date of unit construction.
Owner:	Identifies unit as owned by RIO SD or Leasing Company
Lease Number:	Refers to portable unit leasing contract identification
Lease Payment:	Refers to monthly cost of portable unit
PO/Contract:	Refers to portable unit purchase order/contract number
Building Area:	Refers to the area of the unit in square feet
Status with State:	A portable owned by the District is assumed by the State of California to be a permanent teaching station, therefore chargeable.

5. Core Facilities

Restroom Capacity

Student restroom capacity is evaluated based upon the current Uniform Building Code's requirements as interpreted and enforced by the California Department of Education.

These requirements, based on current code, are as follows:

- Elementary Girls: 1 toilet per 35 girls (alt. 1 per 25)
- Elementary Boys: 1 toilet per 100 boys, 1 urinal per 30 boys (1/30)
- Secondary Girls: 1 toilet per 45 girls (alt. 1 per 30)
- Secondary Boys: 1 toilet per 100 boys, 1 urinal per 30 boys (1/40)
- One sink is required for every two fixtures
- Boys alt. - Urinals replace water closets numerically like for like.

The recommended fixture count is based upon existing Permanent Construction Capacity and does not take into account existing Portable Construction Capacity. Enrollment is assumed to be divided equally between girls and boys. Kindergarten restrooms are credited to boys and girls equally.

Staff Restrooms: Staff restrooms are evaluated based upon the current Uniform Building Code's requirements as interpreted and enforced by the California Department of Education. It is assumed that separate restrooms will be provided for each sex. Staffing levels are based upon the latest District information provided to the Education Data Partnership.

The California Code of Regulations adopted the Uniform Plumbing Code that requires additional fixtures for students. If the District experiences capacity shortages at existing sites, it may be necessary to increase the amount of restroom facilities.

Parking Capacity

Parking capacity is based on a count of existing parking stalls. Accessible parking refers to parking stalls available to the disabled, either for parking of vans or regular automobiles. If the District experiences capacity shortages at existing sites, it may be necessary to increase the amount of parking facilities, including accessible stalls.

Multi-Purpose Room Capacity (Assembly Hall & Faculty Dining)

The Code allows 7 square feet per person for assembly, and 15 square feet per person for dining.

6. Space and Loading Analysis

Facility Capacity

A facility loading analysis was conducted with the following stated assumptions:

Actual use factors will greatly affect the total loading for each school site. The site loading totals are presented to give the District several reference points.

The following procedures were used in calculating the loading:

- A. All permanent and portable classrooms were loaded based upon the following two criteria:

	District Loading	State Loading
Kindergarten (single session):	22 pupils	25 pupils
Grades 1 – 3:	22 pupils	25 pupils
Grades 4 – 5:	33 pupils	25 pupils
Grades 6 – 8:	36 pupils	27 pupils
Grades 9 – 12:	36 pupils	27 pupils
Non-Severe	17 pupils	0 pupils
- B. Loading is based upon current State of California loading standards as developed by the Office of Public School Construction and the Department of Education as of September of 2011. Current funding standards do not take into account reduced classroom loading for grades K-3. These loading standards were modified based upon current District classroom loading policy.
- C. Non-Severe classrooms are provided at a ratio of one classroom for every 12 classrooms.
- D. Full size classrooms will not be used to accommodate resource specialists.
- E. Space and loading analyses are based upon teaching stations available at each campus, and are based upon 2011 – 2012 use. See below for a list of spaces that are assumed to be provided at each facility
- F. All permanent classrooms and portables were loaded according to the standard above. Separate capacity is shown for permanent and portable classrooms which are summed to determine a total site capacity.
- G. Classrooms are based on a minimum average size of 960 square feet. Non standard classrooms are rooms less than the average size of 960 square feet. Classrooms which are less than 700 square feet are not loaded according to State of California regulations.

Site Capacity

The Space and Loading Analysis determines the student capacity of both permanent and portable classrooms. To establish the suggested capacity of a particular school site, the Space and Loading Analysis needs to be adjusted in order to determine a reasonable site capacity. The site capacity is based upon evaluation of the total site size and the usable acreage available as open space for students' outdoor activities.

In order to determine recommended site capacity for each school we have looked at two criteria; the site size recommended by the California Department of Education and the historical site size standards within the District. Each site within the District has been evaluated according to the same standard to determine its recommended capacity. Where we have found the building capacity in excess of the site capacity we have recommended the removal of specific portables/buildings. Where we have found the building capacity to be less than the site capacity we have recommended specific building additions.

Site configuration and playground layout has also been taken into account, where we have found placement of existing portables severely limiting the use of playgrounds or causing serious security concerns we have suggested either the removal or relocation of portable classrooms.

Currently the largest elementary school in the District, as a result of the inclusion of Dual Immersion Program students along with neighborhood students.

Present capacity for Dual Immersion program-350 students; Each year via a lottery system the school turns away students interested in this program.

This school strives for a diverse enrollment including: 1/3 native English speakers; 1/3 native Spanish speakers; 1/3 students who are already bilingual.

This student balance enhances the educational experience for all.

I. Recommendations

In favor of K-8 conversion. Minuses of K-8: inadequate facility space, specialty rooms such as music science labs, Gym, PE lockers
Site circulation must be changed to create a separate bus drop off and parent drop off area. Best solution: a bus drop zone in front of the classroom lanes at northeast corner of the site on Kenny Street.

Visitor parking to be eliminated on east side of Admin building, permitting expansion of that building. Existing portables will be removed and a new MPR/gymnasium will be constructed in their place. Repair, reconfigure, replace current IT system. Upgrade wireless access points.

There are (3) K classes on campus. A 4th classroom will be added running in East/West direction, connecting to existing courtyard and play area.

Portable classrooms 10 & 11 to be removed; a new (2) story classroom addition will be constructed accommodating grades 6-8. School should be converted to a Magnet School permitting students throughout the District with interest in the Dual Immersion program to self elect attendance at the school.

Additions and modernization on campus will reinforce the school's international atmosphere: Promote/highlight the Peace pole an existing symbol for World Peace; improve/strengthen existing Community Garden Program, adding a culinary program celebrating International foods & cultures

Create a temporary culture celebrating multinational cooperation and the instant communication that enables sharing of products and ideas.

District should consider transforming this school to a Charter Dual Immersion program enabling staffing flexibility, and providing further educational opportunities.

This campus has specialists who visit the school on minimum day Thursdays. This program can be enhanced offering extended school experiences and introducing students to possible professional pursuits. This program is currently staffed by Community volunteers and resource staff who are paid a stipend by the school or District

II. Architectural

Site circulation on this campus must be changed to create a separate bus drop-off and parent drop-off area. The best solution: provide a bus drop-off zone in front of the classroom lanes at the northeast corner of the site, on Kenny Street.

The District should consider transforming this school to a Charter Dual Immersion Program, facilitating staffing flexibility regarding work hours, and providing opportunities for further educational and functional flexibility.

A unique program at Rio Real concerns the involvement of specialists who visit the school on Thursday afternoons, a minimum school day that accommodates teacher workshops and meeting times. This program can be enhanced, offering extended school experiences for students and introducing them to possible professional/lifelong learning pursuits. These programs are currently staffed by volunteers from the community and various resource staff that are paid a stipend by the school or District.

A particular area of student interest involves music mixing. The new STEAM Center should accommodate music and video projects, including editing facilities.

Critical Facility Needs: cafeteria, office space, safe field.

Facility lacks adequate storage for the number of programs that are on campus.

Improve 'curb appeal' of school campus.

RIO REAL ELEMENTARY SCHOOL
FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served:	K-5	
Schedule Type:		
Site:	9.86 Acres	429,630 SF
Site, including City property:	Acres	
Existing Play Field Area:	6.5 Acres	281,260 SF
Available Play Field Area:	6.5 Acres	
*(Portable Buildings removed)		
Hardscape	SF	
Parking	26,856	SF
Landscape	80,079	SF
Permanent Building Area:	27,977	SF
Portable Building Area:	13,458	SF
Total Building Area:	41,435	SF

2. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin	1958	A-15913	-	-	-	-	-	1,944 SF
B - Multi-Purpose Room	1958	A-15913	-	-	-	-	-	4,325 SF
Staff Lounge			-	-	-	-	-	SF
Assembly Space			-	-	-	-	-	SF
C - Classrooms	1958	A-15913	-	5	1	-	-	6,141 SF
D - Classroom	1958	A-15913	-	1	4	-	-	6,141 SF
E - Kindergarten	1958	A-15913	2	-	-	-	-	3,103 SF
F - Classroom	1958/?	A-15913 / A-16731	2	4	-	-	-	6,323 SF
TOTAL			4	10	5	0	0	27,977 SF

3. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-10	-	-	-	A-53888	-	-	-	-	938 SF
P-11	-	-	-	A-53888	-	-	-	-	938 SF
P-12	-	-	-	-	-	-	-	-	776 SF
P-13	-	-	-	-	-	-	-	-	776 SF
P-26	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-27	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-28	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-29	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-30	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-31	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-32	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-33	-	Modtech	-	A3-114272	-	-	-	-	836 SF
P-34	38072-38073	Modtech	-	Pending	Class Leasing	#CL2727	-	-	836 SF
P-RR	2AA-7082	MSI	2000	Pending	Class Leasing	-	-	-	836 SF
P-35	47084,47088-89,47361	-	-	Pending	Class Leasing	-	-	-	1,670 SF
TOTAL									13,458 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	9		
	Toilets	3		
	Sinks	6		
Girls	Toilets	9		
	Sinks	6		
Staff-Men/Women	Urinals	1		
	Toilets	3		
	Sinks	3		
Staff-Women	Toilets	2		
	Sinks	1		
All Users (M, F, B, G, U)	Toilets	15	42	-27

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	52	3	3	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	0

Maximum adult users of core facilities:

Men	9
Women	35
Total	44

CDE Recommended Play Field Area
Based on Total Existing Capacity 11.2 Acres

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide electronic marquee sign	1	LS	\$18,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure parking area, parent drop-off and bus loading/unloading to improve vehicle and pedestrian circulation.	26,856	SF	\$228,276.00
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Upgrade irrigation systems with automatic controls.	80,079	SF	\$28,027.65
Upgrade fields by eliminating burrowing rodents, rocks and installing new sod.	281,260	SF	\$407,827.00
Refurbish landscaping and turf scheduled 2011 and 2016	1	LS	\$82,000.00
Repair/Reconfigure/Replace Playgrounds			
Add playground equipment	1	LS	\$15,000.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Add parking capacity to accommodate staff (49) and visitors.	10	Space	\$85,000.00
Secure staff parking areas w/ fencing	600	LF	\$24,000.00
Provide for 2 bus loading/unloading areas.	900	SF	\$11,457.00
Repave/restripe parking anticipated 2015	1	LS	\$27,000.00
Future Additions			
Add grass areas adjacent to portable classrooms.	1,500	SF	\$3,375.00
Priorities for Improvements (Maintenance)			
Add 1.) Lockdown lock sets, 2.) Security /camera systems, 3.) irrigation system/leveling of field, 4.) playground			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2019	1	LS	\$280,000.00
Exterior Finish			

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)			
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)			
B - Multi-Purpose Room	M3		
Painting, new flooring, replace or paint ceiling tiles			
Moderate repair of exterior building finishes			
Moderate office renovation/enlargement			
Moderate restroom renovation			
Moderate MPR renovation/enlargement			
Moderate library renovation/enlargement			
Moderate structural repair			
Moderate parking restructuring			
Moderate ADA compliance items (reconfiguration, new fixtures)			
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)			
Moderate Data Upgrade (main data service provided, provide data to new locations)			
Moderate Tech Upgrades (Add Cable and projection capabilities)			
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)			
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)			
Repair floor cracks	4,325	SF	\$45,412.50
C - Classrooms	M2		
Painting, new flooring, replace or paint ceiling tiles			
Minor repair/replacement of interior building finishes and fixtures			
Minor repair of exterior building finishes			
Minor structural repair			
Minor office renovation			
Minor parking restructuring			
Minor ADA compliance items (minor reconfiguration, partition layout)			
Minor HVAC layout adjustments (new registers and ducting)			
Minor Data Drops added (main data service existing, provide numerous additional drops)			
Minor Tech Upgrades (Add projectors, monitors)			
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)			
Install acoustical attenuation material	3,071	SF	\$10,869.57
Clean and re-grout all tile walls & floors.	600	SF	\$3,000.00
D - Classroom	M2		
Painting, new flooring, replace or paint ceiling tiles			
Minor repair/replacement of interior building finishes and fixtures			
Minor repair of exterior building finishes			
Minor structural repair			
Minor office renovation			
Minor parking restructuring			
Minor ADA compliance items (minor reconfiguration, partition layout)			
Minor HVAC layout adjustments (new registers and ducting)			
Minor Data Drops added (main data service existing, provide numerous additional drops)			
Minor Tech Upgrades (Add projectors, monitors)			
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)			
Install acoustical attenuation material	3,071	SF	\$10,869.57
Clean and re-grout all tile walls & floors.	600	SF	\$3,000.00
E - Kindergarten	M2		
Painting, new flooring, replace or paint ceiling tiles			
Minor repair/replacement of interior building finishes and fixtures			
Minor repair of exterior building finishes			
Minor structural repair			

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

- Minor office renovation
- Minor parking restructuring
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

F - Classroom

M2

- Painting, new flooring, replace or paint ceiling tiles
- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor office renovation
- Minor parking restructuring
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)
- Install acoustical attenuation material 3,162 SF \$11,191.71
- Clean and re-grout all tile walls & floors. 600 SF \$3,000.00

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge to provide adequate reception, conference, office, storage, workroom, break room and restroom area	1,500	SF	\$427,500.00
Add entry structure and signage to improve identity, location and way finding of the Office	600	SF	\$171,000.00
Enlarge Nurse/Health Clerk and Staff Lounge/Workroom	400	SF	\$110,000.00
Add multiple stall restrooms for staff.	300	SF	\$97,500.00
Add storage for all programs on campus.	800	SF	\$204,000.00
Add maintenance storage area.	800	SF	\$204,000.00
Add Conference Room	320	SF	\$91,200.00
Classrooms			
Covered Walkways			
Add covered walkways to portable classrooms.	2,100	SF	\$52,500.00
Gymnasium			
			\$0.00
Locker/Shower			
			\$0.00
Library/Media Center			
			\$0.00
Provide new Library/Media Center Bldg. with sufficient space to accommodate computers and storage for computer carts.	1,200	SF	\$336,000.00
Add new stage	400	SF	\$120,000.00
Add storage space	400	SF	\$102,000.00
Multi-purpose Room			
Additional kitchen area	400	SF	\$170,000.00
Addition to Cafeteria	1,200	SF	\$510,000.00
Specialized Classroom			
Add Music / art room	900	SF	\$220,500.00
Add Technology room	1,300	SF	\$390,000.00

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Add STEAM Center for students interested in music mixing & video projects including editing facilities.

1,000 SF \$325,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Provide adequate security fencing around campus site	2,670	LF	\$106,800.00
Security Technology			
Lockdown lock sets	83	EA	\$37,665.79
Provide complete security system including cameras	1	LS	\$100,000.00
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
IDF Switches	9	EA	\$27,000.00
MDF Switches	1	EA	\$5,000.00
Wireless access point upgrade	3	EA	\$2,700.00
Institute District Technology Standards			
Provide intelligent white board with short throw projectors, elmo connection and sound enhancement system	33	Room	\$247,500.00

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Add drinking fountains	4	EA	\$11,200.00
Repair/Reconfigure/Replace Sidewalks			

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
Install HVAC systems in all classrooms.	33	EA	\$165,000.00
Ventilation			
Upgrade ventilation in all student restrooms.	4	EA	\$6,000.00
Misc.			

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Replace aging underground utility lines	1	LS	\$56,000.00
Fire Sprinklers			
Main Service			
Replace aging underground utility lines	1	LS	\$32,500.00
Plumbing Fixtures			
Replace old pipes and correct plumbing problems in classrooms.	1	LS	\$46,700.00
Misc.			

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			
Telephone System			
Television System			
Security System			
Lighting System			
Power/Receptacle System Addition			
Air condition power connection			

STRUCTURAL

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS	
Repair/Reconfigure/Replace Entrance				\$ 18,000.00		
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 228,276.00		
Repair/Reconfigure/Replace Hardscape				\$ -		
Repair/Reconfigure/Replace Landscape				\$ 517,854.65		
Repair/Reconfigure/Replace Playgrounds				\$ 15,000.00		
Repair/Reconfigure/Replace Site Drainage				\$ -		
Repair/Reconfigure/Replace Fencing				\$ -		
Repair/Reconfigure/Replace Parking				\$ 147,457.00		
Future Additions				\$ 3,375.00		
			Total	\$ 929,962.65		
BUILDING EXTERIOR				TOTAL	REMARKS	
Repair/Replace Roofing				\$ 280,000.00		
Exterior Finish				\$ -		
			Total	\$ 280,000.00		
MODERNIZATION		UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Admin	SF	1,944	140	\$	272,160.00	
B - Multi-Purpose Room	SF	4,325	140	\$	650,912.50	
C - Classrooms	SF	6,141	120	\$	750,789.57	
D - Classroom	SF	6,141	120	\$	750,789.57	
E - Kindergarten	SF	3,103	120	\$	372,360.00	
F - Classroom	SF	6,323	120	\$	772,951.71	
			Total	\$	3,569,963.35	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS	
Administration				\$ 1,305,200.00		
Classrooms				\$ -		
Covered Walkways				\$ 52,500.00		
Gymnasium				\$ -		
Locker/Shower				\$ -		
Library/Media Center				\$ 558,000.00		
Multi-purpose Room				\$ 680,000.00		
Specialized Classroom				\$ 935,500.00		
			Total	\$ 3,531,200.00		
CAMPUS SECURITY				TOTAL	REMARKS	
Repair/Reconfigure/Replace Security Fencing				\$ 106,800.00		
Security Technology				\$ 137,665.79		
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -		
			Total	\$ 244,465.79		
TECHNOLOGY				TOTAL	REMARKS	
Repair/Reconfigure/Replace IT Network				\$ 34,700.00		
Institute District Technology Standards				\$ 247,500.00		
			Total	\$ 282,200.00		
ACCESSIBILITY UPGRADES				TOTAL	REMARKS	
Add/Repair/Reconfigure/Replace Site Ramps				\$ -		
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ 11,200.00		
Repair/Reconfigure/Replace Sidewalks				\$ -		
			Total	\$ 11,200.00		
MECHANICAL				TOTAL	REMARKS	
HVAC				\$ 165,000.00		
Ventilation				\$ 6,000.00		
Misc.				\$ -		
			Total	\$ 171,000.00		

RIO REAL ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

PLUMBING				TOTAL	REMARKS
Site Utilities				\$ 56,000.00	
Fire Sprinklers				\$ -	
Main Service				\$ 32,500.00	
Plumbing Fixtures				\$ 46,700.00	
Misc.				\$ -	
			Total	\$ 135,200.00	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Switchboard and Panel boards				\$ -	
Fire Alarm System				\$ -	
PA/Class Change/Clock System				\$ -	
Wireless Access Point data outlets				\$ -	
Telephone System				\$ -	
Television System				\$ -	
Security System				\$ -	
Lighting System				\$ -	
Power/Receptacle System Addition				\$ -	
Air condition power connection				\$ -	
			Total	\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades					
Structural Integrity				\$ -	
Misc.				\$ -	
			Total	\$ -	

SUB-TOTAL \$ 9,155,191.79

CONTINGENCY 10% \$ 915,519.18

FEES 10% \$ 915,519.18

ESCALATION 10% \$ 915,519.18

INSPECTION AND TESTING 3% \$ 274,655.75

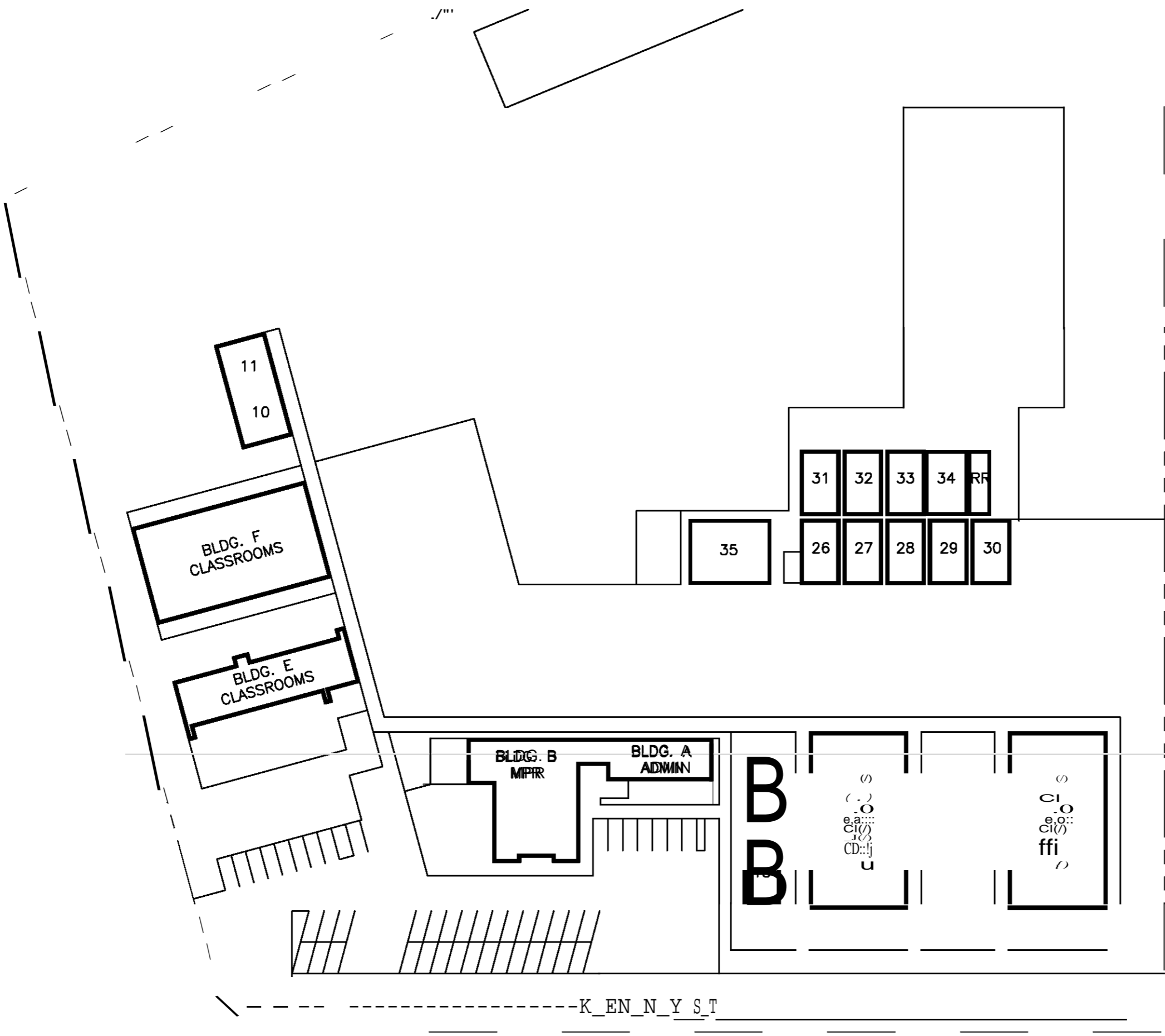
TOTAL \$ 12,176,405.08

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

Rio Real Elementary School

1140 Kenney St
Oxnard, CA 93036



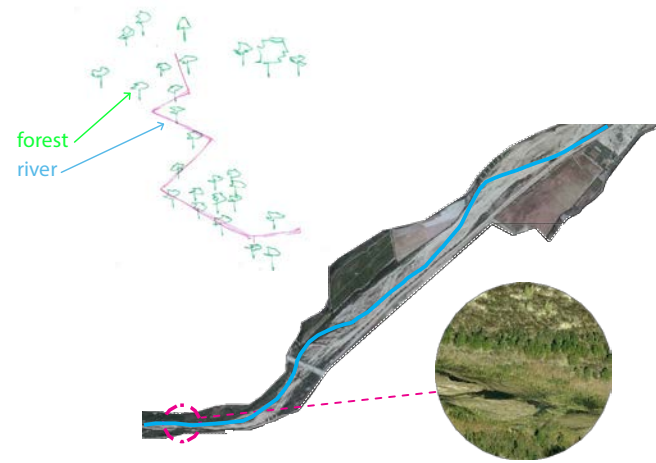
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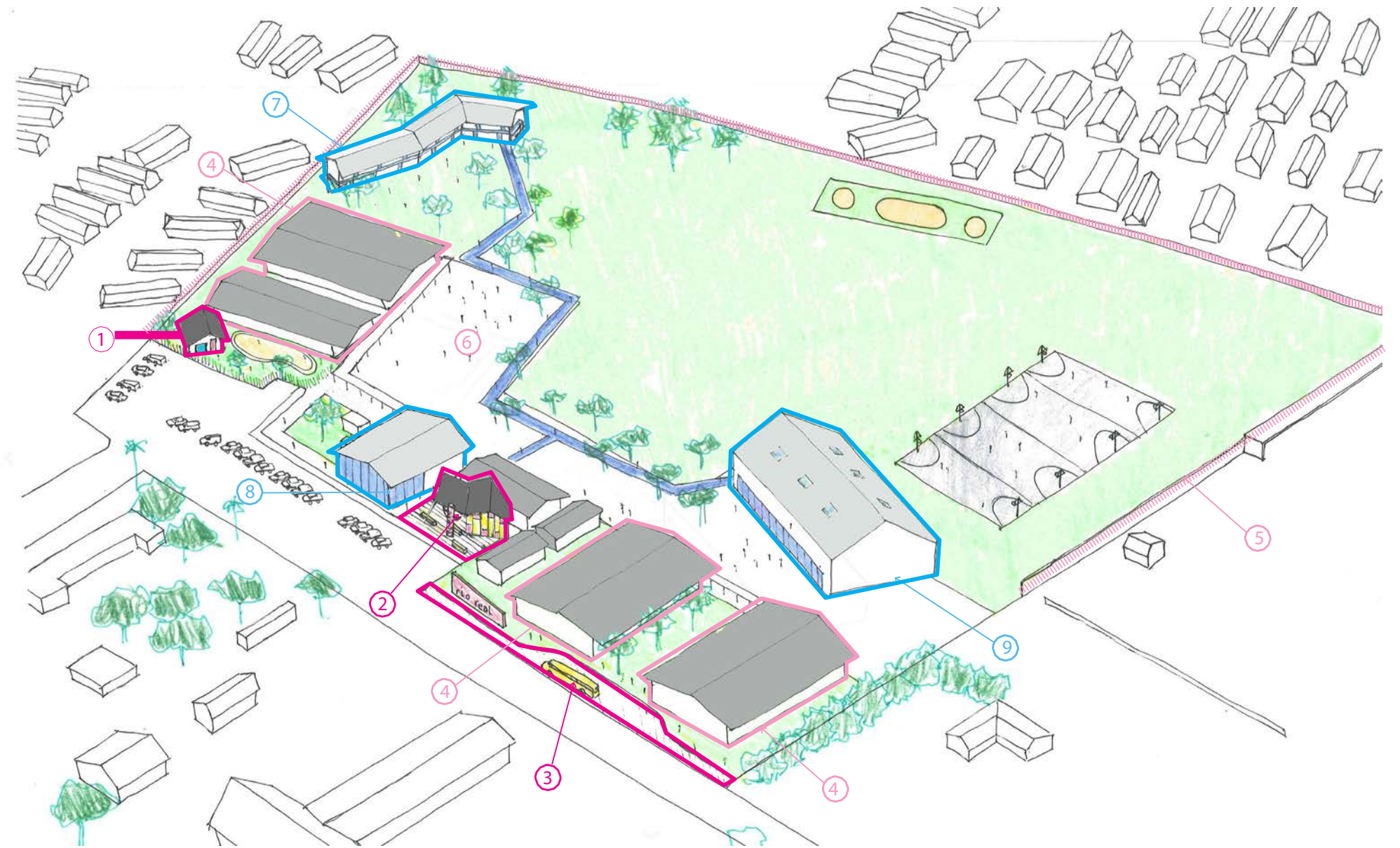
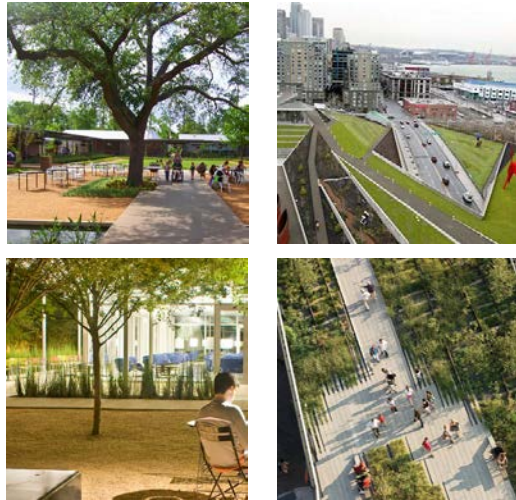
Rio Real Elementary School

Rio Real Elementary School

concept: river through a forest



inspirations



campus improvements overview

Bond Improvements

- ① add a new kindergarten
- ② expand administration building
- ③ bus drop-off zone on kenny st

Future Improvements

- ⑦ construct 2-story classroom bldg
- ⑧ convert building B to STEAM Center
- ⑨ construct multipurpose gymnasium

Campus Transformation

- ④ transform existing classrooms and add classroom visual presentation system
- ⑤ upgrade campus security
- ⑥ upgrade campus+district technology

vignettes



New Entry+Administration Building



New Kindergarten+Playground



New Gymnasium

RIO PLAZA ELEMENTARY SCHOOL

Rio School District
Executive Summary

May 14, 2014

I. Recommendations

The District would like to consider a K-8 conversion here, allowing them to expand their community-based school.

Maintenance of the fields along with building maintenance and general cleanliness of the site.

If this campus is expanded to K-8, an additional classroom building should be added off Balboa street with an added parking lot and drop off area in the same location.

Existing campfire girls classroom should be demolished or removed.

Existing portable classrooms at north end of blacktop should be removed; any area outside pathway leading from Building C,D,&E to existing hardscape and playfields would be a good area for expansion of District offices, should the District offices move back to this site.

Some playfield area behind the office and existing portables could be used for District office expansion or for parking.

Expansion of this high achieving campus to include grades 6-8 permitting growth of this successful program, inviting students to remain in this

Partnership recos: Boys and Girls Club, Lions Club

Technology - webinars, live e-documents

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

Adult/parent education: technology, science, English

Teacher training: multimedia

End of year art show / science fair, field trips

District as they matriculate to the Middle grades.

Fitness, music, sports teams, spider web, arts, dancing, cheerleading, farming, gardening, cooking, nutrition, science, keyboard-typing, peace-building, Lego club, bullying awareness.

II. Architectural

The campus needs extensive work on the playfields and landscaping; a new sprinkler system needs to be installed and the grass areas replanted.

Maintenance of the fields needs improvement, along with building maintenance and the general cleanliness of the site.

Air conditioning can and should be added to the campus. It can be installed in the closets, adjacent to the classrooms that are currently housing the heating units.

Ceiling fans would be a nice addition to this campus, providing air movement without the expenditure of additional energy to provide air conditioned cooling.

Administrative space is very limited. The existing Administration Building must be expanded and redesigned, providing a more inviting entry to the building.

The existing Multipurpose space should be converted to a Library that provides public access during evening hours for students and community members.

At the west end of the Multipurpose building, offices can be provided for the Speech Pathologist and Counselor, making those professional more easily accessible to students.

Currently, the school has four sections of Kindergarten. Building C should be converted to provide four K classrooms, with the existing K play-yard considerably expanded.

The areas between the classroom buildings must be re-landscaped, offering outdoor learning spaces. Existing windows on the south face of the classroom should be replaced with roll-up garage doors, permitting students access to the outdoor learning environment.

An additional drop-off area should be provided at the northeast corner of the site, on Simon Way. This will allow for separation of parent and bus traffic.

If the campus is expanded to a K-8 school, an additional classroom building should be added off Balboa Street, with an additional parking lot and drop-off area provided in the same location.

The existing Campfire Girl classroom should be demolished and/or removed from the site.

The existing portable classrooms at the north end of the black-top should be removed. Any area outside of the pathway that leads from buildings C, D, and E to the existing hardscape area and playfields, would be a good area for expansion of the District offices, should the District offices move back to this site.

This site has a perfect area for use of the electronic, interactive soccer wall. The fence around this area, to the west of the existing hardscape, could be raised in height to provide a vandal-resistant area to house this technology; technology that will be well used by students on this campus.

The expansion of this high-achieving campus to include grades 6-8 will permit expansion of the existing successful program, and will invite students to remain in the District as they matriculate to the Middle School grades.

Primary classrooms should be reconfigured to accommodate smaller children - cupboards, bulletin

MultiPurpose Bldg. should be converted to a library that provides public access during evening hours for students and community.

Enlarge to provide adequate reception, conference, office, storage, workroom, break room and restroom area.

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served:		
Schedule Type:		
Site:	10.46 Acres	455,724 SF
Site, including City property:	10.46 Acres	
Existing Play Field Area:	6.3 Acres	275,089 SF
Available Play Field Area:	6.3 Acres	
*(Portable Buildings removed)		
Hardscape		SF
Parking	19,067	SF
Landscape	128,431	SF
Permanent Building Area:	27,779	SF
Portable Building Area:	5,358	SF
Total Building Area:	33,137	SF
Staff:	Classified-13	Certificated-20

2. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin	1954	A-13140	-	-	-	-	-	1,769 SF
B - Multi-Purpose Room	1954	A-13140	-	-	-	-	-	4,235 SF
Staff Lounge			-	-	-	-	-	SF
Assembly Space			-	-	-	-	-	SF
C - Classrooms	1954	A-13140	4	-	-	-	-	4,673 SF
D - Classroom	1954	A-13140	-	4	-	-	-	4,297 SF
E - Classrooms	1954	A-13140	-	4	-	-	-	4,254 SF
G - Classrooms	?	A-13580	-	-	2	-	-	4,297 SF
H - Classrooms	?	A-13580	-	-	3	-	-	4,254 SF
J-District Offices	?	A-23395/59425						7,003 SF
TOTAL			4	8	5	0	0	27,779 SF

Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/Contract	Building Area
P-22	-	-	-	-	-	-	-	-	893 SF
P-23	-	-	-	-	-	-	-	-	893 SF
P-24	-	-	-	A-101056	-	-	-	-	893 SF
P-25	-	-	-	A-101056	-	-	-	-	893 SF
P-26	-	-	-	-	-	-	-	-	893 SF
P-27	-	-	-	-	-	-	-	-	893 SF
								TOTAL	5,358 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	9		
	Toilets	3		
	Sinks	6		
Girls	Toilets	9		
	Sinks	6		
Staff-Men/Women	Urinals	1		
	Toilets	3		
	Sinks	3		
Staff-Women	Toilets	2		
	Sinks	1		
All Users (M, F, B, G, U)	Toilets	17	36	-19

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	37	2	2	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	0

Maximum adult users of core facilities:

Men	6
Women	27
Total	33

CDE Recommended Play Field Area
Based on Total Existing Capacity 8.4 Acres

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Add a fountain/water feature.	1	LS	\$ 249,584.40
Provide new welcome sign at school entry.	1	LS	\$ -
Provide electronic marquee sign	1	LS	\$ 18,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure Parking lot so that parents can safely drive through and drop off students in one area and park in another. Additional drop off should be provided separating parent and bus traffic.	19,067	SF	\$ 276,471.50
Provide bike rack (8 bikes each)	2	EA	\$ 1,000.00
Provide designated delivery parking area.	2,480	SF	\$ 35,960.00
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Add outdoor garden learning spaces between classroom buildings	5,600	SF	\$ 12,600.00
Fitness trail	1	LS	\$ 105,600.00
Refurbish landscape and turf scheduled 2012, 2017, and 2025	1	LS	\$ 53,000.00
District Office refurbish landscape and turf anticipated 2021	1	LS	\$ 2,000.00
Repair/Reconfigure/Replace Playgrounds			
Add Running track	1	LS	\$ 249,584.40
Add Soccer goals, baseball diamond, volleyball court	1	LS	\$ 50,000.00
Additional play equipment (tether ball)	800	SF	\$ 4,000.00
Install electronic interactive soccer wall	1	LS	\$ 20,000.00
Replace play equipment surface material	600	SF	\$ 15,000.00
Level play fields and install new irrigation systems	275,089	SF	\$ 398,879.05
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Repave/Restripe parking scheduled 2012	1	LS	\$ 76,000.00
District Office repave/restripe parking anticipated 2021	1	LS	\$ 20,000.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2018	1	LS	\$ 380,000.00
District Office Roof replacement anticipated 2019	1	LS	\$ 40,000.00
Exterior Finish			
New exterior paint and sealant anticipated 2013	1	LS	\$ 107,592.00
District Office new exterior paint and sealant anticipated 2017	1	LS	\$ 96,250.00

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

B - Multi-Purpose Room

M3

- Painting, new flooring, replace or paint ceiling tiles
- Moderate repair of exterior building finishes
- Moderate office renovation/enlargement
- Moderate restroom renovation
- Moderate MPR renovation/enlargement
- Moderate library renovation/enlargement
- Moderate structural repair
- Moderate parking restructuring
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)
- Re-grout existing toilet rooms and add adequate ventilation.

C - Classrooms

M3

- Painting, new flooring, replace or paint ceiling tiles
- Moderate repair of exterior building finishes
- Moderate office renovation/enlargement
- Moderate restroom renovation
- Moderate MPR renovation/enlargement
- Moderate library renovation/enlargement
- Moderate structural repair
- Moderate parking restructuring
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)
- Backpack hooks outside classrooms. 1 LS \$3,900.00
- Provide shatterproof mirrors (16"x30") in restrooms 6 EA \$ 1,050.00
- Provide sectional doors at south wall facing the exterior 1 EA \$ 9,500.00

D - Classroom

M3

- Painting, new flooring, replace or paint ceiling tiles
- Moderate repair of exterior building finishes
- Moderate office renovation/enlargement
- Moderate restroom renovation
- Moderate MPR renovation/enlargement
- Moderate library renovation/enlargement
- Moderate structural repair
- Moderate parking restructuring
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Backpack hooks outside classrooms.	1	LS		\$3,900.00
Provide shatterproof mirrors (16"x30") in restrooms	6	EA	\$	1,050.00
Provide sectional doors at south wall facing the exterior	1	EA	\$	9,500.00
E - Classrooms	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Backpack hooks outside classrooms.	1	LS		\$3,900.00
Provide shatterproof mirrors (16"x30") in restrooms	6	EA	\$	1,050.00
Provide sectional doors at south wall facing the exterior	1	EA	\$	9,500.00
G - Classrooms	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Backpack hooks outside classrooms.	1	LS		\$3,900.00
Provide shatterproof mirrors (16"x30") in restrooms	6	EA	\$	1,050.00
Provide sectional doors at south wall facing the exterior	1	EA	\$	9,500.00
H - Classrooms	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)				

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Backpack hooks outside classrooms.	1	LS		\$3,900.00
Provide shatterproof mirrors (16"x30") in restrooms	6	EA	\$	1,050.00
Provide sectional doors at south wall facing the exterior	1	EA	\$	9,500.00
J-District Offices				
				M3
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Add building area to accommodate a new Admin/Entrance	800	SF	\$ 228,000.00
Add area to Staff Lounge and Work Room	600	SF	\$ 171,000.00
Add Conference Room	350	SF	\$ 99,750.00
Add space for Support Specialist to meet with parents.	120	SF	\$ 34,200.00
Add storage space	160	SF	\$ 40,800.00
Add maintenance storage	180	SF	\$ 45,900.00
Add Women's restroom with more than 2 stalls.	300	SF	\$ 97,500.00
Classrooms			
Add Classroom space	2,000	SF	\$ 530,000.00
Covered Walkways			
Provide covered walkways to all campus buildings	2,500	SF	\$ 62,500.00
Gymnasium			
Locker/Shower			
Library/Media Center			
Add area to Library	600	SF	\$ 168,000.00
Add Computer Lab to Library Bldg	1,000	SF	\$ 280,000.00
Add storage space for end of year and after school programs.	160	SF	\$ 40,800.00
Lunch Shelter			
Add outdoor seating and eating areas.	4,000	SF	\$ -
Multi-purpose Room			
Add New Stage	800	SF	\$ 224,000.00
Add covered outdoor eating area.	2,000	SF	\$ 50,000.00
Add Student store	260	SF	\$ 72,800.00
Add Little movie theatre	600	SF	\$ 180,000.00
Additional kitchen area	400	SF	\$ 170,000.00
Specialized Classroom			
			\$ -

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Mini-museum, sculpture	450	SF	\$	126,000.00
Add Greenhouse	1,800	SF	\$	495,000.00
Add Workshop	240	SF	\$	67,200.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Replace all perimeter fencing and gates.	2,670	LF	\$ 106,800.00
Security Technology			\$ -
Provide lockdown locks for entire campus	105	EA	\$ 47,938.28
Provide complete security system. Security Alarm & Cameras update to Sonitrol (Audio System)	1	LS	\$ 100,000.00
Add/Repair/Reconfigure/Replace Fire Alarm			\$ -

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00
Institute District Technology Standards			
Add Audio speakers w/ accessible audio cable to connect to teacher laptops			\$ -
Add/upgrade computers and connections.			\$ -
Replace computers			\$ -

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Need additional / operational drinking fountains installed around campus	4	EA	\$ 11,200.00
Repair/Reconfigure/Replace Sidewalks			

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
Replace Furnace Unit scheduled 2011	1	LS	\$26,000
Replace Package Units scheduled 2012 & 2013	1	LS	\$60,000
District Office HVAC replacement anticipated 2017	1	LS	\$514,000
Ventilation			
Add Ceiling fans	54	EA	\$ 13,500.00
Misc.			

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Replace existing irrigation sprinkler system	55,780	SF	\$	103,193.00
Fire Sprinklers				
Main Service				
Replace utility lines underground	1	LS	\$	65,000.00
Plumbing Fixtures				
Add Water fountains in classroom.	27	EA	\$	37,800.00
Need restrooms in every K classroom.	320	SF	\$	112,000.00
Replace old pipe systems.	1	LS	\$	54,600.00
Misc.				

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			
Telephone System			
Television System			
Security System			
Lighting System			
Add exterior lighting around campus.	20	EA	\$ 45,000.00
Power/Receptacle System Addition			
Air condition power connection			

STRUCTURAL

Summary:

Description	Replacement Cost	Seismic Coefficient*	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

EDUCATIONAL NEEDS

Description

Community Partners
Fire and Police Departments. Dance Academy (MacKinnon/Oxnard)

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Areas of Study of interest

Adult Education classes, Art, Music, P.E., Science, Dance

Strategies for increasing enrollment in Rio School District

An attractive Middle School Program is key. Parents transfer students early so they'll have a spot in 6-8 grade.

Special Programs offered

SAI/Speech-Rm.24, Counselor-Rm. 23 (EIA Title I), Computer Lab-Rm. 17 (EIA/Title I), Intervention.

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS	
Repair/Reconfigure/Replace Entrance				\$ 267,584.40		
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 313,431.50		
Repair/Reconfigure/Replace Hardscape				\$ -		
Repair/Reconfigure/Replace Landscape				\$ 173,200.00		
Repair/Reconfigure/Replace Playgrounds				\$ 737,463.45		
Repair/Reconfigure/Replace Site Drainage				\$ -		
Repair/Reconfigure/Replace Fencing				\$ -		
Repair/Reconfigure/Replace Parking				\$ 96,000.00		
			Total	\$ 1,587,679.35		
BUILDING EXTERIOR				TOTAL	REMARKS	
Repair/Replace Roofing				\$ 420,000.00		
Exterior Finish				\$ 203,842.00		
			Total	\$ 623,842.00		
MODERNIZATION		UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Admin	SF	1,769	140	\$	247,660.00	
B - Multi-Purpose Room	SF	4,235	140	\$	592,900.00	
C - Classrooms	SF	4,673	140	\$	668,670.00	
D - Classroom	SF	4,297	140	\$	616,030.00	
E - Classrooms	SF	4,254	140	\$	610,010.00	
G - Classrooms	SF	4,297	140	\$	616,030.00	
H - Classrooms	SF	4,254	140	\$	610,010.00	
J-District Offices	SF	7,003	140	\$	980,420.00	
			Total	\$	4,941,730.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS	
Administration				\$ 717,150.00		
Classrooms				\$ 530,000.00		
Covered Walkways				\$ 62,500.00		
Gymnasium				\$ -		
Locker/Shower				\$ -		
Library/Media Center				\$ 488,800.00		
Lunch Shelter				\$ -		
Multi-purpose Room				\$ 696,800.00		
Specialized Classroom				\$ 688,200.00		
			Total	\$ 3,183,450.00		
CAMPUS SECURITY				TOTAL	REMARKS	
Repair/Reconfigure/Replace Security Fencing				\$ 106,800.00		
Security Technology				\$ 147,938.28		
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -		
			Total	\$ 254,738.28		

RIO PLAZA ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 34,700.00	
Institute District Technology Standards				\$ -	
		Total		\$ 34,700.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ 11,200.00	
Repair/Reconfigure/Replace Sidewalks				\$ -	
		Total		\$ 11,200.00	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ 600,000.00	
Ventilation				\$ 13,500.00	
Misc.				\$ -	
		Total		\$ 613,500.00	
PLUMBING				TOTAL	REMARKS
Site Utilities				\$ 103,193.00	
Fire Sprinklers				\$ -	
Main Service				\$ 65,000.00	
Plumbing Fixtures				\$ 204,400.00	
Misc.				\$ -	
		Total		\$ 372,593.00	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Switchboard and Panel boards				\$ -	
Fire Alarm System				\$ -	
PA/Class Change/Clock System				\$ -	
Wireless Access Point data outlets				\$ -	
Telephone System				\$ -	
Television System				\$ -	
Security System				\$ -	
Lighting System				\$ 45,000.00	
Power/Receptacle System Addition				\$ -	
Air condition power connection				\$ -	
		Total		\$ 45,000.00	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
		Total		\$ -	

SUB-TOTAL \$ 11,668,432.63

CONTINGENCY 10% \$ 1,166,843.26

FEES 10% \$ 1,166,843.26

ESCALATION 10% \$ 1,166,843.26

INSPECTION AND TESTING 3% \$ 350,052.98

TOTAL \$ 15,519,015.39

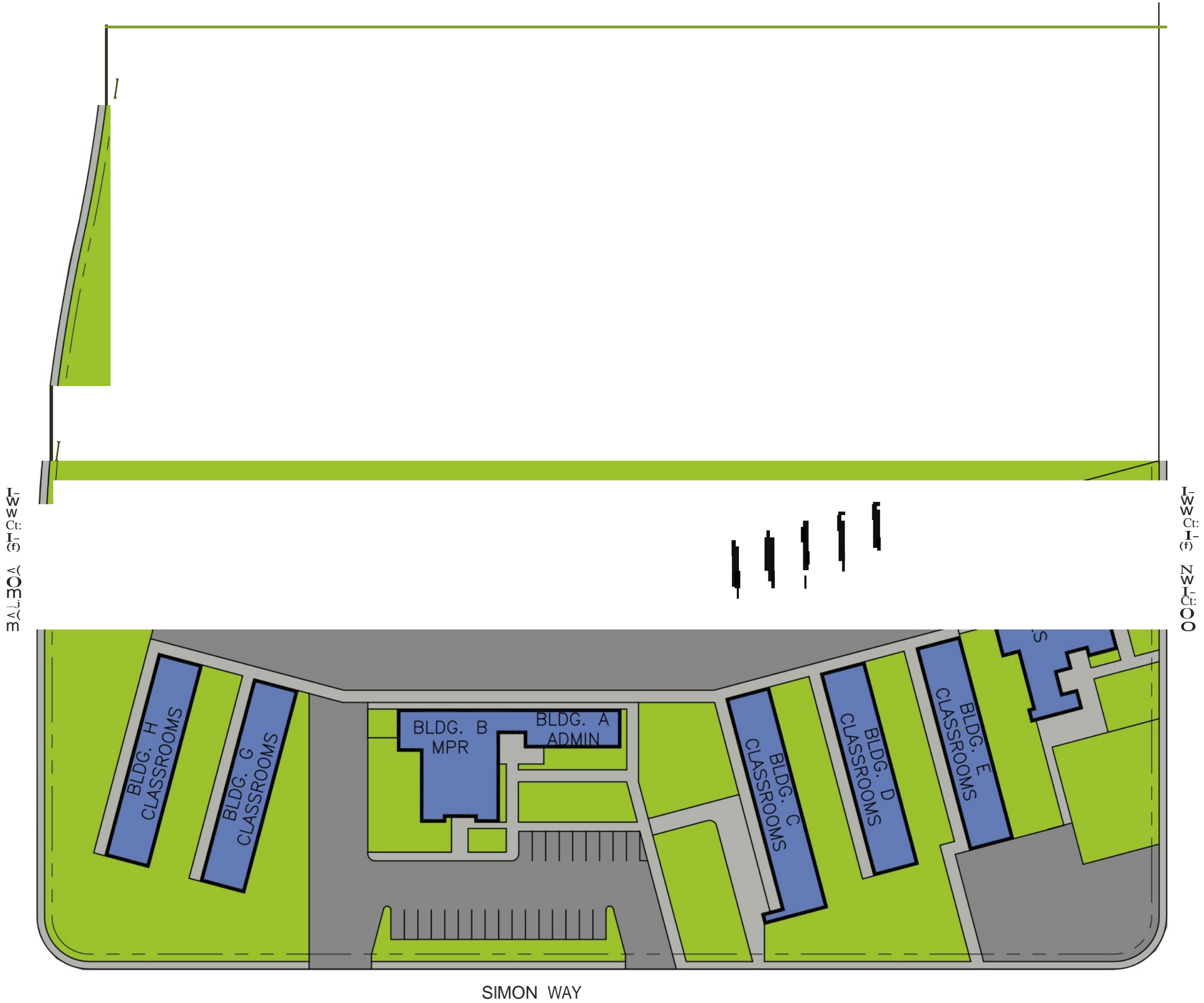
RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio Plaza
Elementary School**

600 Simon Way
Oxnard, CA 93036

-  Permanent
-  Permanent Modulares
-  Portables

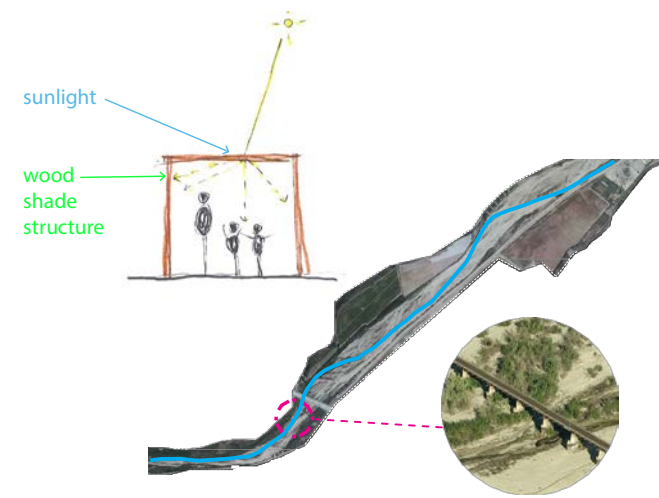


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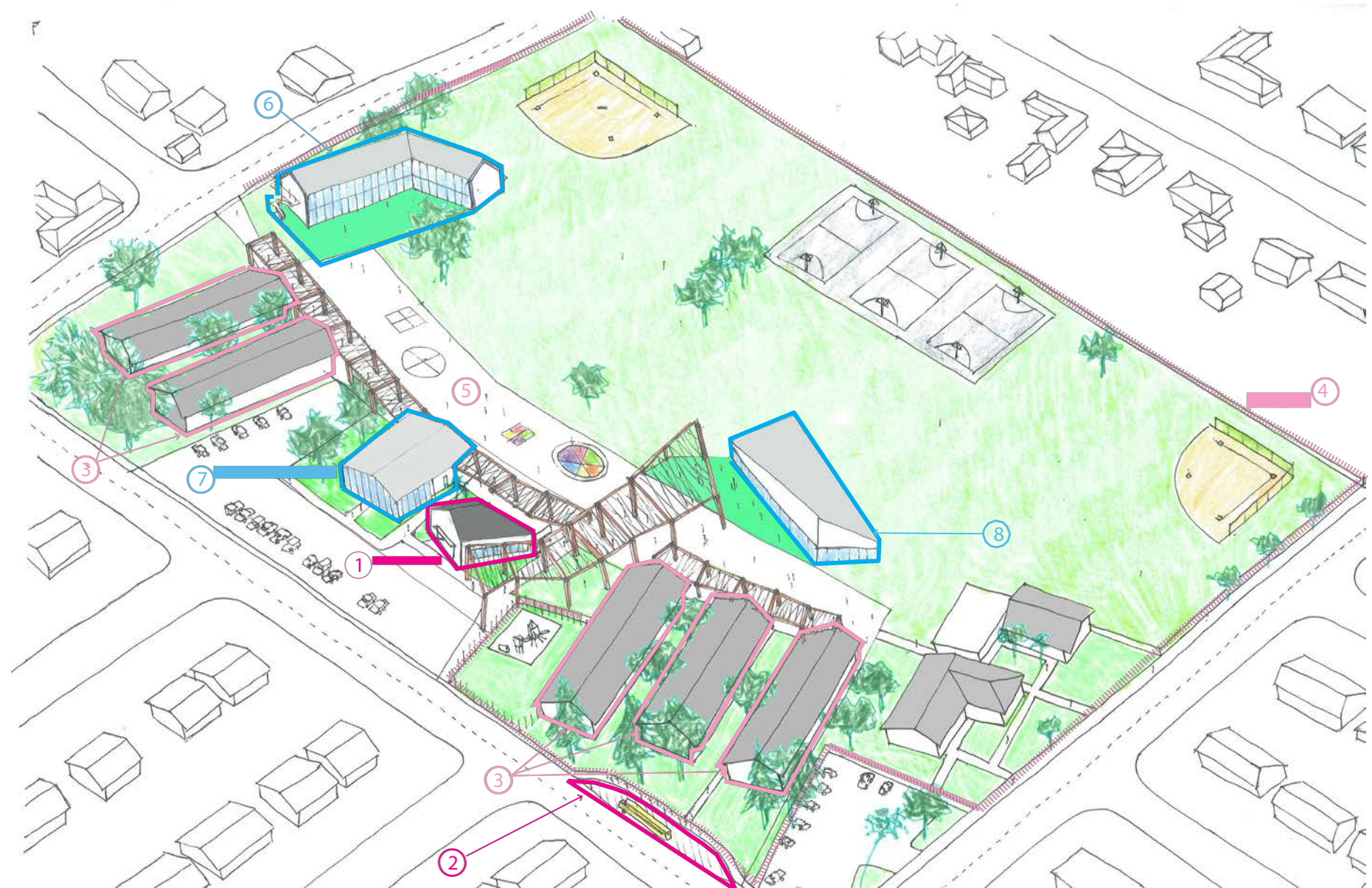
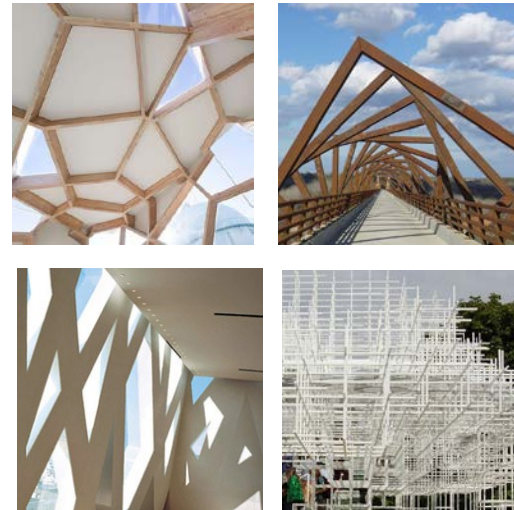
ARCHITECTURE FOR EDUCATION INCORPORATED

Rio Plaza Elementary School

concept: walking under a trestle



inspirations



campus improvements overview

Bond Improvements

- ① expand administration building
- ② add student drop-off zone on simon way

Campus Transformation

- ③ transform existing classrooms and add classroom visual presentation system
- ④ upgrade campus security
- ⑤ upgrade campus+district technology

Future Improvements

- ⑥ construct 2-story classroom bldg
- ⑦ convert MPR to Library/STEAM Center
- ⑧ construct multipurpose gymnasium



New Administration Expansion+STEAM /Library Renovation



New Gymnasium+Shade Structure

RIO LINDO ELEMENTARY SCHOOL

Rio School District
Executive Summary

May 14, 2014

Current enrollment is approx. 460, accommodates overflow from Camino Real Elementary School.

I. Recommendations

Would like to explore the notion of K-8 conversion. K-8 schools are a hub for the community-regular school day, parents access resources, events/services for families. A place to gather, play, and learn.

Pluses of K-8: supportive environment, smaller preteen/teen group, cross age role models. Minuses: poor behavior in some older students, need age appropriate play, gathering, and social spaces; less opportunity for traditional middle school activities.

The existing Admin area will house the Counselor, Speech Therapist, Psychologist, and other support services/professionals. This arrangement will provide a good separation, permitting students to enter the services areas without entering the Admin Building, a more comfortable and approachable pathway for special service users.

Build (2) new permanent K classrooms replacing portables 27 & 28.

Consider adding storage in the existing boiler room-room will not be needed if school is updated to include HVAC systems in classroom buildings.

Bus drop-off to be reoriented to Rio Lindo street west of building B. A new sidewalk and gate will be provided on Rio Lindo street for student access from bus drop off to central portion of campus.

Greater access to technology, science. Laptops, iBooks, iPads for every student.

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

Connection should be made between the park Nature study area and the campus for in depth science study.

Foreign language classes.

Music, art, dance, acting, cooking, nutrition, and fitness programs (sports and cheerleading).

Online student tests/assessments.

Adult/parent education to enhance ability to support children's education

Partner with local businesses for instruction re: how to run a business

II. Architectural

The school has no front door; the entrance into the Administration Building is very circuitous and unsafe for use during evening hours.

The Administrative Building needs to be redesigned and relocated to the north side of its current location, creating a new entrance into the school with students entering directly from the parking lot onto the campus, between the Administration Building and portable classrooms 25 and 26. This area's redesign should include a new Library, along with the Administration Building.

The Library should include a Community Meeting Room; the room will be used for PTA meetings, volunteer activities, and other community meetings.

The Kitchen improvements should include renovation and expansion.

The existing Administration area will house the Counselor, Speech Therapist, Psychologist, and other support services/professionals. This arrangement will provide a good separation, permitting students to enter the services areas without entering the Administration Building; a more comfortable and approachable pathway for special service users.

A three-dimensional rocket will be added to the front entry of the school, representing the school's theme.

Additional storage must be added and should be considered within the existing Boiler Room; this room will not be needed if the school is updated to include air conditioning and heating systems in the classroom buildings.

A large garage door should be added to the MPR, where the windows are currently located on the building's west side. The MPR can then expand into the courtyard on days when the weather is pleasant; students can eat outside and the MPR can benefit from flow-through ventilation.

Covered walkways need to be added that would allow for access from the classroom wings into the MPR.

The student drop off area should be redesigned providing a secure area for students to exit their cars and enter into the school. This relationship will be greatly improved when the new entry is provided as stated above. Steel and concrete boulders shall be provided at the sidewalk driveway that would prevent any cars from going into the student walking area. These boulders would also keep cars out of the traffic circle. They will be removable so that trucks can enter that area for deliveries to the kitchen.

Two new, permanent Kindergarten classrooms will be added, replacing portable classrooms 27 & 28.

A small portion of the existing outdoor covered lunch area will shall be converted into storage. This can best be accomplished using the notches in the Multipurpose space, providing some storage for chairs and tables located in the Multipurpose area; storage for this is not currently available.

Currently, heaters are located in each classroom, housed in a closet located in the back of every classroom. The closet areas will be converted to house air conditioning and heater units.

Need locked storage closets in classrooms for media-tech needs, library-media center

Need additional storage in office and library; storage for media and textbooks, support offices:resource, counselor, psych, speech, meeting spaces, school entrance, office location, health office space.

Location of front entrance needs to be re configured to be more welcoming

Landscape planting should take into account bees, thorns and seeds and additional color

Add large library/media center.

PTA needs kitchen storage and workspace-large sink needed for cleaning up after PTA and school events.

Science (life lab) technology, should be fluid and available in all learning areas, not confined to a lab.

III. Structural

IV. Electrical

Camera/Security Systems

V. Mechanical

VI. Plumbing

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served:	K-5	
Schedule Type:		
Site:	4.94 Acres	215,186
Site, including City property:	9.14 Acres	
Existing Play Field Area:	1.3 Acres	56,628 SF
Available Play Field Area:	1.7 Acres	
*(Portable Buildings removed)		
Hardscape	SF	
Parking	27,081	SF
Landscape	79,892	SF
Permanent Building Area:	32,425	SF
Portable Building Area:	19,160	SF
Total Building Area:	51,585	SF

2. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin	1964	A-23317	-	-	-	-	-	7,930 SF
Computer Lab/ Home								
Study			-	-	-	-	-	SF
Corridor			-	-	-	-	-	SF
B - Classrooms	1964	A-23317	-	4	4	-	-	8,745 SF
C - Classrooms	1964	A-23317	1	7	-	-	-	8,745 SF
D - K Classroom	1964	A-23317	1	-	-	-	-	1,871 SF
A - Multi-Purpose Room	1964	A-23317	-	-	-	-	-	5,134 SF
Staff Lounge			-	-	-	-	-	SF
Assembly Space			-	-	-	-	-	SF
TOTAL			2	11	4	0	0	32,425 SF

3. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-18	-	-	-	A-69574	-	-	-	-	848 SF
P-19	-	-	-	A-69574	-	-	-	-	848 SF
P-20	-	-	-	A-65259	-	-	-	-	848 SF
P-21	-	-	-	A-65259	-	-	-	-	848 SF
P-25	-	-	-	A-101056	-	-	-	-	876 SF
P-26	-	-	-	A-101056	-	-	-	-	876 SF
P-27	-	-	-	A-102933	-	-	-	-	876 SF
P-28	-	-	-	A-102933	-	-	-	-	876 SF
								TOTAL	19,160 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	3		
	Sinks	4		
	Toilets	5		
Girls	Toilets	5		
	Sinks	4		
Staff-Men	Urinals	1		
	Toilets	2		
	Sinks	2		
Staff-Women	Toilets	2		
	Sinks	2		
All Users (M, F, B, G, U)	Toilets	14	36	-22

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	27	3	2	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	0

Maximum adult users of core facilities:

Men	6
Women	25
Total	31

CDE Recommended Play Field Area
Based on Total Existing Capacity 7.5 Acres

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Install a 3 dimensional rocket should be added to the entry representing the school's theme.	1	LS	\$ 15,000.00
Create a 'delivery area'. Install steel and concrete removable bollards at sidewalk to accommodate trucks for kitchen deliveries.	1,100	SF	\$ 15,950.00
Provide new electronic marquee sign	1	LS	\$ 18,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Re-configure traffic circulation to separate bus from parent drop-off .			
Student drop off area should be redesigned providing a secure area for students to exit and enter cars/school.	27,081	SF	\$ 392,674.50
Install steel and concrete bollards at sidewalk driveway to prevent cars from entering student walking area.	15	EA	\$ 6,750.00
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Pond, animals, nature trail			\$ -
Create student garden space	1,800	SF	\$ 4,050.00
Install lighting and low shrubbery to help prevent graffiti on walls.	1	LS	\$ 25,000.00
Refurbish landscaping and turf anticipated 2015	1	LS	\$ 22,000.00
Repair/Reconfigure/Replace Playgrounds			
Add playground area	8,000	SF	\$ 80,000.00
Replace/repair playground equipment	1	LS	\$ 18,000.00
Replace play equipment surfacing	2,550	SF	\$ 25,500.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Fencing should be higher for better security.	1,300	LF	\$ 52,000.00
Repair/Reconfigure/Replace Parking			
Increase staff parking to 32 and visitor parking to 3. Staff parking should be marked	10	Stall	\$ 85,000.00
Repave and restripe parking scheduled 2011	1	LS	\$ 120,000.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2018	1	LS	\$ 277,000.00
Exterior Finish			
No more purple.			
New exterior paint and sealant scheduled 2011	1	LS	\$ 103,674.00

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
B - Classrooms	M2			
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Need increased work space, storage, improved lighting and independent project work space.				
Replace student restroom flooring with epoxy floor treatment.		600	SF	\$ 6,035.40
C - Classrooms	M2			
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Install classroom garden south side of Classroom C		400	SF	\$ 900.00
Replace student restroom flooring with epoxy floor treatment.		600	SF	\$ 6,035.40
D - K Classroom	M2			
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
A - Multi-Purpose Room	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Provide sectional door at back of MPR to allow expansion into the courtyard.		1	LS	\$ 9,500.00

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Redesign entrance and support space. Administration needs to move to the north side to create a new entrance for the school.	1,200	SF	\$ 342,000.00
Add Conference room	240	SF	\$ 68,400.00
Increase size of Staff Lounge w/ charging stations, display areas, shelving, locked storage and a telephone.	360	SF	\$ 102,600.00
Add area to Nurse's/Health Clerk's room	320	SF	\$ 91,200.00
Add staff restrooms	160	SF	\$ 52,000.00
Add storage in office areas	160	SF	\$ 40,800.00
Add support offices for resource counselor, psychologist, speech, and	320	SF	\$ 91,200.00
Classrooms			
Add an afterschool recreation/homework room near front exit gate.	1,000	SF	\$ 265,000.00
Need additional K classrooms and restrooms.	2,600	SF	\$ 715,000.00
Add student restrooms (1-B & 1-G)	600	SF	\$ 210,000.00
Add locked storage closets in classrooms for media/technology.	1,680	SF	\$ 428,400.00
Need backpack, Art, Extracurricular storage.	1,260	SF	\$ 321,300.00
Covered Walkways			
Add to provide covered circulation to all buildings on campus	4,200	SF	\$ 105,000.00
Gymnasium			
Locker/Shower			
Library/Media Center			
Increase area of building to accommodate an entire class comfortably.	600	SF	\$ 168,000.00
Need rug space/work space.	180	SF	\$ 50,400.00
Need tables/chairs and display areas.	1	LS	
Add Counter area for library clerk to check books in/out.	20	LF	\$ 9,000.00
Additional storage for books & media equipment.	400	SF	\$ 102,000.00
Add a community meeting room for PTA, volunteer activities, Community meetings.	240	SF	\$ 68,400.00
Add locked storage closets for media/technology.	160	SF	\$ 40,800.00
Storage			
Centralized storage for PE equipment	400	SF	\$ 102,000.00
Additional storage needed for supplies, cumulative files, health supplies, medication, health files.	400	SF	\$ 102,000.00
Lunch Shelter			
Need covered eating area for inclement weather.	8,720	SF	\$ 218,000.00
Multi-purpose Room			
Add seating capacity.	400	SF	\$ 112,000.00
Add a Snack bar/Window	120	SF	\$ 15,000.00
Add stage.	800	SF	\$ 240,000.00
Provide storage for chairs and tables	600	SF	\$ 153,000.00
Add Salad bar	1	LF	\$ 10,000.00
Additional kitchen area	400	SF	\$ 170,000.00
Specialized Classroom			
Workshop	600	SF	\$ 165,000.00
Greenhouse	600	SF	\$ 165,000.00
Need an afterschool recreation/homework room near front exit gate.	1,000	SF	\$ 245,000.00
Need a gallery and display areas (mini museum)	400	SF	\$ 98,000.00
Add spaces for Music, arts, dancing, PE, STEAM and smaller classrooms for resource, speech, debate, clubs	2,000	SF	\$ 600,000.00

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Gates need updating and locks for emergency exits.	6	EA	\$ 7,200.00
Security Technology			\$ -
Provide camera/security system.	1	LS	\$ 100,000.00
Need lockdown lock sets throughout campus.	38	EA	\$ 17,349.09
Add/Repair/Reconfigure/Replace Fire Alarm			\$ -

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			\$ -
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00
Institute District Technology Standards			
Computers need to be updated/replaced	1	LS	
Need faster internet	1	LS	

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Add drinking fountains at Kinder classrooms mounted at appropriate heights.	2	EA	\$ 5,600.00
Repair/Reconfigure/Replace Sidewalks			

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
Replace Package Units scheduled for 2011	1	LS	\$40,000
Replace Furnace Units anticipated for 2017	1	LS	\$25,000
Ventilation			
Student restrooms need better ventilation	2	EA	\$3,000
Misc.			

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Irrigation system should be on separate meter	1	LS	\$5,400.00
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Underground piping needs to be replaced	1	LS	\$ 45,000
Misc.			

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Upgrade MPR/Office and K-Bldg.	1	LS	\$ 24,500
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			
Telephone System			
Television System			
Security System			
Lighting System			
Entry lighting to office needs improvement.	6	EA	\$ 15,000
Power/Receptacle System Addition			
Provide Play space charging stations	1	LS	\$ 1,500
Workroom needs additional electrical outlets	6	EA	\$ 1,500
Some outlets need repair/replacement	6	EA	\$ 1,500
Air condition power connection			

STRUCTURAL

Summary:

Description	Replacement Cost	Seismic Coefficient*	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS	
Repair/Reconfigure/Replace Entrance				\$ 48,950.00		
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 399,424.50		
Repair/Reconfigure/Replace Hardscape				\$ -		
Repair/Reconfigure/Replace Landscape				\$ 51,050.00		
Repair/Reconfigure/Replace Playgrounds				\$ 123,500.00		
Repair/Reconfigure/Replace Site Drainage				\$ -		
Repair/Reconfigure/Replace Fencing				\$ 52,000.00		
Repair/Reconfigure/Replace Parking				\$ 205,000.00		
			Total	\$ 879,924.50		
BUILDING EXTERIOR				TOTAL	REMARKS	
Repair/Replace Roofing				\$ 277,000.00		
Exterior Finish				\$ 103,674.00		
			Total	\$ 380,674.00		
MODERNIZATION		UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Admin	SF	7,930	140	\$	1,110,200.00	
B - Classrooms	SF	8,745	120	\$	1,049,400.00	
C - Classrooms	SF	8,745	120	\$	1,049,400.00	
D - K Classroom	SF	1,871	120	\$	224,520.00	
A - Multi-Purpose Room	SF	5,134	140	\$	718,760.00	
			Total	\$	4,152,280.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS	
Administration				\$ 788,200.00		
Classrooms				\$ 1,939,700.00		
Covered Walkways				\$ 105,000.00		
Gymnasium				\$ -		
Locker/Shower				\$ -		
Library/Media Center				\$ 438,600.00		
Lunch Shelter				\$ 218,000.00		
Multi-purpose Room				\$ 700,000.00		
Storage				\$ 204,000.00		
Specialized Classroom				\$ 1,273,000.00		
			Total	\$ 5,666,500.00		
CAMPUS SECURITY				TOTAL	REMARKS	
Repair/Reconfigure/Replace Security Fencing				\$ 7,200.00		
Institute District Technology Standards				\$ 117,349.09		
			Total	\$ 124,549.09		
TECHNOLOGY				TOTAL	REMARKS	
Repair/Reconfigure/Replace IT Network				\$ 34,700.00		
Institute District Technology Standards				\$ -		
			Total	\$ 34,700.00		
ACCESSIBILITY UPGRADES				TOTAL	REMARKS	
Add/Repair/Reconfigure/Replace Site Ramps				\$ -		
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ 5,600.00		
Repair/Reconfigure/Replace Sidewalks				\$ -		
			Total	\$ 5,600.00		
MECHANICAL				TOTAL	REMARKS	
HVAC				\$ 65,000.00		
Ventilation				\$ 3,000.00		
Misc.				\$ -		
			Total	\$ 68,000.00		
PLUMBING				TOTAL	REMARKS	
Site Utilities				\$ 5,400.00		

RIO LINDO ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

Fire Sprinklers				\$	-	
Main Service				\$	-	
Plumbing Fixtures				\$	45,000.00	
Misc.				\$	-	
			Total	\$	50,400.00	
ELECTRICAL				TOTAL		REMARKS
Main Electrical Service				\$	24,500.00	
Switchboard and Panel boards				\$	-	
Fire Alarm System				\$	-	
PA/Class Change/Clock System				\$	-	
Wireless Access Point data outlets				\$	-	
Telephone System				\$	-	
Television System				\$	-	
Security System				\$	-	
Lighting System				\$	15,000.00	
Power/Receptacle System Addition				\$	4,500.00	
Air condition power connection				\$	-	
			Total	\$	44,000.00	
STRUCTURAL				TOTAL		REMARKS
Seismic upgrades				\$	-	
Structural Integrity				\$	-	
Misc.				\$	-	
			Total	\$	-	

SUB-TOTAL \$ 11,406,627.59

CONTINGENCY 10% \$ 1,140,662.76

FEES 10% \$ 1,140,662.76

ESCALATION 10% \$ 1,140,662.76

INSPECTION AND TESTING 3% \$ 342,198.83

TOTAL \$ 15,170,814.69

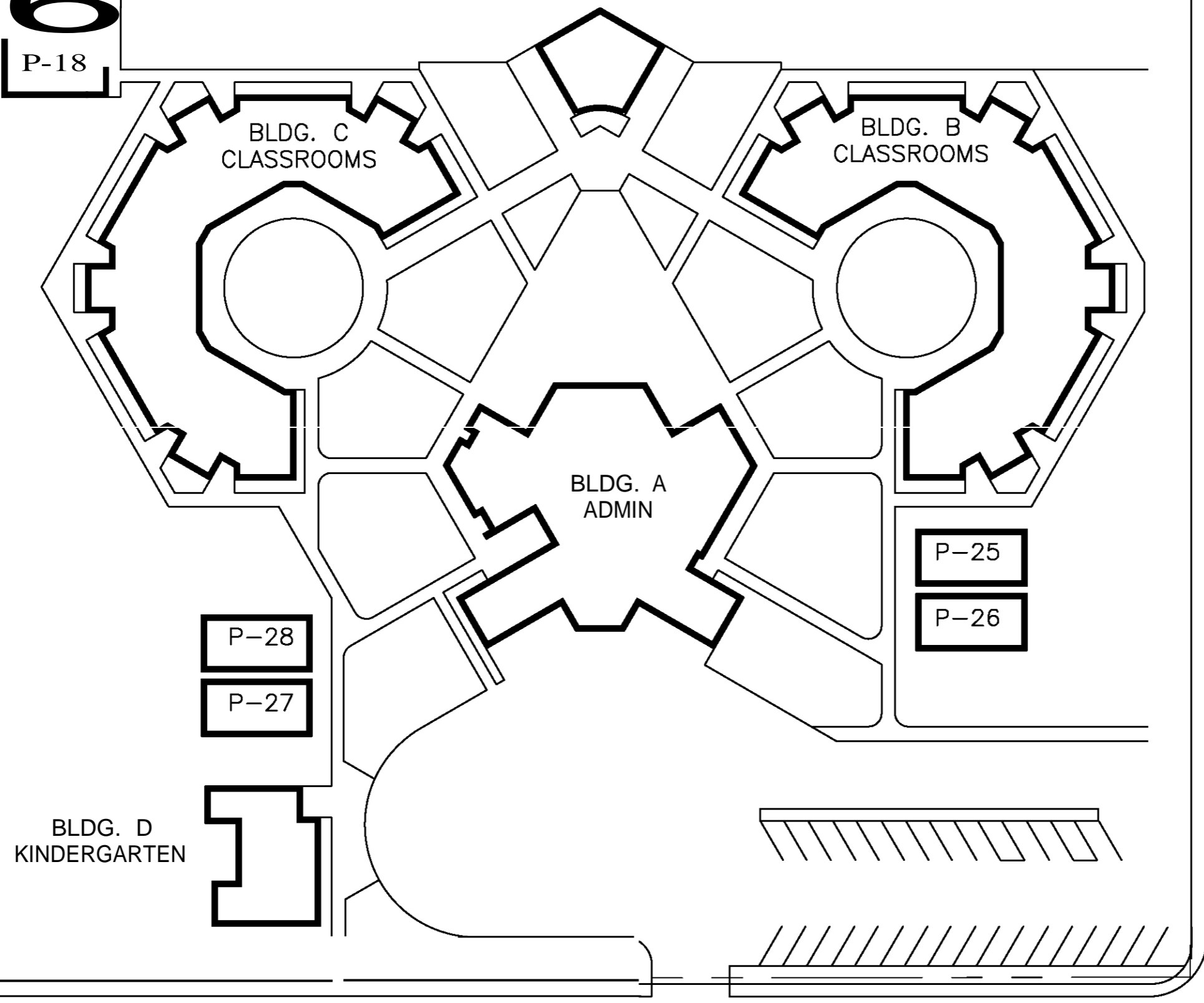
RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

Rio Lindo Elementary School

2131 Snow Avenue
Oxnard, CA 93036

P-21
6
P-18



SNOW ST.

SNOW AVE.



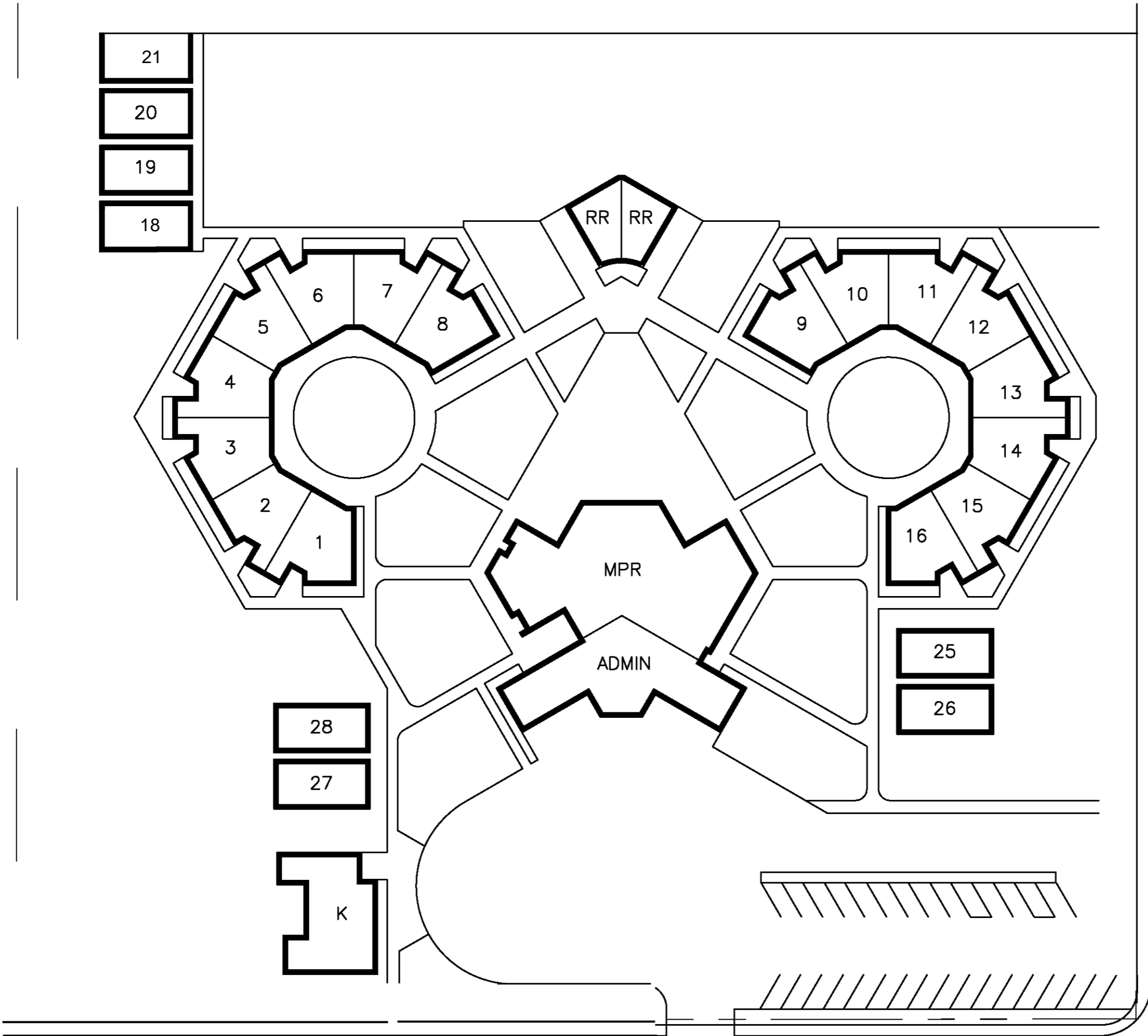
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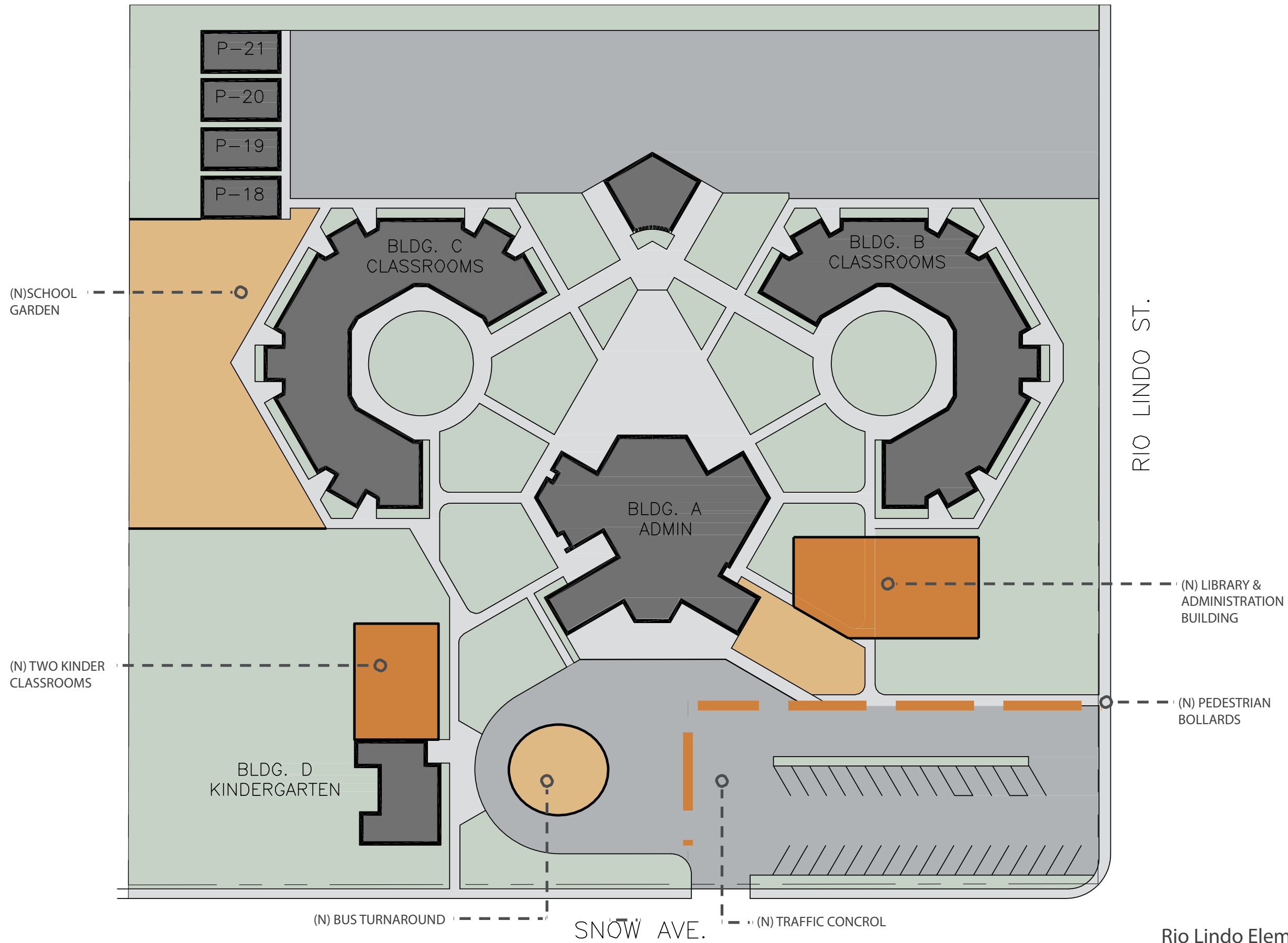


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SNOW AVE.



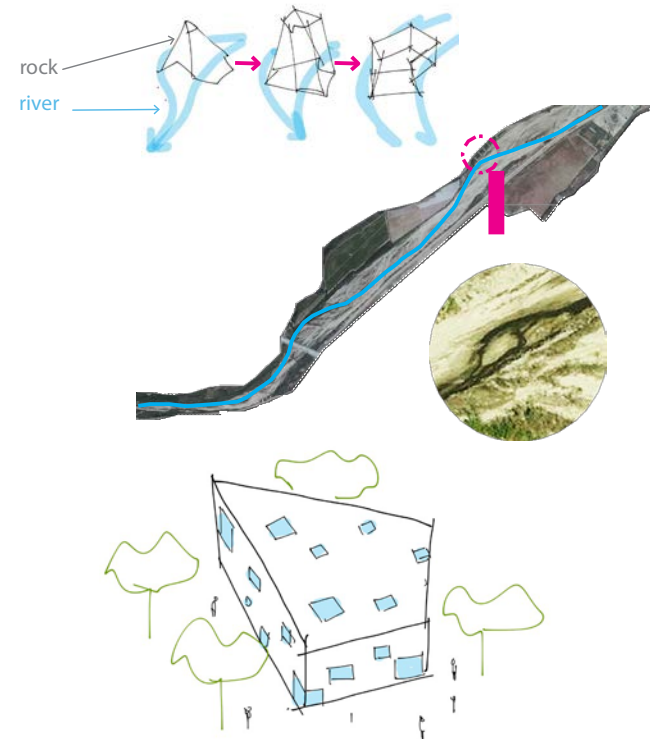
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Rio Lindo Elementary School

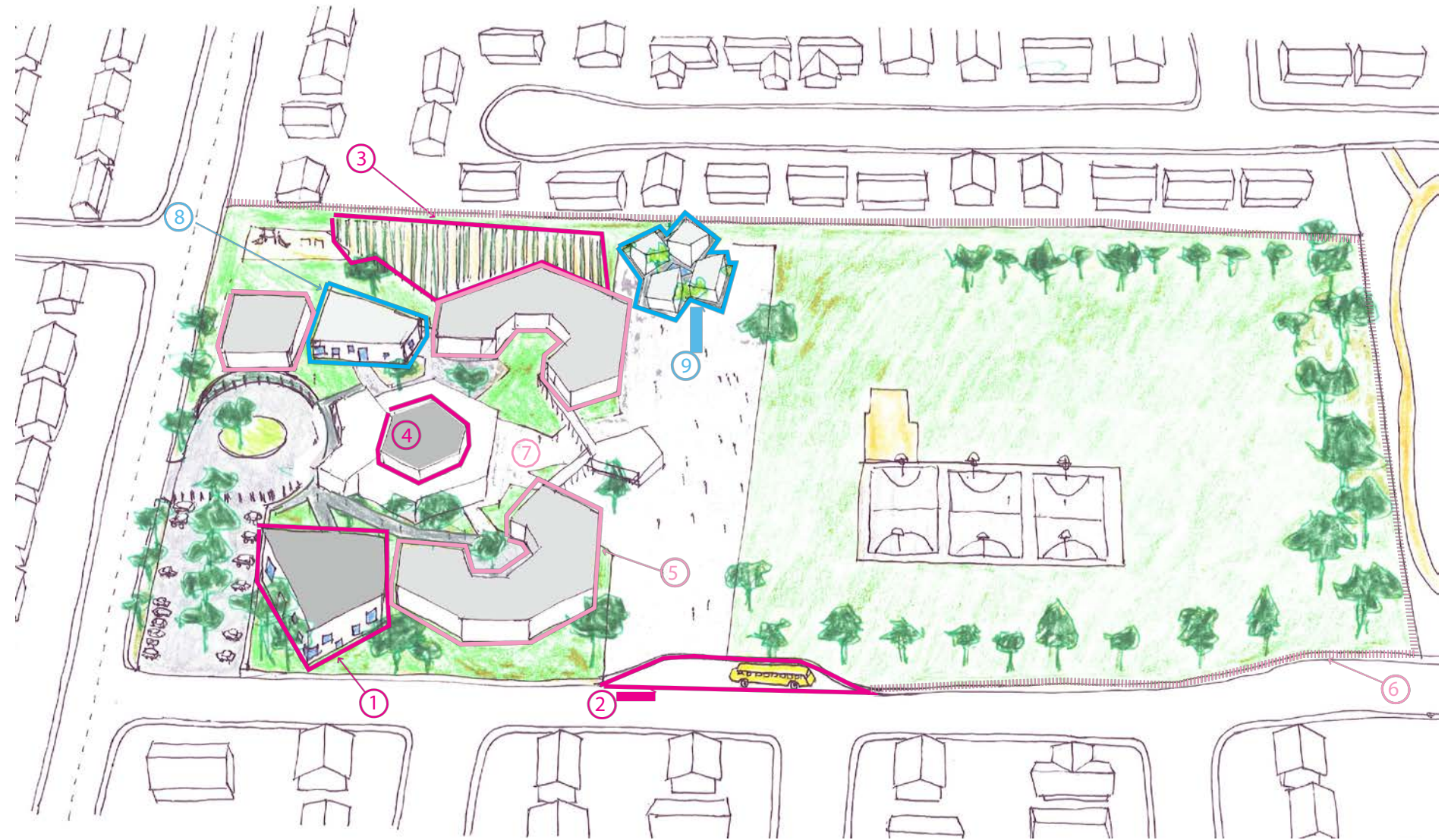
Rio Lindo Elementary School

concept: rocks carved by a river



library concept

inspirations



campus improvements overview

Bond Improvements

- ① construct new library building
- ② bus drop-off zone reconfigure
- ③ add new school garden
- ④ transform+expand kitchen

Future Improvements

- ⑧ construct new kindergarten building
- ⑨ replace existing portables

Campus Transformation

- ⑤ transform existing classrooms and add classroom visual presentation system
- ⑥ upgrade campus security
- ⑦ upgrade campus+district technology



New Campus Entrance+Library



New Kindergarten Classroom

Sports & Fitness are strong campus-wide commitments, encouraging students to develop healthy lifestyles.

Technology is another major campus learning focus. Campus' overall education concept : Opportunities for All Students.

I. Recommendations

In favor of K-8 conversion if research supports. Also need a long term transition plan with input from all stakeholders.

The site is surrounded by agriculture. An effort will be made to connect the Community Garden, Culinary Arts and Science with the agribusiness centers in the Ventura/Oxnard area.

Most critical facility needs: modernize office, cafeteria, & MPR. In need of a Performing Arts Classroom, Library conversion to Integrated Resource Center, Fitness Lab with new equipment.

School's major facility need is a performing arts space. Discussion with Principal determined a flexible black box theatre would work best. Usable for drama, dance, band, music, and orchestra. Add a fitness center adjacent to existing gym with access to the gym through the fitness center doors.

This facility is best located where the handball courts are currently sited, adjacent to the storage room, offices, and ticket area.

Add new Science labs. There are currently (2) labs: the school should have at least (6) based on current enrollment. Staff is trying to encourage more parent involvement which is currently limited. This can be encouraged by providing a parent community room. iPads for all students instead of text books.

Technology, science, engineering, shop (wood, auto), cooking, nutrition, fitness, health, sewing, music, gardening, farming, computer lab, art, dance, website design, foreign language, keyboarding, word processing, PPTs, laptop/tablet for each student, movie industry, graphic design, sign language, community education, CPR, swimming, self-defense, bible study, photoshop, fashion, MESA, sex ed

Education outreach partners: Vista Honda, The Collection Stores, car dealers, Trader Joe's, Mini-Corps CSUCI, Wells Fargo, Mixtero Indigenous Group, Nike, State Farm

II. Architectural

This school's major facility need is to add a Performing Arts space. After discussion with the Principal, it seems that a flexible, black-box theater would work best, usable for drama, dance, band, music, and orchestra.

The Gym has very poor acoustics; it is difficult to use this space for any assembly activities and the acoustics also cause some distractions during sporting events. The best solution to this problem: add Tectum in the upper portion of the building. The material would run between the windows, at the upper section of the wall.

There are currently two existing Labs; the school should have at least six Science Labs, based on current enrollment.

The Kitchen improvements should include renovation and expansion.

The staff is currently trying to encourage more parent involvement, which is now limited. Parent involvement can be encouraged by providing a Parent Community Room where parents can work on school-related tasks, gather for community meetings and PTA functions.

A Community Garden should be provided, as shown on the Site Improvement Plan. The garden will be located, facing North Rose Avenue at the Northwest corner of the school site.

Another way to encourage students' healthy lifestyles: installing a track around the perimeter of the property; the track would have a rubberized surface. The District will apply for funding from the State, through their recycling program for rubber tires.

This site will be adding a Consumer Science Lab, to be used in conjunction with the Community Garden. The students will grow food crops and prepare them in the Consumer Science Lab, learning about nutritional values in Science and Health.

Technology is another major campus learning focus. The school currently has 2 Computer Labs and 4 Laptop Carts that provide good access to computers for all students. The site will strive for a 1-to-1 computer ratio in future.

Short throw projectors and ENO boards should be provided.

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

The Office must be completely redesigned, with necessary additions. Additional space added will accommodate offices and conference space. The Office will be more welcoming and open. The Office redesign should include a trophy case for athletic and academic awards.

The drop-off in the parking lot must be completely redesigned. The drop-off that is now in front of the Gymnasium (Bldg. I) will be redesigned to accommodate buses. A new gateway will be provided for student access into the campus, between Bldg. I and Bldg. C (the classroom building). This entry will serve as a portal through which students enter from the buses; currently approximately half the student population arrives via bus. Parent drop-off will be reoriented; parents will drop off students in front of the school, with students then entering campus adjacent to the Administration Building. Steel and concrete boulders will be provided, separating student walking areas from the traffic zone to ensure student safety.

Needs to be more welcoming, interesting, colorful, artistic.

RIO DEL VALLE MIDDLE SCHOOL
FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served:	6-8	
Schedule Type:		
Site:	20.25 Acres	881,960 SF
Site, including City property:	Acres	
Existing Play Field Area:	13.7 Acres	597,744 SF
Available Play Field Area:	13.7 Acres	
*(Portable Buildings removed)		
Hardscape	SF	
Parking	39,990	SF
Landscape	156,131	SF
Permanent Building Area:	81,024	SF
Portable Building Area:	7,071	SF
Total Building Area:	88,095	SF

3. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin	1961	A-20390	-	-	-	-	-	4,975 SF
B - Multi-Purpose Staff Lounge Assembly	1961	A-20390	-	-	-	-	-	7,879 SF
C - Classrooms	1961	A-20390	-	-	-	-	-	5,287 SF
D - Classroom	1961	A-20390	-	-	-	-	-	4,682 SF
E - Classrooms	1961	A-20390	-	-	-	-	-	4,682 SF
F - Classrooms	1961	A-20390	-	-	-	-	-	12,741 SF
G - Classrooms	1961/?	A-20390 / A-37769	-	-	-	-	-	17,099 SF
H - Library	?	A-58462	-	-	-	-	-	4,691 SF
I - Gym			-	-	-	-	-	18,988 SF
TOTAL			0	0	0	0	0	81,024 SF

Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-24	-	-	-	A-68438	-	-	-	-	1,117 SF
P-25	-	-	-	A-68438	-	-	-	-	836 SF
P-26	-	-	-	A-68438	-	-	-	-	836 SF
P-27	-	-	-	A-68438	-	-	-	-	836 SF
P-28	-	-	-	A100821	-	-	-	-	1,168 SF
P-34	-	-	-	-	-	-	-	-	1,150 SF
P-35	-	-	-	-	-	-	-	-	1,128 SF
TOTAL									7,071 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	5		
	Toilets	4		
	Sinks	4		
Girls	Toilets	5		
	Sinks	5		
Staff-Men	Urinals	2		
	Toilets	2		
	Sinks	2		
Staff-Women	Toilets	3		
	Sinks	2		
Gym-Boys	Urinals	3		
	Toilets	3		
	Sinks	3		
Gym-Girls	Toilets	4		
	Sinks	3		
Sherriff (unisex)	Toilets	1		
	Sinks	1		
All Users (M, F, B, G, U)	Toilets	22	8	14

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	108	4	5	-1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	0

Maximum adult users of core facilities:

Men	8
Women	38
Total	46

CDE Recommended Play Field Area
 Based on Total Existing Capacity

15.2 Acres

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide electronic marquee sign	1	LS	\$ 18,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Parking lots and drop off areas need to be reconfigured to eliminate congestion.	39,990	SF	\$ 579,855.00
Add new gateway to provide for student access into the campus, between Building I and Building C (the classroom building).	8	LF	\$ 252.32
Install steel and concrete bollards to separate student walking areas from the traffic zone to ensure student safety.	25	EA	\$ 11,250.00
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Add ramp to both sides of outdoor stage.	1	LS	\$ 50,000.00
Nature trail, pond, animals & garden	1	LS	\$ 50,000.00
Fitness Trail	1	LS	\$ 105,600.00
Add outdoor lunch seating areas.	800	SF	\$ 20,000.00
Increase size of quad area	1,200	SF	\$ 30,000.00
Handprint wall	1	EA	\$ 14,000.00
Replace turf and irrigation at Football field to ongoing gopher problem.	55,800	SF	\$ 80,910.00
Add Community Garden areas	5,000	SF	\$ 135,000.00
Remove ice plant in front of school	1	LS	\$ 4,500.00
Upgrade irrigation systems.	156,131	SF	\$ 54,645.85
Refurbish landscaping and turf anticipated 2018	1	LS	\$ 50,000.00
Repair/Reconfigure/Replace Playgrounds			
Basketball back board posts need to be replaced	6	EA	\$ 9,259.20
Resurface basketball court.	30,000	SF	\$ 16,500.00
Outdoor/Athletic Space			
Install a rubberized surface track around the perimeter of the property to encourage student's healthy lifestyle.	22,800	SF	\$ 129,276.00
Install fabric shade shelter in the Central Courtyard.	6,000	SF	\$ 150,000.00
Add Bleachers-1500 seats with lighting	1	LS	\$ 405,000.00
Add 2 Basketball courts, posts & backboards	10,000	SF	\$ 87,500.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Add Fencing @ Bleachers	1,200	LF	\$ 48,000.00
Repair/Reconfigure/Replace Parking			
Paint one stall with "Employee of the Month".	1	LS	\$ 350.00
Repave/restripe anticipated 2017	1	LS	\$ 33,000.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2017	1	LS	\$ 285,000.00
Exterior Finish			
New Exterior paint and sealant anticipated 2014	1	LS	\$ 202,644.00

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin	M3			
Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				
Machines need updating. Furnishings and paint need to be updated.				
Add sink w/ hot & cold water @ Teachers' Lounge	1	EA	\$	1,321.20
Add new mailboxes.	40	EA	\$	1,500.96
Add ice machine	1	EA	\$	7,234.80
Staff Restrooms need new fixtures, doors, and lock sets	160	SF	\$	48,000.00

B - Multi-Purpose

M2

Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Upgrade sound systems.	1	LS	\$	35,000.00

C - Classrooms

M2

Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Add Shades to darken rooms for projections, videos, etc.	661	SF	\$	2,228.47
Remove computer counters.	1	LS	\$	1,500.00
Need comfortable chairs / new desks				
Add Sink @ each classroom	2	EA	\$	2,085.60
Pull down maps				
More available wall space.				
Repair/replace computer shelves.	1	LS	\$	2,500.00
Add Sound proofing material	2,644	SF	\$	9,357.99
Classroom windows/frame work need repairs	1	LS	\$	5,000.00
Stadium seating				

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Add Mirrors in restrooms		4	EA	\$	700.00
D - Classroom	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)					
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
Add Shades to darken rooms for projections, videos, etc.		585	SF	\$	1,973.46
Remove computer counters.		1	LS	\$	1,500.00
Add Sink @ each classroom		3	EA	\$	3,128.40
Repair/replace computer shelves.		1	LS	\$	2,500.00
Add Sound proofing material		2,341	SF	\$	8,287.14
Classroom windows/frame work need repairs		1	LS	\$	5,000.00
Add Mirrors in restrooms		4	EA	\$	700.00
E - Classrooms	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)					
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
Add Shades to darken rooms for projections, videos, etc.		585	SF	\$	1,973.46
Remove computer counters.		1	LS	\$	1,500.00
Add Sink @ each classroom		3	EA	\$	3,128.40
Repair/replace computer shelves.		1	LS	\$	2,500.00
Add Sound proofing material		2,341	SF	\$	8,287.14
Classroom windows/frame work need repairs		1	LS	\$	5,000.00
Add Mirrors in restrooms		4	EA	\$	700.00
F - Classrooms	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)					

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Add Shades to darken rooms for projections, videos, etc.	1,593	SF	\$	5,370.33
Remove computer counters.	1	LS	\$	3,500.00
Add Sink @ each classroom	8	EA	\$	8,342.40
Repair/replace computer shelves.	1	LS	\$	7,500.00
Add Sound proofing material	6,371	SF	\$	22,551.57
Classroom windows/frame work need repairs	1	LS	\$	12,000.00
Add Mirrors in restrooms	6	EA	\$	1,050.00

G - Classrooms

M2

Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Add Shades to darken rooms for projections, videos, etc.	2,137	SF	\$	7,207.23
Remove computer counters.	1	LS	\$	5,000.00
Add Sink @ each classroom	12	EA	\$	12,513.60
Repair/replace computer shelves.	1	LS	\$	10,000.00
Add Sound proofing material	8,550	SF	\$	30,265.23
Classroom windows/frame work need repairs	1	LS	\$	16,000.00
Add Mirrors in restrooms	6	EA	\$	1,050.00
Carpet replacement scheduled 2011				

H - Library

M3

Painting, new flooring, replace or paint ceiling tiles				
Moderate repair of exterior building finishes				
Moderate office renovation/enlargement				
Moderate restroom renovation				
Moderate MPR renovation/enlargement				
Moderate library renovation/enlargement				
Moderate structural repair				
Moderate parking restructuring				
Moderate ADA compliance items (reconfiguration, new fixtures)				
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)				
Moderate Data Upgrade (main data service provided, provide data to new locations)				
Moderate Tech Upgrades (Add Cable and projection capabilities)				
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)				
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)				

I - Gym

M2

Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge to provide adequate reception, conference, office, storage, workroom, break room and restroom area	1,500	SF	\$ 427,500.00
Add Conference Rooms	640	SF	\$ 182,400.00
Add Copy room with better copy machines.	100	SF	\$ 28,500.00
Add trophy case for athletic and academic awards.	20	LF	\$ 13,000.00
Increase size & Upgrade Nurse/Health Room	400	SF	\$ 110,000.00
Add staff restrooms.	300	SF	\$ 97,500.00
Enlarge RDV Room	200	SF	\$ 57,000.00
Add maintenance storage	600	SF	\$ 153,000.00
Classrooms			
Add student restrooms	600	SF	\$ 210,000.00
Classrooms should open to each other for collaboration.			
Need more natural light (add solartubes)	40	EA	\$ 31,800.00
Covered Walkways			
Need covered area in quad	6,000	SF	\$ 150,000.00
Gymnasium			
Repair basketball rim raise/lower function	1	LS	\$ 4,500.00
Add acoustical attenuation material to alleviate acoustic problem.	18,988	SF	\$ 32,127.70
Fitness Lab with new equipment.	1,200	SF	\$ 324,000.00
Add Snack Bar.	400	SF	\$ 112,000.00
New Swimming pool (42'x75')	3,150	SF	\$ 336,684.60
New Pool Deck	7,000	SF	\$ 88,788.00
New Pool Enclosure Fence	400	LF	\$ 16,000.00
Add Fitness lap / weight room, climbing wall, stationary bikes	800	SF	\$ 216,000.00
Locker/Shower			
Add Lockers	60	EA	\$ 16,200.00
Library/Media Center			
Convert Library to Integrated Resource Center,	4,691	SF	\$ 656,740.00
Add area to Media Center	600	SF	\$ 168,000.00
Add conference rooms.	640	SF	\$ 179,200.00
Multi-purpose Room			
Reconfigure to make facility more attractive and functional.	7,879	SF	\$ 551,530.00
Add Auditorium / Stage area	12,000	SF	\$ 3,600,000.00
Add Kitchen.	1,600	SF	\$ 680,000.00
Add more space in Cafeteria	600	SF	\$ 168,000.00
Specialized Classroom			
Mini museum, art gallery	400	SF	\$ 98,000.00
Sewing room.	400	SF	\$ 106,000.00
Greenhouse	800	SF	\$ 220,000.00
Add a Performing Arts Room	1,300	SF	\$ 390,000.00
Add a Consumer Science Lab to be used in conjunction with the Community Garden.	1,300	SF	\$ 422,500.00
Science lab with at least one gas line.	1,300	SF	\$ 422,500.00
Add STEAM lab to introduce students to different technologies, careers, and professions.	1,500	SF	\$ 487,500.00

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Security cameras need to be installed.	1	LS	\$ 100,000.00
Door lock-sets lock down	95	EA	\$ 43,372.73
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00
Institute District Technology Standards			
Repair/replace Science Lab Active boards / pens	1	Room	\$ 7,500.00
Update sound system for presentation in MPR.	1	LS	\$ 35,000.00
Add short throw projectors and ENO boards in all classrooms.	37		\$ 277,500.00

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			\$ -
Bike Racks			
Paint bike racks.	1	LS	\$ 560.00

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
AC needed in Admin/Staff building	1	EA	\$ 15,375.72
Package unit replacement scheduled 2011	1	LS	\$ 85,000.00
Furnace unit replacement anticipated 2017	1	LS	\$ 21,000.00
Ventilation			
Add Ventilation in Staff restroom	4	EA	\$ 6,000.00
Add Ventilation in P.E. locker rooms	2	EA	\$ 3,000.00
Misc.			

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Fire Sprinklers			
Main Service			
Underground piping needs replacement	600	LF	\$ 45,000.00
Plumbing Fixtures			
Plumbing backs up in locker room.	250	LF	\$ 18,750.00
Misc.			

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Need upgraded panels in P/C lab and MPR room.	1	LS	\$ 8,185.00
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			
Telephone System			

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Television System

Security System

Lighting System

Gym Lights need to turn on/off/dim for projecting workout videos.	1	LS	\$	25,000.00
Power/Receptacle System Addition				
Install / replace more outlets; floor outlet	111	EA	\$	27,750.00

Air condition power connection

STRUCTURAL

Summary:

Description	Replacement Cost	Seismic Coefficient*	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ 18,000.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 591,357.32	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ 594,655.85	
Repair/Reconfigure/Replace Playgrounds				\$ 25,759.20	
Outdoor/Athletic Space				\$ 771,776.00	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ 48,000.00	
Repair/Reconfigure/Replace Parking				\$ 33,350.00	
			Total	\$ 2,082,898.37	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Replace Roofing				\$ 285,000.00	
Exterior Finish				\$ 202,644.00	
			Total	\$ 487,644.00	
MODERNIZATION				TOTAL	REMARKS
	UNIT	QTY.	UNIT COST		
A - Admin	SF	4,975	140	\$ 754,556.96	
B - Multi-Purpose	SF	7,879	120	\$ 980,480.00	
C - Classrooms	SF	5,287	120	\$ 657,812.06	
D - Classroom	SF	4,682	120	\$ 584,929.00	
E - Classrooms	SF	4,682	120	\$ 584,929.00	
F - Classrooms	SF	12,741	120	\$ 1,589,234.30	
G - Classrooms	SF	17,099	120	\$ 2,133,916.06	
H - Library	SF	4,691	140	\$ 656,740.00	
I - Gym	SF	18,988	120	\$ 2,278,560.00	
			Total	\$ 10,221,157.39	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ 1,068,900.00	
Classrooms				\$ 241,800.00	
Covered Walkways				\$ 150,000.00	
Gymnasium				\$ 1,130,100.30	
Locker/Shower				\$ 16,200.00	
Library/Media Center				\$ 1,003,940.00	
Multi-purpose Room				\$ 4,999,530.00	
Specialized Classroom				\$ 2,146,500.00	
			Total	\$ 10,756,970.30	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ 143,372.73	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
			Total	\$ 143,372.73	

RIO DEL VALLE MIDDLE SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 34,700.00	
Institute District Technology Standards				\$ 320,000.00	
		Total		\$ 354,700.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
Bike Racks				\$ 560.00	
		Total		\$ 560.00	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ 121,375.72	
Ventilation				\$ 9,000.00	
Misc.				\$ -	
		Total		\$ 130,375.72	
PLUMBING				TOTAL	REMARKS
Site Utilities				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ 45,000.00	
Plumbing Fixtures				\$ 18,750.00	
Misc.				\$ -	
		Total		\$ 63,750.00	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ 8,185.00	
Switchboard and Panel boards				\$ -	
Fire Alarm System				\$ -	
PA/Class Change/Clock System				\$ -	
Wireless Access Point data outlets				\$ -	
Telephone System				\$ -	
Television System				\$ -	
Security System				\$ -	
Lighting System				\$ 25,000.00	
Power/Receptacle System Addition				\$ 27,750.00	
Air condition power connection				\$ -	
		Total		\$ 60,935.00	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
		Total		\$ -	

SUB-TOTAL \$ 24,302,363.50

CONTINGENCY 10% \$ 2,430,236.35

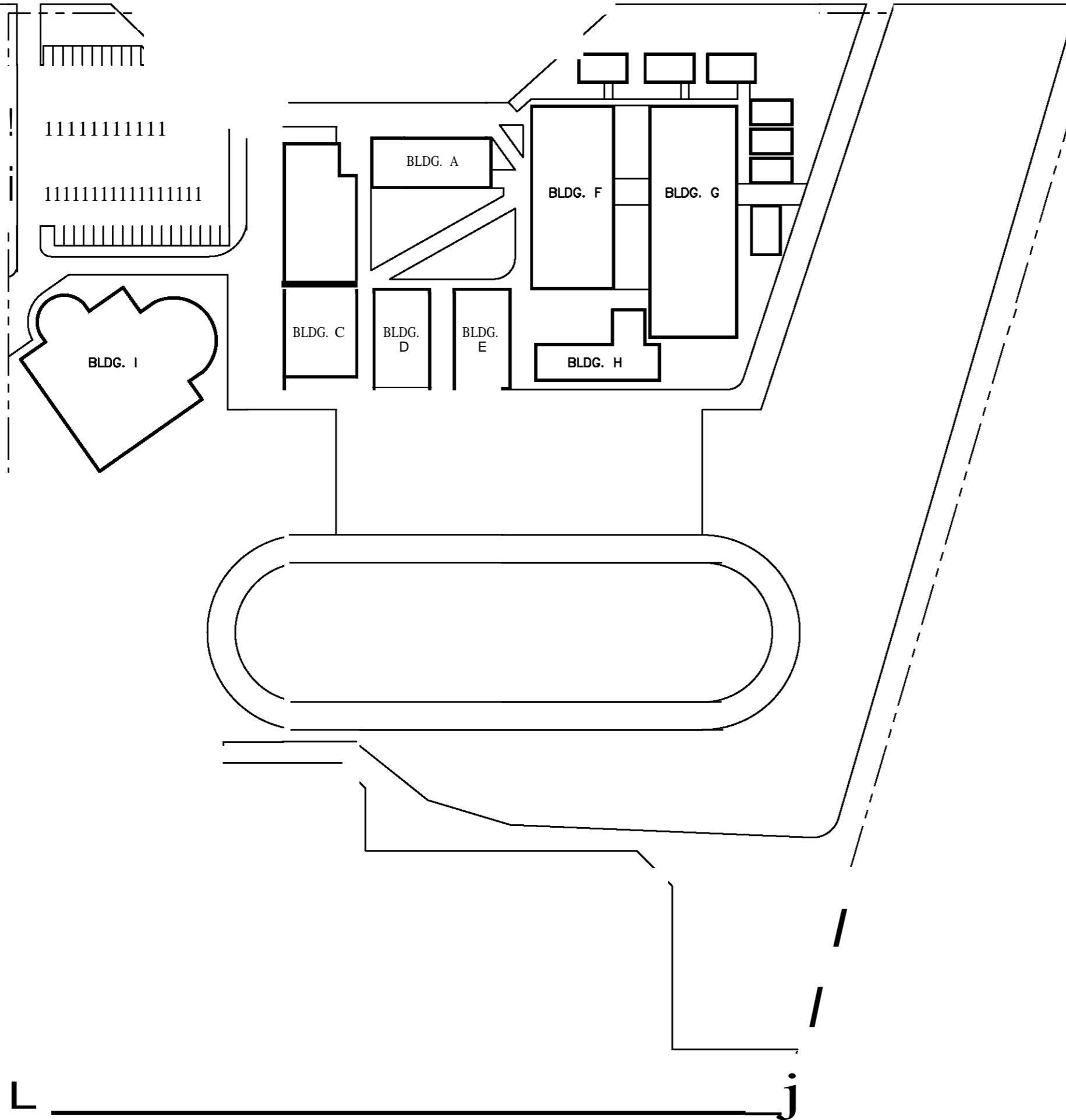
FEES 10% \$ 2,430,236.35

ESCALATION 10% \$ 2,430,236.35

INSPECTION AND TESTING 3% \$ 729,070.90

TOTAL \$ 32,322,143.45

NORTH ROSE AVE



RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

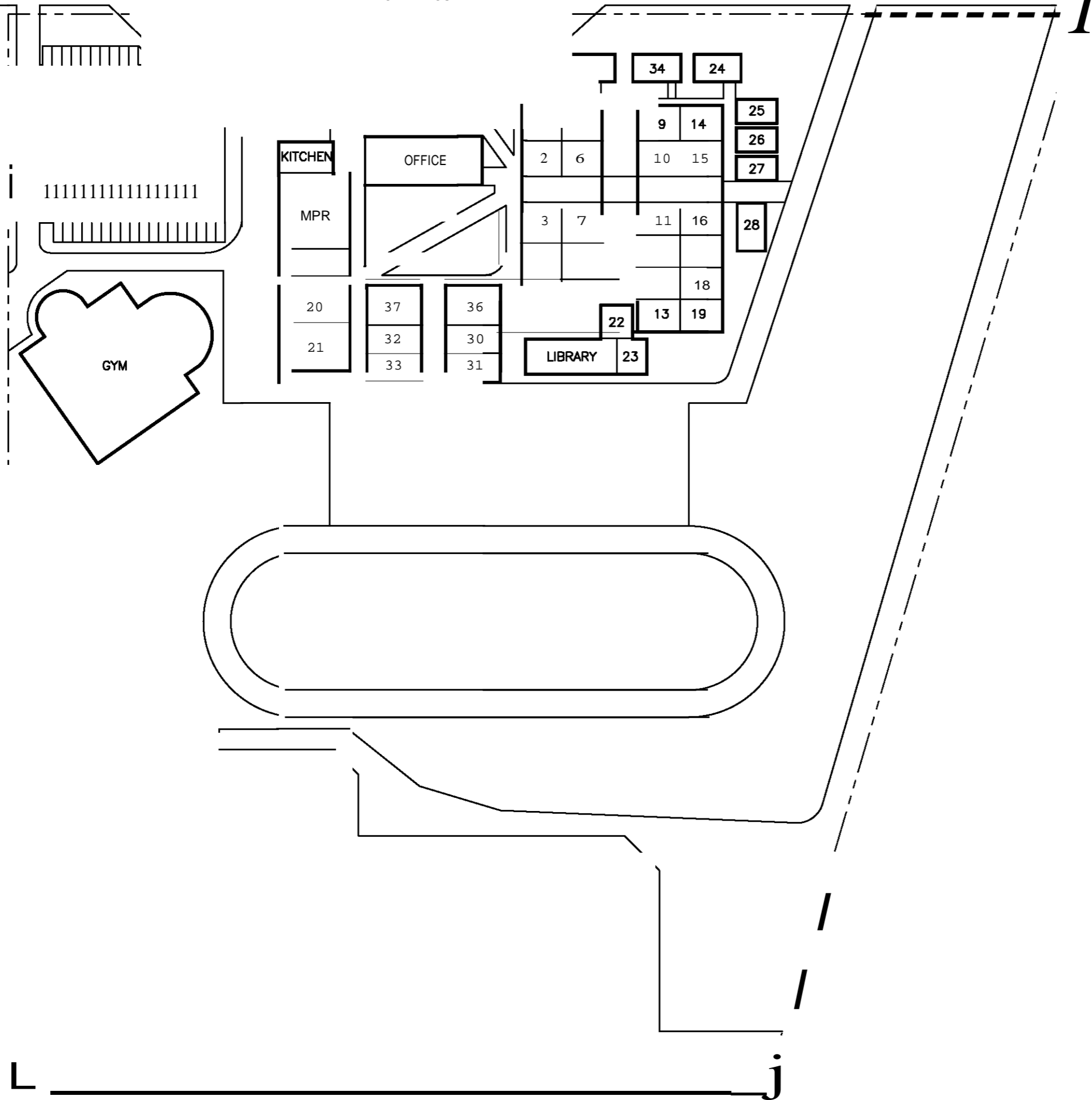
**Rio del Valle
Middle School**

3100 North Rose Ave
Oxnard, CA 93036



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NORTH ROSE AVE



RIO SCHOOL DISTRICT

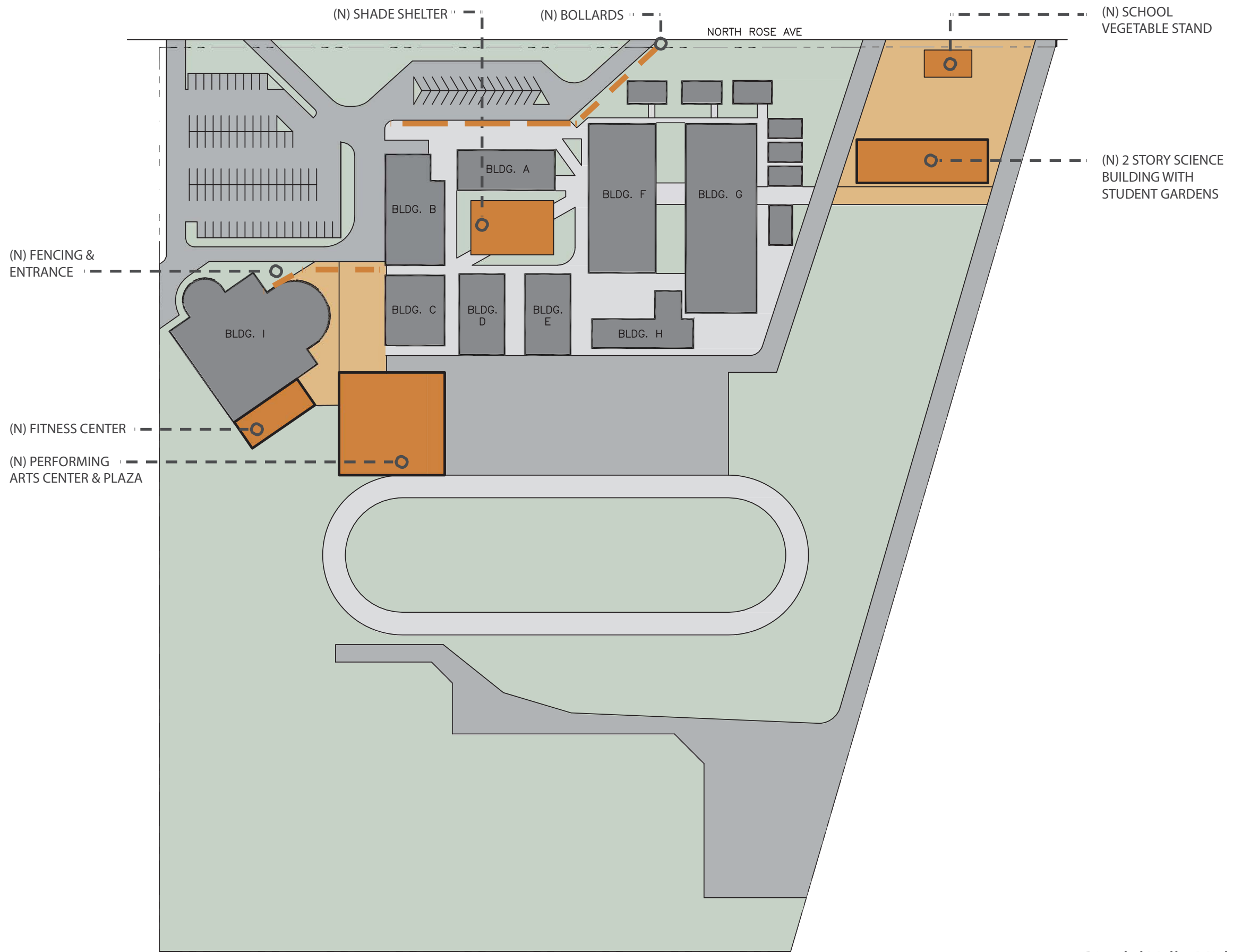
2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

Rio del Valle Middle School

3100 North Rose Ave
Oxnard, CA 93036



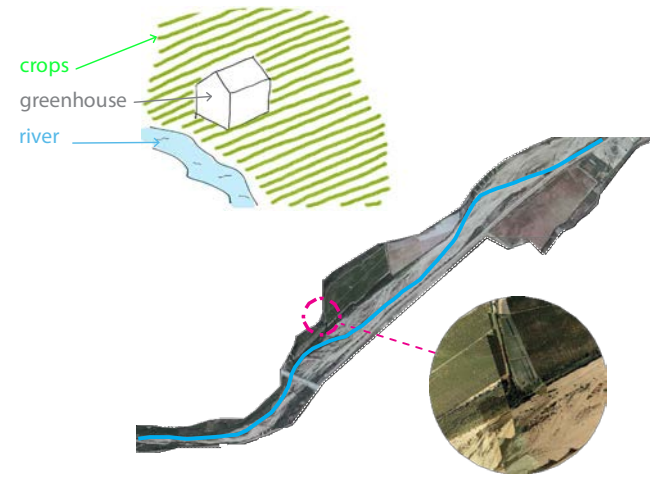
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Rio del Valle Middle School

Rio Del Valle Middle School

concept: greenhouse amongst crops by the river



inspirations



campus improvements overview

Bond Improvements

- ① construct new science building
- ② add a community garden
- ③ add a fitness center
- ④ renovate admin area

Campus Transformation

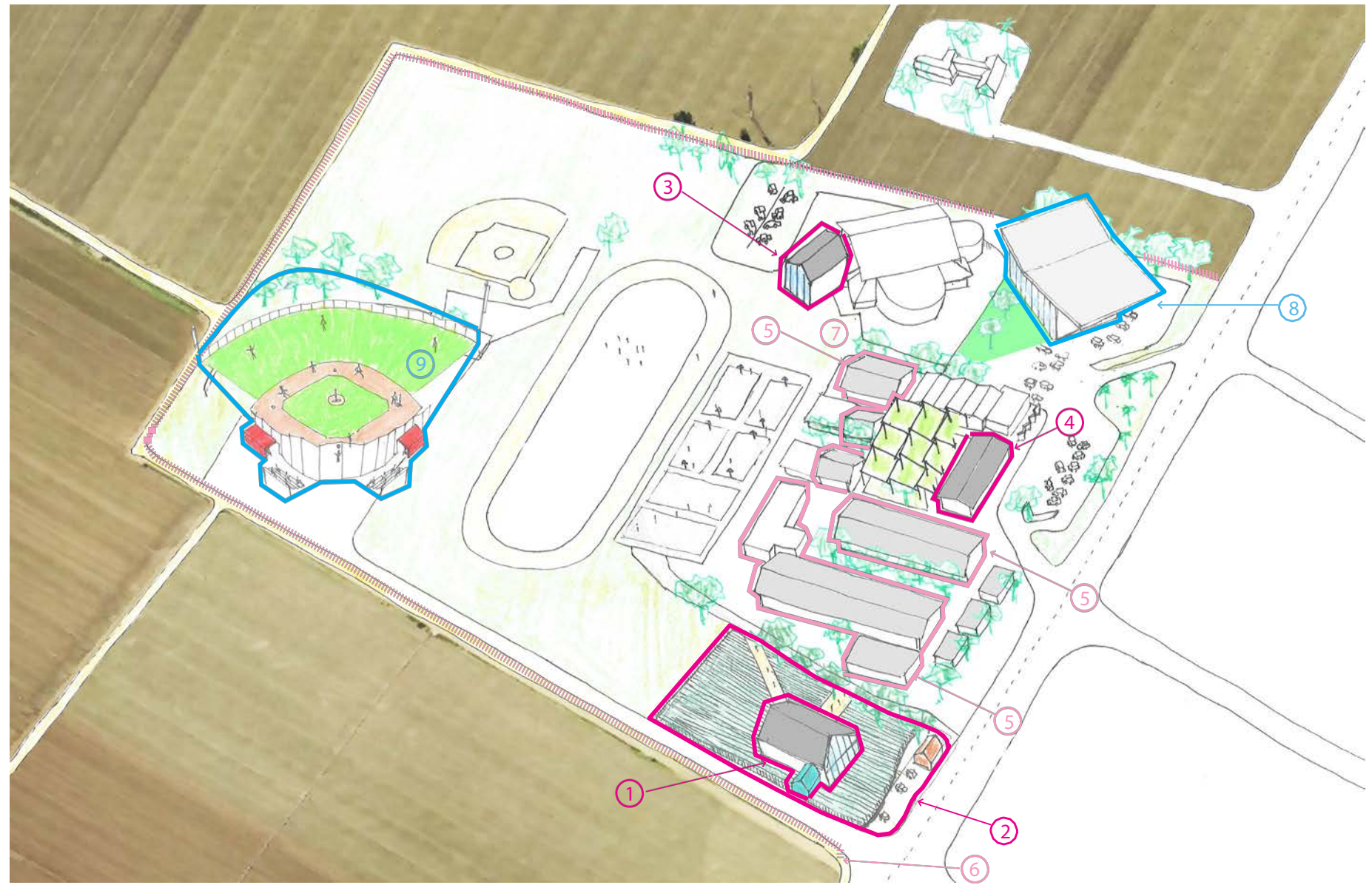
- ⑤ transform existing classrooms and add classroom visual presentation systems
- ⑥ upgrade campus security
- ⑦ upgrade campus+district technology

Future Improvements

- ⑧ construct performing arts building
- ⑨ renovate baseball fields



Renovate Baseball Fields



New Science Building + Community Garden with Produce Stand



New Performing Arts Center Plaza

RIO ROSALES ELEMENTARY SCHOOL

Rio School District
Executive Summary

May 14, 2014

Designed by Dougherty & Dougherty. Current enrollment-560 students.

I. Recommendations

Rio Rosales school is in favor of K-8 conversion, but understands that the site needs additional acreage to expand without having to sacrifice student play yard areas.

Joint Use Agreement will soon be adopted by the City

Site Recommendations

Redesign parking lot to increase capacity and redesign bus drop-off area for enhanced vehicle circulation and student safety.

Increase grass play areas for this site. The District should approach the City concerning installation of additional grass area for the school at the park site.

Install a representation of the school mascot, a flying dragon, at school entry or other high visibility location.

Building Recommendations

Replace all existing portable buildings with permanent buildings that are responsive to the educational requirements of students and teachers with better acoustical qualities and HVAC systems.

Install technology upgrades throughout the campus including computers, printers, short throw projectors and ENO boards.

Special courses: Computer technology, dance, art, cooking, nutrition, fitness, health, music, typing/keyboarding, science, mathematics, performing arts, reading specialist, gardening, robotics, AVID, honors classes, photography; animal care,

Potential Community Partnerships: Community colleges, ATA, restaurants & gyms (health & wellness), music stores, Home Depot, City of Oxnard, Carnegie Art Museum, Museum of Ventura County, Proctor & Gamble, Costco, Walmart

II. Architectural

Parking is very limited; the parking lot must be redesigned for student's safety.

There is no sidewalk that extends the entire distance from the drop-off area to the front entrance of the school. The sidewalk east of the parking lot, adjacent to the parent drop-off area, should be extended to the front of Building H; concrete and steel bollards should be placed between the sidewalk and traffic areas to protect students from wayward vehicles.

The bus drop-off area should be located at the northeast corner of the site, between Buildings A & K, fronting on Kohala Street. This will permit bus traffic to be separated from parent traffic and provide a safe area for students to enter the school.

The school mascot is a dragon. A plastic flying dragon should be added at either the front entry of the school or on the canopy structure leading into the Library Building.

Landscaping at this school needs additional care. Many spots on the grass are dead and there are areas infested with weeds.

The campus is showing considerable "wear and tear". Some of the wear factors are due to the small amount of grass area and play surface that must accommodate a large number of students.

The grass area at this site requires considerable expansion. There is a park to the west of the school site that is currently undeveloped. The District should approach the City concerning installation of additional grass area for the school, on the park site.

The school should explore the possibility of planting the existing retention basin at the southeast corner of the site with native plants. This could be used as a Nature Studies area by all students.

Nearly every classroom on this site is housed in portable buildings with the exception of the Kindergarten classrooms. The portable buildings should be replaced with permanent buildings that are responsive to the educational requirements of the students and teachers including better acoustical qualities and quieter air conditioners.

Technology upgrades are required at this site. There are only a few computers and projectors. Short throw projectors and ENO boards should be added in all classrooms.

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

The Library, Administration, Kindergarten classrooms and the Multipurpose buildings are all serving the students and staff well on this site.

The Kitchen improvements should include renovation and expansion.

Need a park-Coming Soon!

Need more crossing guards.

Provide 45 staff spaces/loading for 4 buses.

Possibility of non traditional classrooms-Buildings B, C, D, E, & F

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served:
 Schedule Type:
 Site: 6.05 Acres 263,538 SF
 Site, including City property: 10.05 Acres
 Existing Play Field Area: 2.1 Acres 91,476 SF
 Available Play Field Area: 2.1 Acres
 *(Portable Buildings removed)
 Hardscape SF
 Parking 20,340 SF
 Landscape 92,438 SF
 Permanent Building Area: 22,748 SF
 Portable Building Area: 36,536 SF
 Total Building Area: 59,284 SF

2. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin / Library	2007	03-106901	-	-	-	-	-	8,525 SF
H - Multi-Purpose Room	2007	03-106901	-	-	-	-	-	8,819 SF
Staff Lounge			-	-	-	-	-	SF
Assembly Space			-	-	-	-	-	SF
K - Kindergarten	2007	03-106901	3	-	-	-	-	5,404 SF
TOTAL			3	0	0	0	0	22,748 SF

3. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
P-B	-	-	-	03-107432	-	-	-	-	4,536 SF
P-C	-	-	-	03-107432	-	-	-	-	4,536 SF
P-D	-	-	-	03-107432	-	-	-	-	4,536 SF
P-E	-	-	-	03-107432	-	-	-	-	4,536 SF
P-F	-	-	-	03-107432	-	-	-	-	4,536 SF
P-G	-	-	-	03-107432	-	-	-	-	4,536 SF
TOTAL									36,536 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	17	10	7
	Sinks	9	5	4
Boys:	Toilets	12	4	8
	Urinals	10	12	-2
	Sinks	9	8	1
Women:	Toilets	3	3	0
	Sinks	2	2	0
Men:	Toilets	2	1	1
	Urinals	0	1	-1
	Sinks	2	1	1
Unisex	Toilets	1		1
	Sinks	1		1
Drinking Fountains:	Number of heads	0		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	48	2	2	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	0

Maximum adult users of core facilities:

Men	8
Women	32
Total	40

CDE Recommended Play Field Area
Based on Total Existing Capacity 9.2 Acres

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
School Mascot is a dragon. A plastic flying dragon should be added at either the front entry of the school or the overhead structure leading into the Library.	1	LS	\$ 10,000.00
Provide electronic marquee sign	1	LS	\$ 18,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Too small of a parking lot for the growing student population. Safety concern due to congestion in parking lot and Kohala Street. Bus drop off should be located at the NE corner of the site between Building Buildings A & K fronting on Kohala St.	20,340	SF	\$ 294,930.00
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Add Outdoor eating area.	3,000	SF	\$ 75,000.00
Nature trail, pond, animals & garden	1	LS	\$ 50,000.00
Fitness Trail	1	LS	\$ 105,600.00
Replace turf and irrigation at center Quad	12,700	SF	\$ 23,495.00
Landscape the existing retention basin with native plants. Could be used as a Nature Studies	13,055	SF	\$ 24,151.75
Refurbish Landscape and Turf anticipated 2017	1	LS	\$ 14,000.00
Repair/Reconfigure/Replace Playgrounds			
Add Climbing wall	1	LS	\$ 27,000.00
Add Tether ball, basketball, dodgeball, soccer areas	8,000	SF	\$ 40,000.00
Provide more/better play equipment.	1	LS	\$ 30,000.00
No space for student body to gather outdoors		SF	\$ -
Playground surface repairs.	25,600	SF	\$ 11,520.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Need a larger parking area with more stalls.	4,500	Space	\$ 65,250.00
Repave/Restripe parking anticipated 2019	1	LS	\$ 17,000.00

Future Additions

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2025	1	LS	\$ 310,000.00
Exterior Finish			
Resurface existing exterior walls on modular buildings B,C,D,E,F & G (included below)			
New exterior paint and sealant scheduled 2012 and 2018	1	LS	\$ 253,260.00

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin / Library	M2			
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide wider entrance door.		1	LS	\$ 7,500.00
H - Multi-Purpose Room	M2			
Painting, new flooring, replace or paint ceiling tiles				
Minor repair/replacement of interior building finishes and fixtures				
Minor repair of exterior building finishes				
Minor structural repair				
Minor office renovation				
Minor parking restructuring				
Minor ADA compliance items (minor reconfiguration, partition layout)				
Minor HVAC layout adjustments (new registers and ducting)				
Minor Data Drops added (main data service existing, provide numerous additional drops)				
Minor Tech Upgrades (Add projectors, monitors)				
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)				
Renovate and reconfigure existing kitchen		800	SF	\$ 168,000.00
K - Kindergarten	M1			
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existing, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Provide Blinds to reduce glare		37,212	SF	\$ 18,233.64

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			\$ -
Enlarge to provide adequate reception, conference, office, storage, workroom, break room, Nurse/Health Clerk and restroom areas	1,500	SF	\$ 427,500.00
Classrooms			
Replace existing portable classrooms with permanent buildings.	36,536	SF	\$ 9,682,040.00
Add student restrooms (1-B & 1-G)	600	SF	\$ 210,000.00
Provide smaller desks/tables for better fit in classroom & promote collaboration	1	LS	\$ 25,000.00
Need more natural light (add solartubes)	6	EA	\$ 4,770.00
Covered Walkways			

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Gymnasium				
Locker/Shower				
Library/Media Center				\$ -
Lunch Shelter				
Multi-purpose Room				
New, comfortable chairs in auditorium.				\$ -
Add acoustical material at Stage.	6,500	SF	\$	10,998.00
Add snack bar/window	400	SF	\$	112,000.00
Additional kitchen area	400	SF	\$	170,000.00
Specialized Classroom				
Student cooking area	400		\$	-
Art Gallery & Workshop	800	SF	\$	196,000.00
Greenhouse	600	SF	\$	165,000.00
Mini Museum	400		\$	-
Custodial Space				
Add Custodial space	160	SF	\$	25,600.00
Add Storage space	200	SF	\$	25,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security			
Replace Classroom locks	58	EA	\$ 26,480.19
Reconfigure Admin Office, Cafeteria and Library all glass windows (included in Modernization)			\$ -
Provide complete security system	1	LS	\$ 100,000.00

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00
Need for technology in every classroom, Computer lab, and Library/Media Center.	29	Room	\$ 297,540.00
Install short throw projectors and ENO boards should be added in all classrooms.	29	Room	\$ 217,500.00
Institute District Technology Standards			
Laptops / tablets for each student with grade-level software			

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Need more fountains mounted at appropriate heights.	3	EA	\$ 8,400.00
Repair/Reconfigure/Replace Sidewalks			

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
Replace package units anticipated 2019	1	LS	\$198,000
Temperature control for each classroom.	29	Room	\$14,010

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Additional toilets, stalls, sinks	600	SF	
Misc.			

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
New / more electrical outlets	116	EA	\$29,000
Upgrade lighting to LED/Induction			
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Telephone System

Television System

Security System

Lighting System

Power/Receptacle System Addition

Air condition power connection

Summary:

Description	Replacement Cost	Seismic Coefficient*	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ 28,000.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 294,930.00	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ 292,246.75	
Repair/Reconfigure/Replace Playgrounds				\$ 108,520.00	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ 82,250.00	
			Total	\$ 805,946.75	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Replace Roofing				\$ 310,000.00	
Exterior Finish				\$ 253,260.00	
			Total	\$ 563,260.00	
MODERNIZATION				TOTAL	REMARKS
A - Admin / Library	SF	8,525	120	\$ 1,030,500.00	
H - Multi-Purpose Room	SF	8,819	120	\$ 1,226,280.00	
K - Kindergarten	SF	5,404	105	\$ 585,653.64	
			Total	\$ 2,842,433.64	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ 435,000.00	
Classrooms				\$ 9,921,810.00	
Covered Walkways				\$ -	
Gymnasium				\$ -	
Locker/Shower				\$ -	
Library/Media Center				\$ -	
Lunch Shelter				\$ -	
Multi-purpose Room				\$ 292,998.00	
Specialized Classroom				\$ 361,000.00	
Custodial/Storage				\$ 50,600.00	
			Total	\$ 11,061,408.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security				\$ 126,480.19	
			Total	\$ 126,480.19	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 549,740.00	
Institute District Technology Standards				\$ -	
			Total	\$ 549,740.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ 8,400.00	
Repair/Reconfigure/Replace Sidewalks				\$ -	
			Total	\$ 8,400.00	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ 212,009.90	
Ventilation				\$ -	
Misc.				\$ -	
			Total	\$ 212,009.90	
PLUMBING				TOTAL	REMARKS
Site Utilities				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	

RIO ROSALES ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

Misc.				\$	-	
			Total	\$	-	
ELECTRICAL				TOTAL		REMARKS
Main Electrical Service				\$	29,000.00	
Switchboard and Panel boards				\$	-	
Fire Alarm System				\$	-	
PA/Class Change/Clock System				\$	-	
Wireless Access Point data outlets				\$	-	
Telephone System				\$	-	
Television System				\$	-	
Security System				\$	-	
Lighting System				\$	-	
Power/Receptacle System Addition				\$	-	
Air condition power connection				\$	-	
			Total	\$	29,000.00	
STRUCTURAL				TOTAL		REMARKS
Seismic upgrades						
Structural Integrity				\$	-	
Misc.				\$	-	
			Total	\$	-	

SUB-TOTAL \$ 16,198,678.48

CONTINGENCY 10% \$ 1,619,867.85

FEES 10% \$ 1,619,867.85

ESCALATION 10% \$ 1,619,867.85

INSPECTION AND TESTING 3% \$ 485,960.35

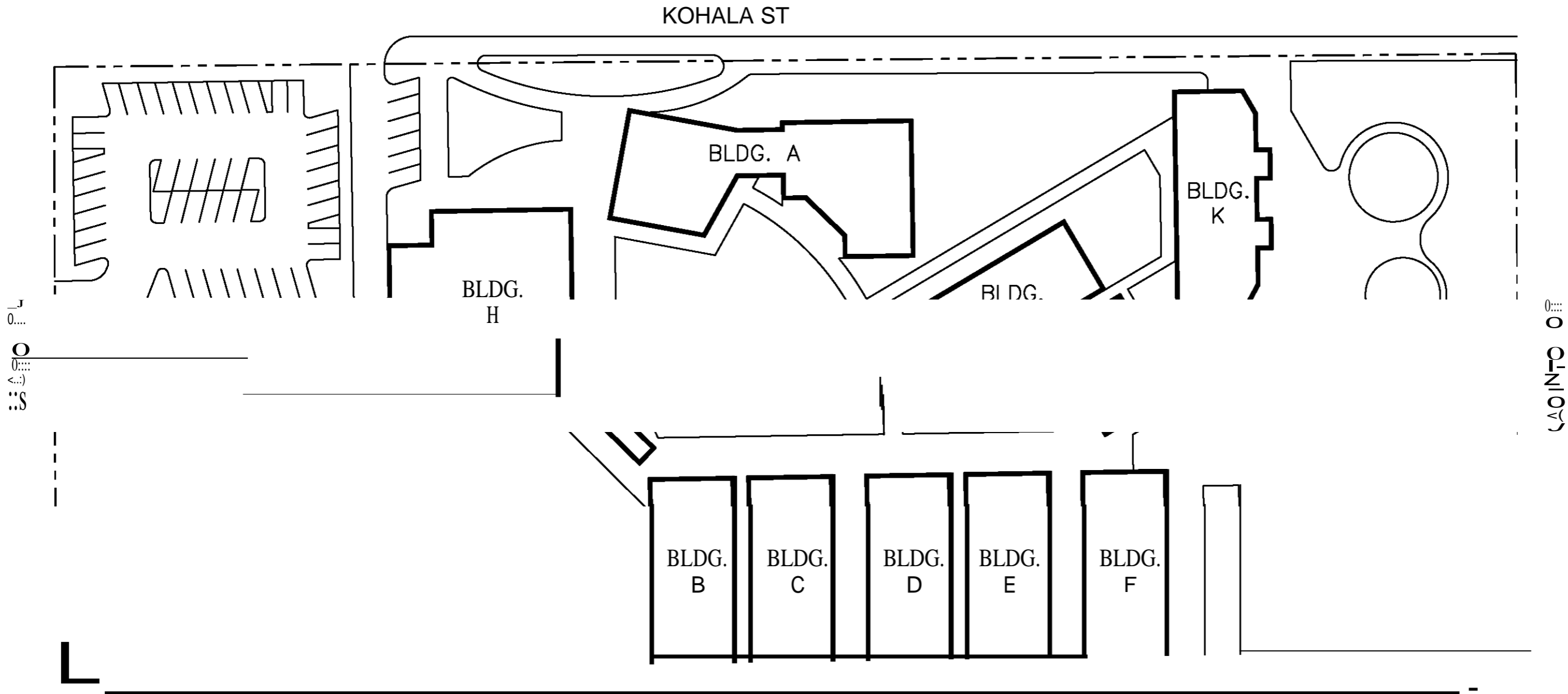
TOTAL \$ 21,544,242.37

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio Rosales
Elementary School**

1001 Kohala St
Oxnard, CA 93030



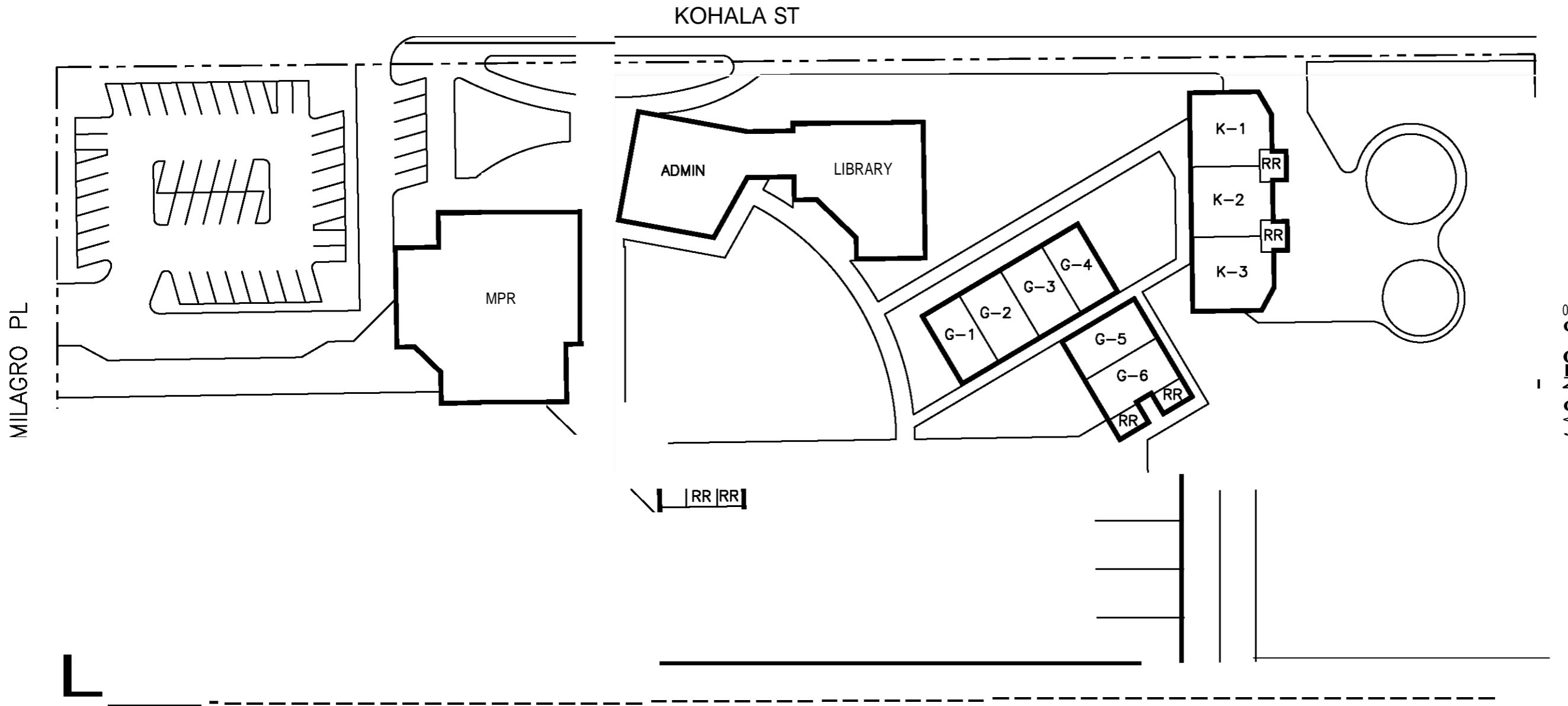
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RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
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**Rio Rosales
Elementary School**

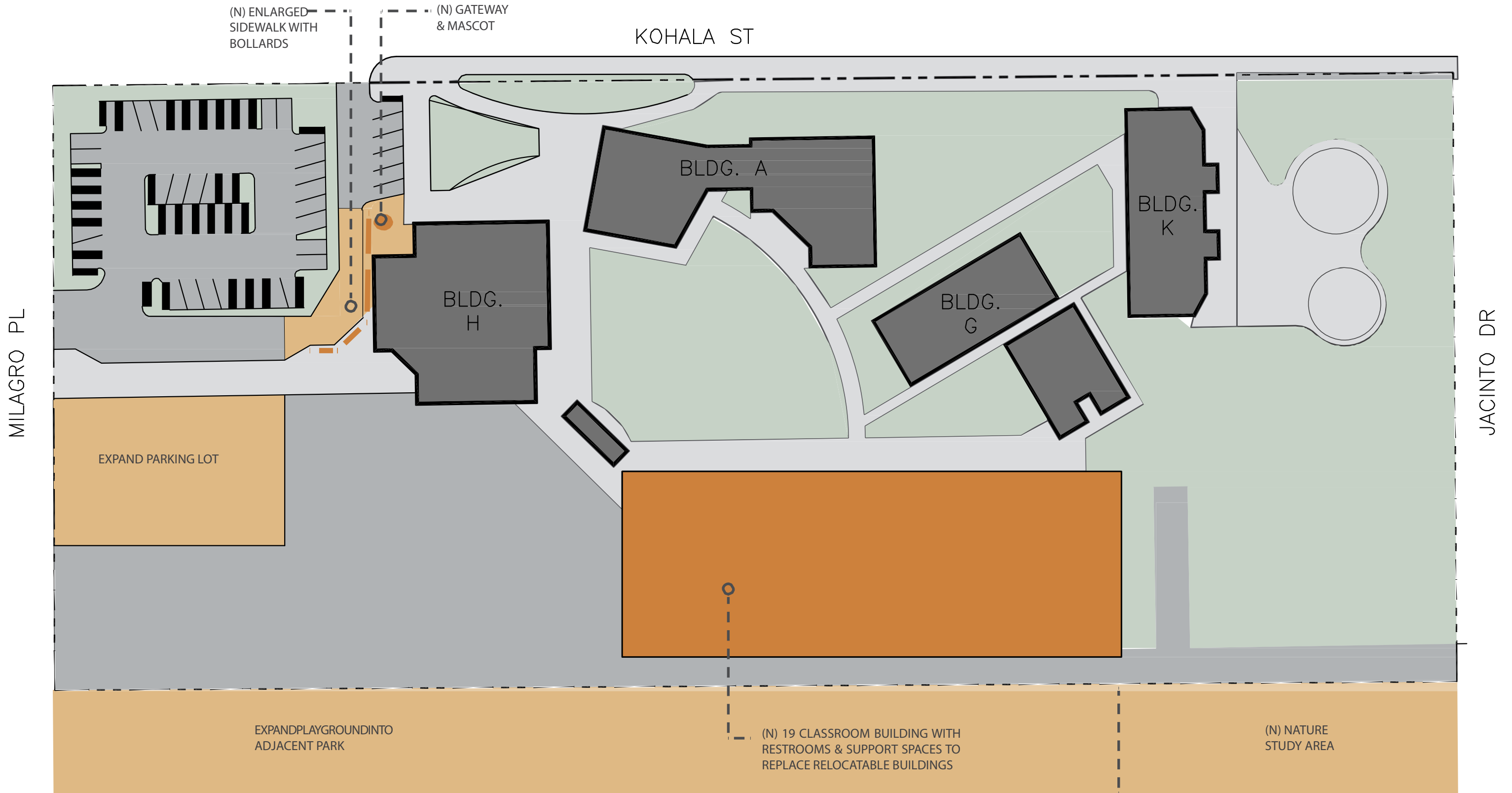
1001 Kohala St
Oxnard, CA 93030



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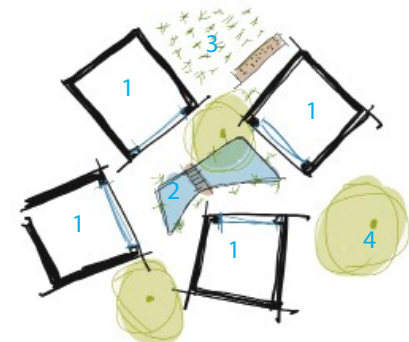
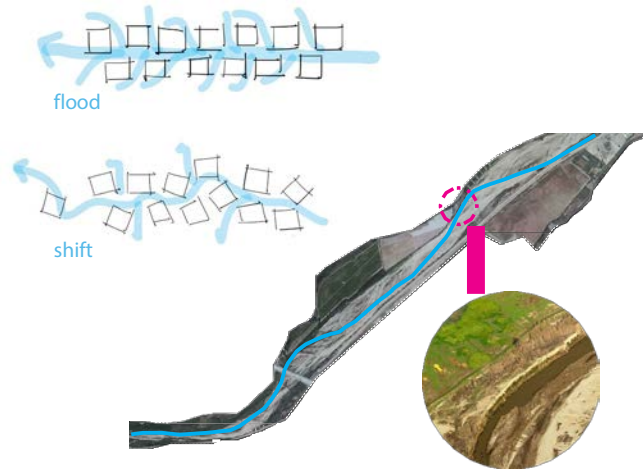
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Rio Rosales Elementary School

Rio Rosales Elementary School

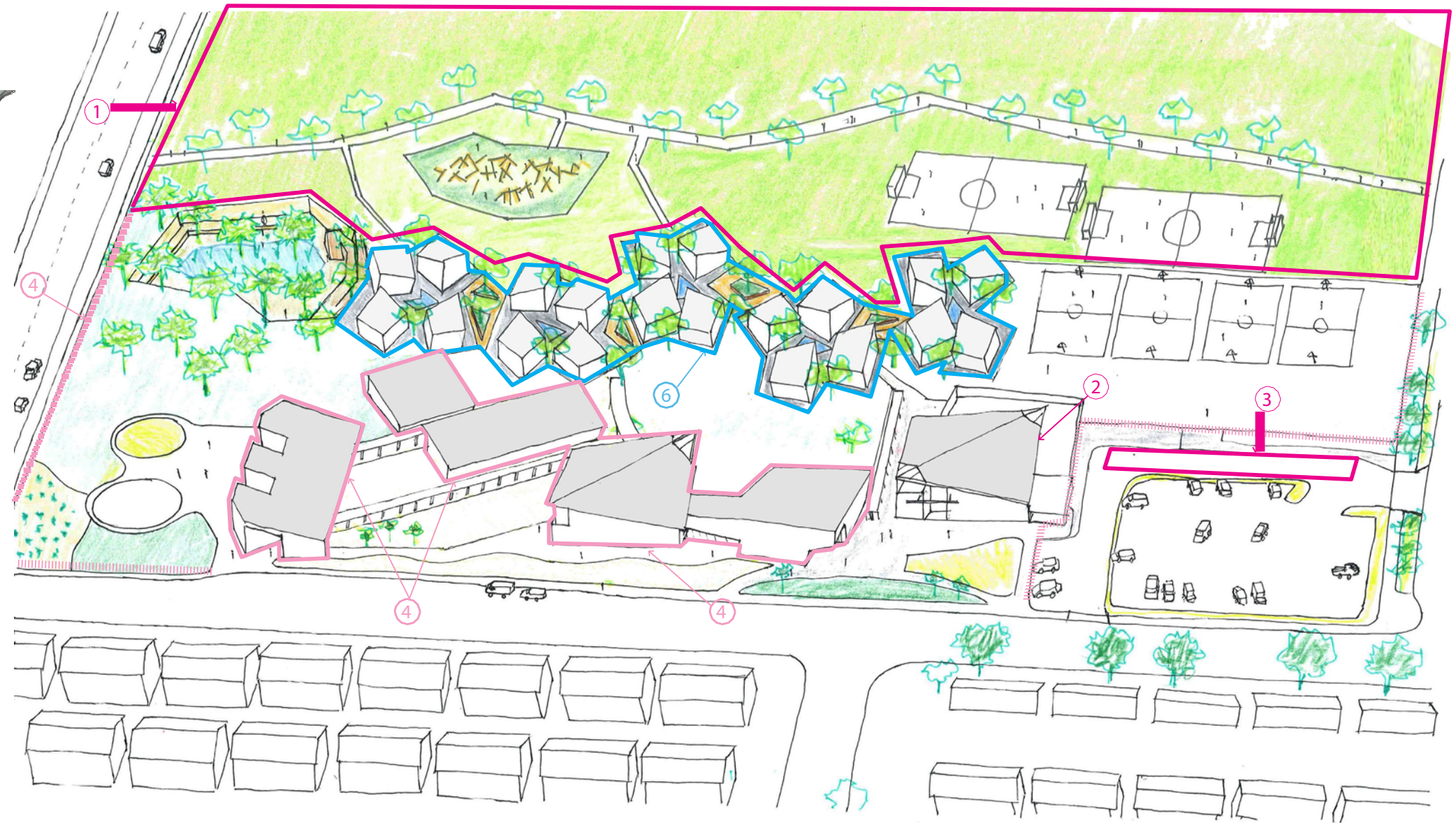
concept: river flood!



legend
 1. classroom
 2. microclimate/
 experiments
 3. garden
 4. trees

steam cluster

inspirations



campus improvements overview

Bond Improvements

- ① increase grass play area
- ② renovate expand kitchen
- ③ redesign bus drop-off zone and expand parking lot

Campus Transformation

- ④ upgrade campus+district technology and add classroom visual presentation system
- ⑤ upgrade campus security

Future Improvements

- ⑥ replace portable buildings with permanent classrooms



New Outdoor STEAM Center



Typical New STEAM Classroom



New Outdoor Interactive Nature Study Area+Retention Basin

RIO DEL NORTE ELEMENTARY SCHOOL

Rio School District
Executive Summary

May 14, 2014

I. Recommendations

In favor of converting campus to a K-8, will need additional parking. Could be added to the east side of the parking lot in the adjacent field.

K-8 schools help to avoid the "6th grade dip"-more connected to school. Causes some supervision/interaction issues with a large range of student ages. Pluses: chances to update all facilities; chance to have input on development of facilities. Minuses: dealing with construction and temporary inconveniences.

For K-8 expansion, Cafeteria expansion, office expansion, library expansion, updated electrical, gym facilities, a play ground, an organized and groomed bigger parking lot, larger workroom, updated electrical, redesigning of the bathroom locations, larger staff lounge would be necessary. Additionally, meeting locations for staff development.

School currently has (2) K classrooms; (4) dedicated K classrooms are needed. These classrooms can be easily added to the north K play yard. The K play yard can be expanded to the east into the concrete pad area where portables were located.

Original plan shows provision of (4) restrooms accessible from playground. This building was not completed during original construction; it is definitely needed as existing restrooms have limited access to the playground and poor visibility.

Existing courtyard entries to the classrooms are problematic; limited visibility for students and teachers. This area should be filled in, moving the doors to the exterior of the building. This will permit the enlargement of the central resource space.

Windows should be added between classrooms and resource space. Areas can be connected by a roll up door providing direct access to area.

Computer lab, technology, science, nutrition, robotics, engineering, dance, music, art, drama, rock climbing, drafting, autocad, metal, wood, ceramics, Saturday GATE classes and makeup absences day

Partner with local businesses - Home Depot (organic gardening), Whole Foods (nutrition).

II. Architectural

This school needs additional parking, especially if it is converted to a K-8 school. New parking could be added on the east side of the parking lot, in the adjacent field.

The entry into the existing Administration Building is problematic. Currently, the Office has little visibility concerning visitors entering the campus. The entry is also tucked toward the back and is not readily seen by visitors. These problems can be remedied by moving the entry to the south face of the existing Administration Building. This will require the elimination of one planter, or reduction in the size of the planter. This will allow for the lobby to be expanded, accommodating the large number of visitors that frequently occupy this area. The existing niches in the Administration Building can be filled in, expanding the adjacent spaces and permitting the reconfiguration of the Office area.

The Kitchen improvements should include renovation and expansion.

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

The school has two Kindergarten classrooms. Based on the number of students, four dedicated Kindergarten classrooms are needed. These classrooms can be easily added to the north Kindergarten play-yard. The K play-yard can then be expanded to the east, into the concrete pad area where portable classrooms were once located.

The school is not air conditioned. Air conditioning can be added easily to existing package units on the roof. We should also explore the addition of fans, permitting ventilation of the high ceiling areas in the classrooms, exhausting hot air and pulling in the cool breezes from the ocean.

The existing open landscape areas to the east side of the Administration Building and Kindergarten wing should be redesigned, facilitating the creation of a Community Garden and a covered lunch area.

There is an existing Amphitheater at the east side of Building A. This would be a good place to display a logo that celebrates the school's mascot. The school's mascot is the Eagle.

The original plans for this campus provided four restrooms, accessible from the playground area. This building was not completed during the original construction; however, it is definitely needed since the existing restrooms have limited access to the playground area and very poor visibility.

The existing courtyard entries to the classrooms are problematic. They provide limited visibility for students and teachers. This area should be in-filled, moving the doors to the exterior of the building. This will permit the enlargement of the central resource space. Additional windows should be added between the classrooms and this resource space, enabling teachers to have visual oversight of students using the Resource Center, from their classrooms. These areas can be connected through a roll-up door that will provide direct, additional access to this area via the use of glass panels and opening/closing the door.

The campus would like to add the following spaces: a Learning Center, Conference Room, Computer lab. The Architect should explore the use of a second-story space that is currently located above the restrooms. It may be possible to build a suspended space between these areas, to be used for the Learning Center, Computer lab, and other resource spaces for the school. Stairs and an elevator would have to be provided for all students to have access.

Rio del Norte currently has three Pre-K classrooms that are operated by Rio Neighborhood for Learning.

Would like to add a Learning Center, Conference Room, and Computer Lab. Architect should explore the use of a 2nd story space. Admin bldgs.

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served:	PreK-5	
Schedule Type:		
Site:	10.06 Acres	438,090 SF
Site, including City property:	Acres	
Existing Play Field Area:	6.0 Acres	259,960 SF
Available Play Field Area:	6.0 Acres	
*(Portable Buildings removed)		
Hardscape	SF	
Parking	23,254 SF	
Landscape	109,790 SF	
Permanent Building Area:	45,086 SF	
Portable Building Area:	0 SF	
Total Building Area:	45,086 SF	

2. Permanent Construction

Bldg./Use	Date Constructed	Original CSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Multi-Purpose Room	2001	A-101890	-	-	-	-	-	6,352 SF
Staff Lounge			-	-	-	-	-	504 SF
Assembly Space			-	-	-	-	-	3,644 SF
B - Admin/Library	2001	A-101890	-	-	-	-	-	6,625 SF
C - Kindergarten	2001	A-101890	3	-	-	-	-	4,033 SF
D - Classroom	2001	A-101890	-	-	5	-	-	5,349 SF
F - Classroom	2001	A-101890	-	3	3	-	-	6,193 SF
H - Classroom	2001	A-101890	-	6	-	-	-	6,193 SF
J - Classroom	2001	A-101890	-	6	-	-	-	6,193 SF
TOTAL			3	15	8	0	0	45,086 SF

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
TOTAL									0 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	9		
	Toilets	8		
	Sinks	8		
Girls	Toilets	13		
	Sinks	10		
Staff-Men/Women	Toilets	7		
	Sinks	7		
All Users (M, F, B, G, U)	Toilets	28	55	-27

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	31	3	2	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	304
Assembly	521
Staff - Faculty Dining	
Eating	34

Maximum adult users of core facilities:

Men	9
Women	34
Total	43

CDE Recommended Play Field Area
Based on Total Existing Capacity

9.4 Acres

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide signage to clearly demarcate location of Office	1	LS	\$4,500.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure parking lot to separate staff from visitor and parent drop-off.	23,254	SF	\$197,659.00
Expand curbside bus loading/unloading and parent drop-off areas.	2,400	SF	\$30,552.00
Repair/Reconfigure/Replace Hardscape			
Create additional space to accommodate parents on parent night.	1,500	SF	\$37,500.00
Repair/Reconfigure/Replace Landscape			
Modify landscaping at entrance to enhance circulation to Office areas.	6,575	SF	\$164,375.00
Eagle's nest repair/replacement	1	LS	\$8,500.00
Add shaded areas w/ grass	10,000	SF	\$32,500.00
Add classroom garden areas	5,800	SF	\$13,050.00
Create a community garden	8,000	SF	\$48,000.00
Refurbish landscape and turf anticipated 2014 and 2023	1	LS	\$53,000.00
Repair/Reconfigure/Replace Playgrounds			
Provide shade structure at play fields.	800	SF	\$20,000.00
Re-grade / re-seed playfields and eliminate burrowing rodents.	259,960	SF	\$376,942.00
Expand K play area	1,800	SF	\$45,000.00
Replace / repair K play area equipment	1	LS	\$10,000.00
Install permanent soccer goals	1	SET	\$4,454.40
Install playground equipment	1	LS	\$22,000.00
Install playground surface treatment.	1,200	SF	\$30,000.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Increase parking lot size and capacity	10	Space	\$85,000.00
Provide loading/unloading area for 2 buses.	900	SF	\$13,050.00
Upgrade parking lot lighting.	1	LS	\$10,800.00
Repave and restripe anticipated for 2021			\$17,000.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2023	1	LS	\$264,000.00
Exterior Finish			
New Exterior Paint and Sealant anticipated for 2015	1	LS	\$137,344.00

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Multi-Purpose Room	M1			
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existing, additional drop within existing capacity)				

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Repair floor cracks.	6,352	SF	\$66,696.00
Remove BB standards.	1	LS	\$5,000.00
Reconfigure and renovate existing kitchen	800	SF	\$168,000.00
B - Admin/Library	M1		
Painting, new flooring			
Minimal repair/replacement of interior building finishes and fixtures			
Minimal structural repair			
Minimal ADA compliance items (i.e. signage, restriping, hardware)			
Minimal HVAC layout adjustments (relocating registers)			
Minimal Data Drops added (main data service existing, additional drop within existing capacity)			
Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Office doors very heavy and difficult to open.	1	LS	\$6,500.00
Upgrade Kitchen with additional counter space, a garbage disposal and better furniture.	1,160	SF	\$246,500.00
Upgrade fixtures and mirrors in all Staff restrooms.	1	LS	\$3,750.00
C - Kindergarten	M1		
Painting, new flooring			
Minimal repair/replacement of interior building finishes and fixtures			
Minimal structural repair			
Minimal ADA compliance items (i.e. signage, restriping, hardware)			
Minimal HVAC layout adjustments (relocating registers)			
Minimal Data Drops added (main data service existing, additional drop within existing capacity)			
Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Lower the ceiling in the Pre-K classrooms	3,900	SF	\$81,338.40
Add sinks.	30	Room	\$45,000.00
D - Classroom	M1		
Painting, new flooring			
Minimal repair/replacement of interior building finishes and fixtures			
Minimal structural repair			
Minimal ADA compliance items (i.e. signage, restriping, hardware)			
Minimal HVAC layout adjustments (relocating registers)			
Minimal Data Drops added (main data service existing, additional drop within existing capacity)			
Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Provide shades at windows.	669	SF	\$2,254.60
Lower classroom ceilings.	5,349	SF	\$111,558.74
Repair all floor cracks.	5,349	SF	\$56,164.50
Student restroom floors need to be cleaned and sealed	600	SF	\$3,000.00
F - Classroom	M1		
Painting, new flooring			
Minimal repair/replacement of interior building finishes and fixtures			
Minimal structural repair			
Minimal ADA compliance items (i.e. signage, restriping, hardware)			
Minimal HVAC layout adjustments (relocating registers)			
Minimal Data Drops added (main data service existing, additional drop within existing capacity)			
Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Provide better shades at windows.	774	SF	\$2,610.35
Lower classroom ceilings.	6,193	SF	\$129,161.21

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Repair all floor cracks.	6,193	SF	\$65,026.50
Student restroom floors need to be cleaned and sealed	600	SF	\$3,000.00
H - Classroom	M1		
Painting, new flooring			
Minimal repair/replacement of interior building finishes and fixtures			
Minimal structural repair			
Minimal ADA compliance items (i.e. signage, restriping, hardware)			
Minimal HVAC layout adjustments (relocating registers)			
Minimal Data Drops added (main data service existitng, additional drop within existing capacity)			
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Provide better shades at windows.	774	SF	\$2,610.35
Lower classroom ceilings.	6,193	SF	\$129,161.21
Repair all floor cracks.	6,193	SF	\$65,026.50
Student restroom floors need to be cleaned and sealed	600	SF	\$3,000.00
J - Classroom	M1		
Painting, new flooring			
Minimal repair/replacement of interior building finishes and fixtures			
Minimal structural repair			
Minimal ADA compliance items (i.e. signage, restriping, hardware)			
Minimal HVAC layout adjustments (relocating registers)			
Minimal Data Drops added (main data service existitng, additional drop within existing capacity)			
Minimal Fire Alarm Horns/Strobes/Sensors added (exisitng hub untouched, compatible with existing system)			
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)			
Provide better shades at windows.	774	SF	\$2,610.35
Lower classroom ceilings.	6,193	SF	\$129,161.21
Repair all floor cracks.	6,193	SF	\$65,026.50
Student restroom floors need to be cleaned and sealed	600	SF	\$3,000.00

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge to provide adequate reception, conference, office, storage, workroom, break room and restroom area	1,500	SF	\$427,500.00
Need more Maintenance storage Space	180	SF	\$45,900.00
Add Conference Room	600	SF	\$171,000.00
Classrooms			
Add De-escalation rooms where special needs students could be calmed	800	SF	\$212,000.00
Add Storage for textbook	260	SF	\$66,300.00
Add Classroom area	2,000	SF	\$530,000.00
Add a small Classroom between K area and northern cluster of classrooms	1,000	SF	\$275,000.00
Need secure laptop cart storage.	20	LF	\$9,000.00
Covered Walkways			
Add covered walkways from classrooms to MPR	1,000	SF	\$25,000.00
Gymnasium			
Locker/Shower			
Install lockers.	60	EA	\$16,200.00
Additional restrooms are required at the playground areas.	600	SF	\$210,000.00
Library/Media Center			

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Add Library/Media Center.	1,200	SF	\$336,000.00
Add Computer Lab	1,200	SF	\$360,000.00
Add Learning Center	1,200	SF	\$360,000.00
Lunch Shelter			
Add covered lunch area east of the Admin and K Classroom Bldgs.	3,600	SF	\$90,000.00
Multi-purpose Room			
Provide outdoor eating area.	3,600	SF	\$45,000.00
Add Storage for to store materials and resources for teachers to checkout: books, science materials, tech equipment.	600	SF	\$153,000.00
Additional kitchen area	400	SF	\$170,000.00
Need PE equipment storage	800	SF	\$204,000.00
Specialized Classroom			
Add highly secure storage areas for laptop. Notebook carts in or near each classroom.	120	SF	\$30,600.00
Add Science enhanced classroom	1,300	SF	\$422,500.00
Add Music / Art Room	1,300	SF	\$318,500.00
Add Special Ed classrooms.	2,000	SF	\$530,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Provide a secure way for parents to enter Pre-K.			
Security Technology			
Provide complete security system including security cameras	1	LS	\$100,000.00
Lockdown lock sets	87	EA	\$39,720.29
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00
Institute District Technology Standards			
Eno Boards			
Add overhead/mounted projectors and Active boards	29	Room	\$217,500.00

ACCESSIBLTY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Relocate DF to more visible locations.	4	EA	\$11,200.00
Repair/Reconfigure/Replace Sidewalks			
Relocate Bike racks to improve student circulation into	2	EA	\$500.00

MECHANICAL

Summary:

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Description	Quantity	Unit	Cost
HVAC			
Replace Package units anticipated 2014	1	LS	\$33,000.00
Replace Furnace Units anticipated 2021	1	LS	\$36,000.00
Ventilation			
Add Ceiling Fans	52	EA	\$16,224.00
Misc.			

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Upgrade four individual staff restrooms across the campus.	320	SF	\$78,400.00
Misc.			

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Upgrade sound system.	1	LS	\$35,000.00
Wireless Access Point data outlets			
Telephone System			
Television System			
Security System			
Lighting System			
Power/Receptacle System Addition			
Air condition power connection			

STRUCTURAL

Summary:

Description	Replacement Cost	Seismic Coefficient*	Cost
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RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS	
Repair/Reconfigure/Replace Entrance				\$ 4,500.00		
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 228,211.00		
Repair/Reconfigure/Replace Hardscape				\$ 37,500.00		
Repair/Reconfigure/Replace Landscape				\$ 319,425.00		
Repair/Reconfigure/Replace Playgrounds				\$ 508,396.40		
Repair/Reconfigure/Replace Site Drainage				\$ -		
Repair/Reconfigure/Replace Fencing				\$ -		
Repair/Reconfigure/Replace Parking				\$ 125,850.00		
			Total	\$ 1,223,882.40		
BUILDING EXTERIOR				TOTAL	REMARKS	
Repair/Replace Roofing				\$ 264,000.00		
Exterior Finish				\$ 137,344.00		
			Total	\$ 401,344.00		
MODERNIZATION		UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Multi-Purpose Room	SF	6,352	105	\$	978,352.00	
B - Admin/Library	SF	6,625	105	\$	952,375.00	
C - Kindergarten	SF	4,033	105	\$	676,141.80	
D - Classroom	SF	5,349	105	\$	734,622.85	
F - Classroom	SF	6,193	105	\$	850,063.06	
H - Classroom	SF	6,193	105	\$	850,063.06	
J - Classroom	SF	6,193	105	\$	850,063.06	
			Total	\$	5,891,680.82	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS	
Administration				\$ 644,400.00		
Classrooms				\$ 1,092,300.00		
Covered Walkways				\$ 25,000.00		
Gymnasium				\$ -		
Locker/Shower				\$ 226,200.00		
Library/Media Center				\$ 1,056,000.00		
Lunch Shelter				\$ 90,000.00		
Multi-purpose Room				\$ 572,000.00		
Specialized Classroom				\$ 1,301,600.00		
			Total	\$ 5,007,500.00		
CAMPUS SECURITY				TOTAL	REMARKS	
Repair/Reconfigure/Replace Security Fencing				\$ -		
Security Technology				\$ 139,720.29		
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -		
			Total	\$ 139,720.29		
TECHNOLOGY				TOTAL	REMARKS	
Repair/Reconfigure/Replace IT Network				\$ 34,700.00		
Institute District Technology Standards				\$ 217,500.00		
			Total	\$ 252,200.00		
ACCESSIBILITY UPGRADES				TOTAL	REMARKS	
Add/Repair/Reconfigure/Replace Site Ramps				\$ -		
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ 11,200.00		
Repair/Reconfigure/Replace Sidewalks				\$ 500.00		
			Total	\$ 11,700.00		
MECHANICAL				TOTAL	REMARKS	
HVAC				\$ 69,000.00		
Ventilation				\$ 16,224.00		
Misc.				\$ -		
			Total	\$ 85,224.00		

RIO DEL NORTE ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

PLUMBING				TOTAL	REMARKS
Site Utilities				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ 78,400.00	
Misc.				\$ -	
		Total		\$ 78,400.00	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Switchboard and Panel boards				\$ -	
Fire Alarm System				\$ -	
PA/Class Change/Clock System				\$ 35,000.00	
Wireless Access Point data outlets				\$ -	
Telephone System				\$ -	
Television System				\$ -	
Security System				\$ -	
Lighting System				\$ -	
Power/Receptacle System Addition				\$ -	
Air condition power connection				\$ -	
		Total		\$ 35,000.00	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
		Total		\$ -	

SUB-TOTAL \$ 13,126,651.51

CONTINGENCY 10% \$ 1,312,665.15

FEES 10% \$ 1,312,665.15

ESCALATION 10% \$ 1,312,665.15

INSPECTION AND TESTING 3% \$ 393,799.55

TOTAL \$ 17,458,446.50



RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio del Norte
Elementary School**

2500 Lobelia Avenue
Oxnard, CA 93036



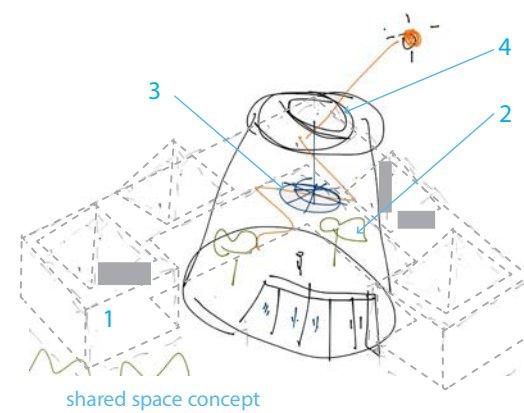
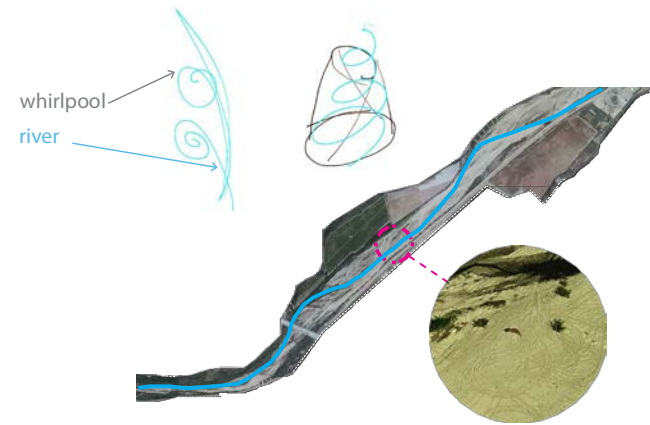
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Rio del Norte Elementary School

Rio Del Norte Elementary

concept: whirlpool in the river



legend
 1. existing classroom
 2. trees
 3. big fan
 4. skylight



inspirations



campus improvements overview

Bond Improvements

- ① create shared resource space in each classroom building
- ② add community garden
- ③ renovate+expand kitchen

Campus Transformation

- ④ add classroom visual presentation system
- ⑤ upgrade campus security
- ⑥ upgrade campus+district technology

Future Improvements

- ⑦ add new kindergarten classroom
- ⑧ expand multi-purpose room expansion



New Multi-Purpose Room Expansion



Interior View of Shared Space Addition

RIO DEL MAR ELEMENTARY SCHOOL

Rio School District
Executive Summary

May 14, 2014

I. Recommendations

Currently the campus has an enrollment of approximately 500 students

This school has some challenges with its overall maintenance.

The school has 2 Kindergarten classes; this should be expanded to three classes, based on the number of Kindergarten students now in attendance.

There are few windows throughout the school.

The school has two preschool classes.

The Amphitheater is used often; its use will be more comfortable with the addition of a shade structure. The structure should be of a light, airy construction. The District would like to consider installation of a fabric shade structure.

Storage is quite limited in the classroom areas. The addition of storage in classroom niches (as shown on attached plan) should be considered.

The grass area is very limited. This area could be expanded by moving the fence line to incorporate a portion of the adjacent park, or the under-utilized landscape area at the middle school.

The layout of the classroom clusters is problematic; the exterior space is not large enough to use, and there are numerous entrances into the space which disrupt its functionality. In addition, the classrooms have very few windows.

The interior courtyard will be covered with a translucent skylight that will allow heat to escape while providing protection during inclement weather. The east/west axis will be filled in, allowing for expansion of the classrooms. Access from each classroom to the courtyard will be provided by a glazed roll-up door, to provide additional window space.

Rio Del Mar Elementary can be easily converted to a K-8 school through the addition of classrooms at the south property line, and the expansion of the site into the adjacent city park or middle school. Middle school students could use the resources of the adjacent middle school; this conversion will not require the addition of a Gymnasium, Science labs, or Art/Technology facilities.

Another option to explore: the development of a larger K-8 facility that will include both the Elementary and Middle School campuses.

II. Architectural

This school has some challenges with its overall maintenance.

There are few windows throughout the school.

The school has 2 Kindergarten classes; this should be expanded to three classes, based on the number of Kindergarten students now in attendance.

The school has two preschool classes.

The Amphitheater is used often; its use will be more comfortable with the addition of a shade structure. The structure should be of a light, airy construction. The District would like to consider installation of a fabric shade structure.

The Kitchen improvements should include renovation and expansion.

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

Storage is quite limited in the classroom areas. The addition of storage in classroom niches (as shown on attached plan) should be considered.

The grass area is very limited. This area could be expanded by moving the fence line to incorporate a portion of the adjacent park, or the under-utilized landscape area at the middle school.

The layout of the classroom clusters is problematic; the exterior space is not large enough to use, and there are numerous entrances into the space which disrupt its functionality. In addition, the classrooms have very few windows.

Shared use with the city can be a challenge.

RIO DEL MAR ELEMENTARY SCHOOL
FACILITIES SURVEY - CAMPUS REPORT

May 14, 2014

1. General Information

Grades Served: PreK-5
 Schedule Type:
 Site: 9.93 Acres 432,360 SF
 Site, including City property: Acres
 Existing Play Field Area: 4.8 Acres 210,868 SF
 Available Play Field Area: 4.8 Acres
 *(Portable Buildings removed)
 Hardscape SF
 Parking 44,951 SF
 Landscape 130,949 SF
 Permanent Building Area: 45,592 SF
 Portable Building Area: 0 SF
 Total Building Area: 45,592 SF

2. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin / Library	2006	A-107037	-	-	-	-	-	8,637 SF
B - Multi-Purpose Room	2006	A-107037	-	-	-	-	-	12,306 SF
Staff Lounge			-	-	-	-	-	984 SF
Assembly Space			-	-	-	-	-	8,885 SF
C - Kindergarten	2006	A-107037	2	-	-	-	-	2,997 SF
D - Classroom	2006	A-107037	3	2	-	-	-	5,339 SF
E - Classroom	2006	A-107037	-	5	-	-	-	5,359 SF
F - Classroom	2006	A-107037	1	2	-	-	2	5,616 SF
G - Classrooms	2006	A-107037	-	-	5	-	-	5,338 SF
TOTAL			6	9	5	0	2	45,592 SF

Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
TOTAL									0 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	9		
	Toilets	13		
	Sinks	8		
Girls	Toilets	22		
	Sinks	8		
Staff-Men/Women	Toilets	7		
	Sinks	7		
All Users (M, F, B, G, U)	Toilets	42	42	0

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	80	7	4	3

Multi-Purpose Room Capacity

Assembly Hall	
Eating	740
Assembly	1,269
Staff - Faculty Dining	
Eating	66

Maximum adult users of core facilities:

Men	8
Women	32
Total	40

CDE Recommended Play Field Area
Based on Total Existing Capacity

8.1 Acres

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Provide electronic marquee sign	1	LS	\$18,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			
Reconfigure traffic flow to maximize staging area for parent drop off and limit conflict with staff parking and bus drop off	44,951	SF	\$ 382,083.50
Repair/Reconfigure/Replace Hardscape			
Increase size of outdoor assembly / eating area to accommodate more students.	6,500	SF	\$ 81,250.00
Repair/Reconfigure/Replace Landscape			
Refurbish landscape and turf anticipated for 2013 & 2023	1	LS	\$ 31,000.00
Repair/Reconfigure/Replace Playgrounds			
Replace playground surface material.	2,100	SF	\$ 52,500.00
Outdoor/Athletic Space			
Add shade structure at Amphitheater	4,250	SF	\$ 106,250.00
Increase grass area by moving fence line to incorporate a portion of adjacent park or underutilized landscape area at the Middle School.	10,000	SF	\$ 14,500.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Increase staff parking capacity. 30 staff; 75 visitor.	10	Space	\$ 85,000.00
Provide loading/unloading area for 3 buses.	900	SF	\$ 13,050.00
Repave and restripe anticipated for 2020	1	LS	\$ 30,000.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated for 2023	1	LS	\$ 200,000.00
Exterior Finish			
New Exterior Paint and Sealant anticipated for 2016	1	LS	\$ 135,000.00

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin / Library	M1			
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
B - Multi-Purpose Room	M1			
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Reconfigure and renovate existing kitchen		800	sf	\$168,000.00
C - Kindergarten	M1			
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Access for Pre-K programs		1	LS	\$	6,500.00
D - Classroom	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
Minor Data Drops added (main data service existing, provide numerous additional drops)					
Minor Tech Upgrades (Add projectors, monitors)					
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)					
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)					
***Hide this Row					
E - Classroom	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
F - Classroom	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					
G - Classrooms	M2				
Painting, new flooring, replace or paint ceiling tiles					
Minor repair/replacement of interior building finishes and fixtures					
Minor repair of exterior building finishes					
Minor structural repair					
Minor office renovation					
Minor parking restructuring					
Minor ADA compliance items (minor reconfiguration, partition layout)					
Minor HVAC layout adjustments (new registers and ducting)					

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Enlarge to provide adequate reception, conference, office, storage, workroom, break room and restroom area	1,500	SF	\$ 427,500.00
Add Conference Room	280	SF	\$ 79,800.00
Add space to Staff Office and Lounge/Workroom areas	400	SF	\$ 114,000.00
Add restroom facilities for Staff.	320	SF	\$ 104,000.00
Classrooms			

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Add space to classrooms to accommodate project-based curriculum.	2,000	SF	\$	530,000.00
Add storage space at all classrooms.	1,320	SF	\$	336,600.00
Increase number of restroom fixtures for students.	600	SF	\$	210,000.00
Covered Walkways				
Gymnasium				
Locker/Shower				
Library/Media Center				
Add storage space.	180	SF	\$	45,900.00
Lunch Shelter				
Multi-purpose Room				
Add snack window space	180	SF	\$	50,400.00
Additional Kitchen Area	400	SF	\$	170,000.00
Specialized Classroom				

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Reconfigure security fencing to increase campus security and separation from city park facilities.	1,000	LF	\$ 40,000.00
Security Technology Lock			
down lock sets Camera security system	105	EA	\$ 47,938.28
	1	LS	\$ 100,000.00
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
New HVAC for Admin building	1	LS	\$60,000
Package Unit Replacement anticipated for 2018	1	LS	\$162,000
Ventilation			
Misc.			

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Admin building- sewer line drain problem	350	LF	\$26,250
Misc.			

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			
Telephone System			
Television System			
Security System			
Lighting System			
Power/Receptacle System Addition			
Air condition power connection			

STRUCTURAL

Summary:

Description	Replacement Cost	Seismic Coefficient*	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS	
Repair/Reconfigure/Replace Entrance				\$ 18,000.00		
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 382,083.50		
Repair/Reconfigure/Replace Hardscape				\$ 81,250.00		
Repair/Reconfigure/Replace Landscape				\$ 31,000.00		
Repair/Reconfigure/Replace Playgrounds				\$ 52,500.00		
Outdoor/Athletic Space				\$ 120,750.00		
Repair/Reconfigure/Replace Site Drainage				\$ -		
Repair/Reconfigure/Replace Fencing				\$ -		
Repair/Reconfigure/Replace Parking				\$ 128,050.00		
			Total	\$ 813,633.50		
BUILDING EXTERIOR				TOTAL	REMARKS	
Repair/Replace Roofing				\$ 200,000.00		
Exterior Finish				\$ 135,000.00		
			Total	\$ 335,000.00		
MODERNIZATION		UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Admin / Library	SF	8,637	105	\$	906,885.00	
B - Multi-Purpose Room	SF	12,306	105	\$	1,460,130.00	
C - Kindergarten	SF	2,997	105	\$	321,185.00	
D - Classroom	SF	5,339	0	\$	-	
E - Classroom	SF	5,359	120	\$	643,080.00	
F - Classroom	SF	5,616	120	\$	673,920.00	
G - Classrooms	SF	5,338	120	\$	640,560.00	
			Total	\$	4,645,760.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS	
Administration				\$ 725,300.00		
Classrooms				\$ 1,076,600.00		
Covered Walkways				\$ -		
Gymnasium				\$ -		
Locker/Shower				\$ -		
Library/Media Center				\$ 45,900.00		
Lunch Shelter				\$ -		
Multi-purpose Room				\$ 220,400.00		
Specialized Classroom				\$ -		
			Total	\$ 2,068,200.00		
CAMPUS SECURITY				TOTAL	REMARKS	
Repair/Reconfigure/Replace Security Fencing				\$ 187,938.28		
			Total	\$ 187,938.28		

RIO DEL MAR ELEMENTARY SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 27,000.00	
				\$ 7,700.00	
		Total		\$ 34,700.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
		Total		\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ 222,000.00	
Ventilation				\$ -	
Misc.				\$ -	
		Total		\$ 222,000.00	
PLUMBING				TOTAL	REMARKS
Site Utilities				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ 26,250.00	
Misc.				\$ -	
		Total		\$ 26,250.00	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Switchboard and Panel boards				\$ -	
Fire Alarm System				\$ -	
PA/Class Change/Clock System				\$ -	
Wireless Access Point data outlets				\$ -	
Telephone System				\$ -	
Television System				\$ -	
Security System				\$ -	
Lighting System				\$ -	
Power/Receptacle System Addition				\$ -	
Air condition power connection				\$ -	
		Total		\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades					
Structural Integrity				\$ -	
Misc.				\$ -	
		Total		\$ -	

SUB-TOTAL \$ 8,333,481.78

CONTINGENCY 10% \$ 833,348.18

FEES 10% \$ 833,348.18

ESCALATION 10% \$ 833,348.18

INSPECTION AND TESTING 3% \$ 250,004.45

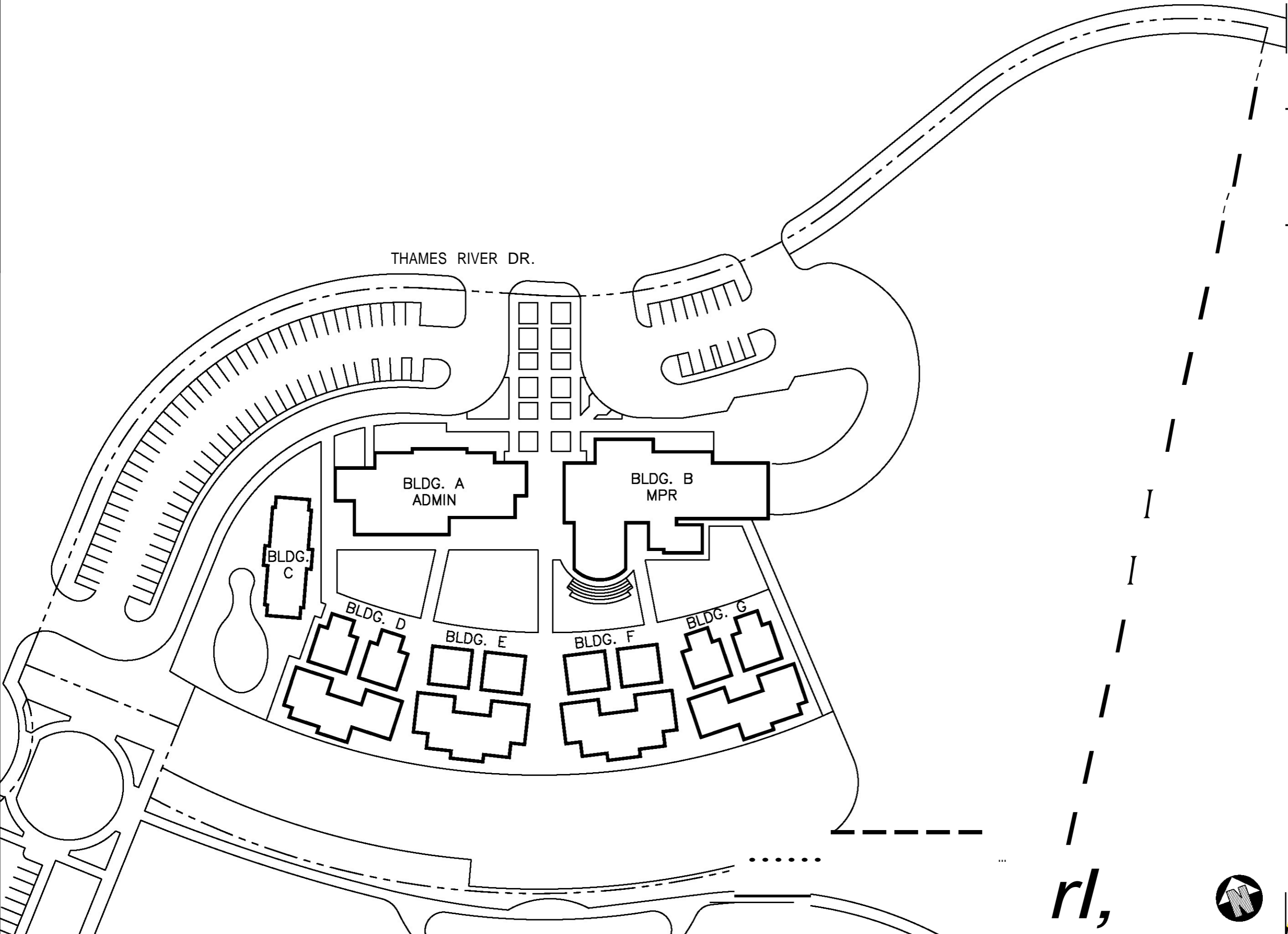
TOTAL \$ 11,083,530.76

RIO SCHOOL DISTRICT

2500 VINEYARD AVE,
OXNARD, CA 93036
PH. (805) 485-3111

**Rio del Mar
Elementary School**

3150 Thames River Dr
Oxnard, CA 93036



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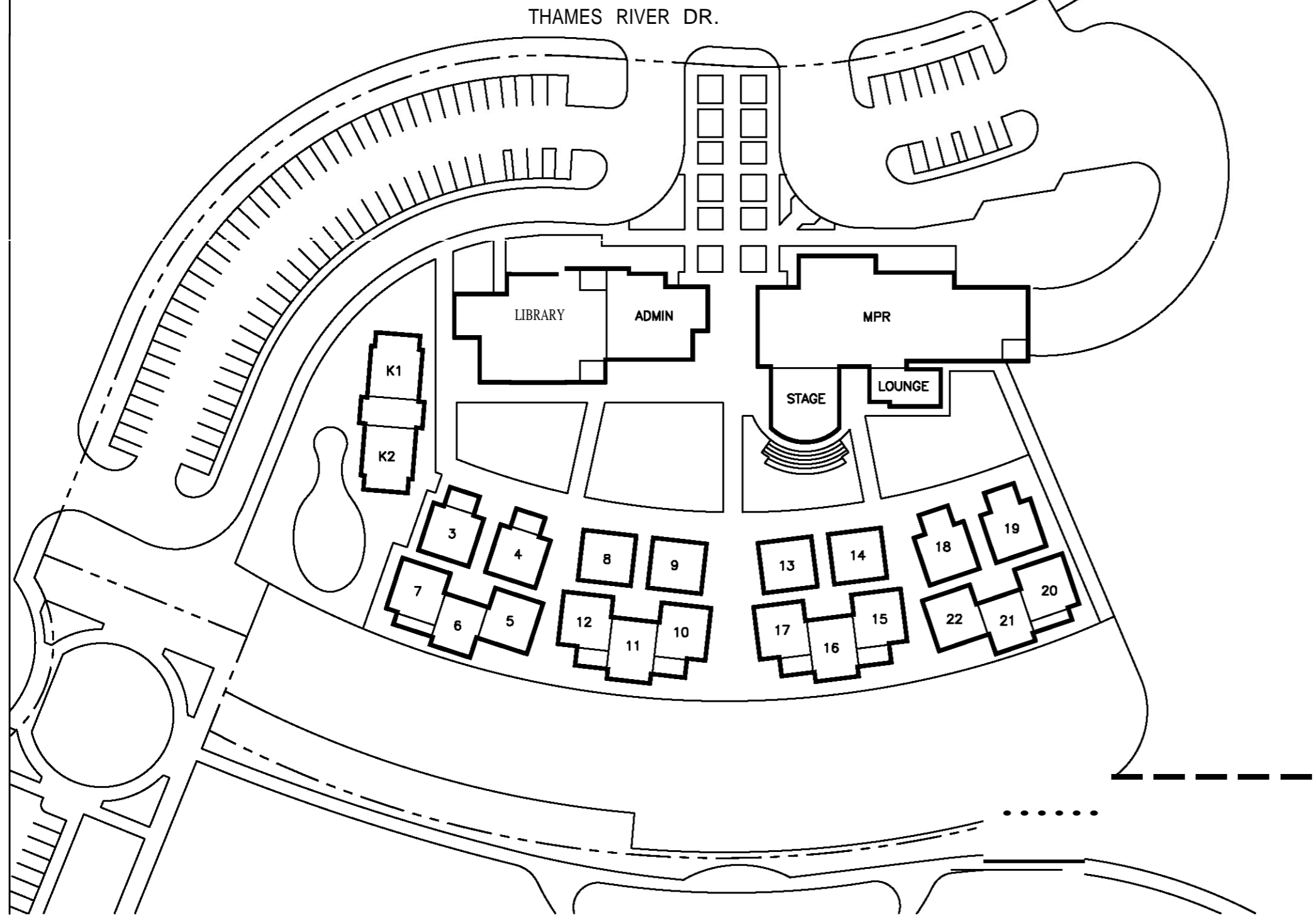


RIO SCHOOL DISTRICT

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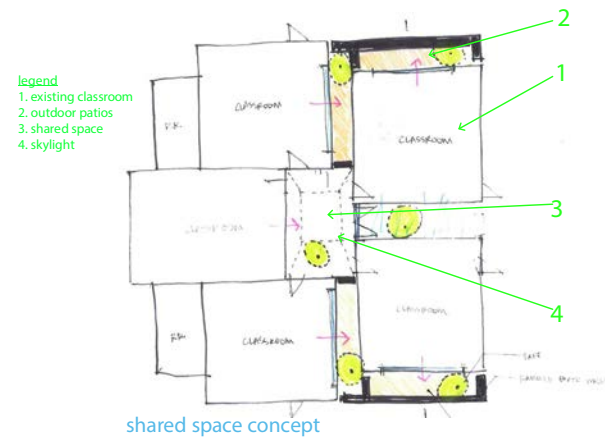
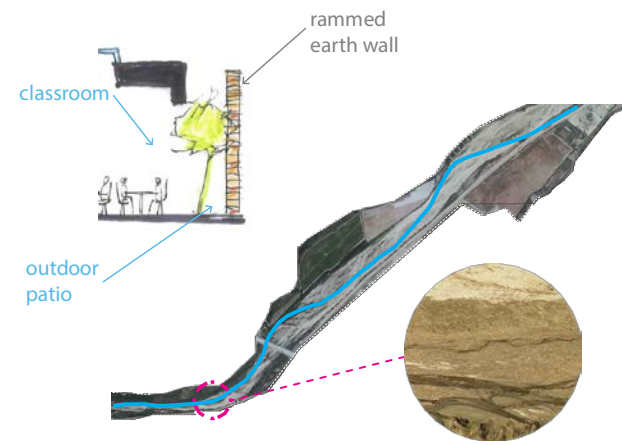




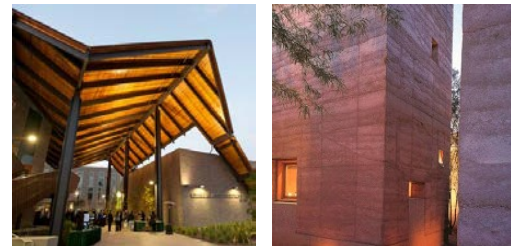
Rio Del Mar Elementary School

Rio Del Mar Elementary

concept: dry riverbank

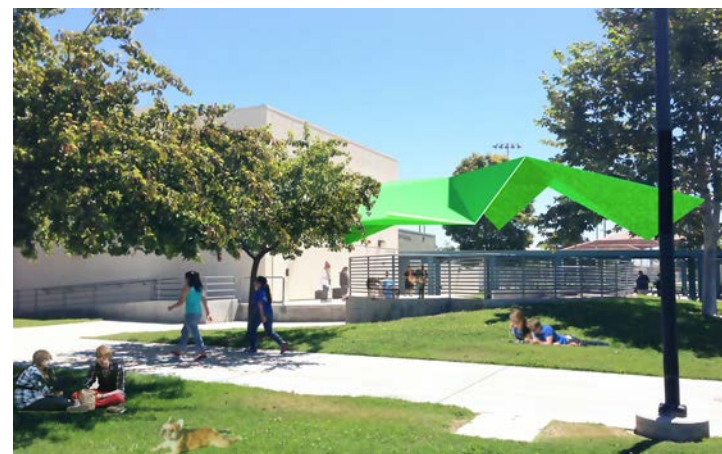
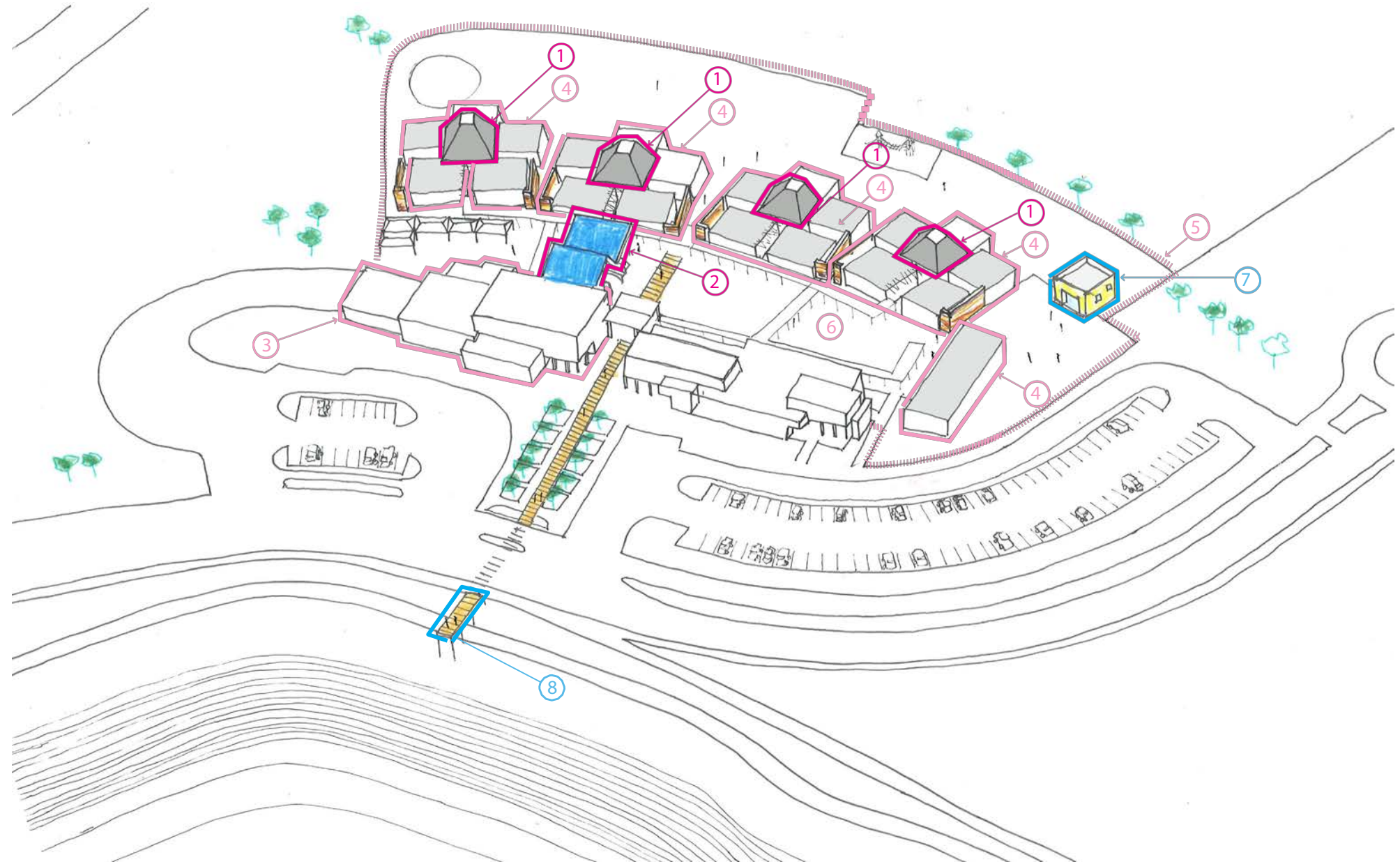


inspirations



campus improvements overview

- Bond Improvements**
- ① expand shared classroom clusters and classrooms
- ② install shade structure at amphitheatre
- Campus Transformation**
- ③ renovate and enlarge kitchen
- ④ add classroom visual presentation system
- ⑤ upgrade campus security
- ⑥ upgrade campus+district technology
- Future Improvements**
- ⑦ add new kindergarten classroom
- ⑧ add observation deck for nature studies



New Amphitheatre Shade Structure



New Outdoor Patio for Every Classroom



New Shared Space Infill Addition

RIO VISTA MIDDLE SCHOOL

Rio School District
Executive Summary

May 14, 2014

This school houses approximately 735 students and was constructed in 2008.

Open to the idea of K-8 conversion providing the benefits outweigh the shortcomings.

Pluses: students have consistency, the number of transitions they have to deal with is minimized.

Minuses: they are exposed to a population of students who will be older and who will be undergoing puberty. Even in a 6-8 setting, one can see the changes the 6th graders undergo after a few months.

Rio Vista is a good candidate for conversion to a K-8 campus. This school can be combined with Rio Del Norte Elementary School, creating one large K-8 campus or two smaller K-8 campuses.

This campus currently has great resources for its students: a large Library, Gymnasium, and Multipurpose Building; all are of significant size to accommodate additional students as the campus grows.

I. Recommendations

Most critical facility needs: Covered areas for student protection on rainy days, additional classrooms for the growing student population.

Additional bathrooms for both students and staff, and better drainage in areas such as stairways.

Currently anticipated is the addition of a one-story portable classroom building. The District should consider re-designing that project to add a two-story classroom addition that is a better fit with the existing campus.

The best location for this building : running on an East/West axis between Buildings C & B, being mindful of existing utilities.

The educational program can be further enriched with the addition of a STEAM curriculum, providing students with more opportunities for hands-on project based learning. This can be accomplished through minor modifications to the existing Library and Science Labs, by supplying better equipment to the new Science Labs, and through the addition of support features to the existing Multipurpose space.

Honors program, computer technology and programming for students and parents, science, robotics, music, dance, cheerleading, gymnastics, archery, creative writing, performing arts, nutrition, health, sports, fitness, hygiene, budgeting, iPad for each student, shop (wood, auto, metal) Spanish/English & foreign language for students and parents, typing/keyboarding, home ec, field trips, film history, employment/career resources, farming/gardening, ceramics, reading group, tutoring programs, etiquette, sign language, astronomy, sheriffs, architecture, bullying awareness, extra credit classes, study hall; screen printing, animal care, psychology, photography, survival class, debate, journalism

Partnering: Food Share, Oxnard Public Library, Riverpark, CSUCI, Home Depot/Lowes, School Yard Habitat Project w/ Mike Glenn Park Service, Ventura Cty Human Services Agency, Child Development Resources, Chanel Island National Marine Sanctuary

II. Architectural

Currently anticipated is the addition of a one-story portable classroom building. The District should consider re-designing that project to add a two-story classroom addition that is a better fit with the existing campus.

This campus currently has great resources for its students: a large Library, Gymnasium, and Multipurpose Building; all are of significant size to accommodate additional students as the campus grows.

The existing Library could be better utilized as a Library Media Technology Center, accommodating students for research and offering a comfortable space for student reading, with possible connections to the outside.

Repair, reconfigure, replace current IT system. Upgrade wireless access points.

As the campus grows, it will be necessary to add Science Labs. As the enrollment increases, these Labs could be accommodated in the new classroom wing.

1. General Information

Grades Served:	6-8	
Schedule Type:		
Site:	17.43 Acres	759,417 SF
Site, including City property:	17.43 Acres	
Existing Play Field Area:	3.4 Acres	148,540 SF
Available Play Field Area:	3.5 Acres	
*(Portable Buildings removed)		
Hardscape		SF
Parking	43,800	SF
Landscape	491,650	SF
Permanent Building Area:	72,083	SF
Portable Building Area:	3,344	SF
Total Building Area:	75,427	SF

2. Permanent Construction

Bldg./Use	Date Constructed	Original DSA Number	Number of Classrooms					Building Area
			Pre-K & K	1-3	4-5	6-8	SDC	
A - Admin / Library	2007	A 03-108264	-	-	-	-	-	7,985 SF
B - Gymnasium	2007	A 03-108264	-	-	-	-	-	14,419 SF
C - Classrooms	2007	A 03-108264	-	-	-	-	-	24,624 SF
D - Multi-Purpose Room	2007	A 03-108264	-	-	-	-	-	13,299 SF
Staff Lounge			-	-	-	-	-	887 SF
Assembly Space			-	-	-	-	-	7,293 SF
E - Classrooms	?	A 03-113089						3,576 SF
TOTAL			0	0	0	0	0	72,083 SF

3. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA Number	Owner	Lease Number	Lease Payment	PO/ Contract	Building Area
F-1	38050-38051	Modtech	-	Pending	Class Leasing	#CL2725	-	-	836 SF
F-2	38052-38053	Modtech	-	Pending	Class Leasing	#CL2725	-	-	836 SF
F-3	38054-38055	Modtech	-	Pending	Class Leasing	#CL2725	-	-	836 SF
F-4	38056-38057	Modtech	-	Pending	Class Leasing	#CL2725	-	-	836 SF
TOTAL									3,344 SF

4. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Boys	Urinals	15		
	Toilets	11		
	Sinks	13		
Girls	Toilets	21		
	Sinks	16		
Staff-Men	Toilets	5		
	Sinks	5		
Staff-Women	Toilets	5		
	Sinks	5		
All Users (M, F, B, G, U)	Toilets	42	8	34

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	97	6	4	2

Multi-Purpose Room Capacity

Assembly Hall	
Eating	608
Assembly	1,042
Staff - Faculty Dining	
Eating	59

Maximum adult users of core facilities:

Men	16
Women	24
Total	40

CDE Recommended Play Field Area
Based on Total Existing Capacity

14.9 Acres

RIO VISTA MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Add more space	1,200	SF	\$ 30,000.00
Add Metal Detector	1	LS	\$ 20,000.00
Add benches & seating areas	600	SF	\$ 15,000.00
Add cover structure at entrance	800	SF	\$ 20,000.00
Repair/Reconfigure/Replace Drop-off & Pick-up			\$ -
Reconfigure parking and vehicle circulation to ensure student safety.	43,800	SF	\$ 372,300.00
Repair/Reconfigure/Replace Hardscape			
Provide seating for outdoor stage.	1,200	SF	\$ 30,000.00
Repair/Reconfigure/Replace Landscape			
Add Flowering Landscape	8,000	SF	\$ 4,560.00
Garden	4,000	SF	\$ 9,000.00
Adjust irrigation system to ensure that grass and plants are healthy.	40,971	SF	\$ 75,796.10
Refurbish landscaping and turf scheduled 2019	1	LS	\$ 15,000.00
Repair/Reconfigure/Replace Playgrounds			
Add Dodgeball circle / tether ball	1,200	SF	\$ 1,380.00
Add Football field goals	1	SET	\$ 5,137.20
Add Soccer field w/ goal nets	1	SET	\$ 4,454.40
Add Mountain bike fitness trail	1	LS	\$ 106,500.00
Add Skateboarding ramp	1	LS	\$ 25,000.00
Add Climbing wall	1	LS	\$ 40,000.00
Add 2 Basketball courts, posts & backboards	10,000	SF	\$ 87,500.00
Additional handball courts	4	EA	\$ 56,000.00
Install fabric shade shelter at outdoor stage and assembly areas..	6,000	SF	\$ 150,000.00
Repair/Reconfigure/Replace Site Drainage			\$ -
Correct poor drainage at site, especially around the stairs.	1	LS	\$ 50,000.00
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			
Repave and restripe anticipated 2022	1	LS	\$ 22,000.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Replace Roofing			
Roof replacement anticipated 2025	1	LS	\$ 408,000.00
Exterior Finish Remove			
graffiti Repaint (no orange)			
New Exterior paint and sealant anticipated 2017	1	LS	\$ 189,400.00

MODERNIZATION

Building and Use	Mod Level	Quantity	Unit	Cost
A - Admin / Library	M1			
Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
B - Gymnasium	M1			

RIO VISTA MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Upgrade bleachers.	1	LS	\$	405,000.00
Reconfigure Girls' faculty office door to outside to provide access and privacy for girls' locker room	1	LS	\$	8,500.00

C - Classrooms

M1

Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
Replace 2nd floor railing gates	700	LF	\$	116,424.00
New Tables, Desks & Chairs	1	LS	\$	65,000.00
Provide mirrors in the restrooms	10	EA	\$	1,750.00
Add a sink/water fountain in every classroom.	22	EA	\$	36,141.60

D - Multi-Purpose Room

M1

Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				

E - Classrooms

M1

Painting, new flooring				
Minimal repair/replacement of interior building finishes and fixtures				
Minimal structural repair				
Minimal ADA compliance items (i.e. signage, restriping, hardware)				
Minimal HVAC layout adjustments (relocating registers)				
Minimal Data Drops added (main data service existng, additional drop within existing capacity)				
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)				
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)				
New Tables, Desks & Chairs	1	LS	\$	65,000.00
Provide mirrors in the restrooms	10	EA	\$	1,750.00
Add a sink/water fountain in every classroom.	22	EA	\$	36,141.60

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Provide additional staff restrooms	400	SF	\$ 130,000.00
Add area at Nurse/Health Clerk's Room	600	SF	\$ 171,000.00
Provide storage cabinets for teachers in Staff Work Room.	30	LF	\$ 19,500.00
Classrooms			

RIO VISTA MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Provide more, larger classrooms.	3,000	SF	\$	795,000.00
Provide additional student storage.	1,200	SF	\$	306,000.00
Provide more student restrooms with hand dryers and motion-activated faucets.	1,200	SF	\$	420,000.00
Covered Walkways				
Provide additional covered areas for use during inclement weather.	3,750	SF	\$	93,750.00
Gymnasium				
Enlarge Gym space.	1,200	SF	\$	324,000.00
Functioning second kitchen area by baseball field.	800	SF	\$	340,000.00
Locker/Shower				
Provide student lockers.	400	EA	\$	108,000.00
Library/Media Center				
Enlarge space.	600	SF	\$	168,000.00
Convert Library to a Library Media Technology Center.	1,200	SF	\$	360,000.00
Lunch Shelter			\$	-
Multi-purpose Room			\$	-
Provide student store	400	SF	\$	112,000.00
Provide area for outdoor eating.	1,200	SF	\$	30,000.00
Enlarge to accommodate more students during inclement weather.	1,200	SF	\$	336,000.00
Provide vending machines.		SF		
Specialized Classroom			\$	-
Add Special Ed classrooms	2,600	SF	\$	689,000.00
Add Science lab/chemistry	1,300	SF	\$	422,500.00
Add Audio/visual, media center	1,300	SF	\$	390,000.00
Add Technology room	1,300	SF	\$	390,000.00
Add Art room	1,000	SF	\$	245,000.00
Add Cooking/nutrition area	1,300	SF	\$	552,500.00
Add non traditional classrooms: an RSP & SPED room connected by a moving wall.	2,600	SF	\$	689,000.00
Add Greenhouse	1,200	SF	\$	330,000.00
Art Gallery & Workshop	800	SF	\$	196,000.00
Add Mini-Museum	400	SF	\$	98,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Secure all gate access onto campus	1	LS	\$ 8,500.00
Security Technology			
Lock down lock sets	121	EA	\$ 55,243.16
Provide complete security system	1	LS	\$ 100,000.00
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			\$ -
IDF Switches	9	EA	\$ 27,000.00
MDF Switches	1	EA	\$ 5,000.00
Wireless access point upgrade	3	EA	\$ 2,700.00
Institute District Technology Standards			
Provide new/more computers			
Add Giant projector screen @ Gym	1	LS	\$ 65,000.00
VCR, DVD, Blue Ray Player	1	LS	\$ 65,000.00

RIO VISTA MIDDLE SCHOOL

FACILITIES SURVEY - CAMPUS NEEDS

May 14, 2014

Provide intelligent white board with short throw projectors, elmo connection and sound enhancement system	28	Room	\$	210,000.00
Phone outlet next to teacher desk	28	EA	\$	6,720.00

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Provide additional fountains where needed.	4	EA	\$ 11,200.00
Repair/Reconfigure/Replace Sidewalks			

MECHANICAL

Summary:

Description	Quantity	Unit	Cost
HVAC			
Upgrade EMS (HVAC) system	72,083	SF	\$ 720,830.00
Replace Package units anticipated 2020	1	LS	\$ 198,000.00
Ventilation			
Misc.			

PLUMBING

Summary:

Description	Quantity	Unit	Cost
Site Utilities			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Summary:

Description	Quantity	Unit	Cost
Main Electrical Service			
Switchboard and Panel boards			
Fire Alarm System			
PA/Class Change/Clock System			
Wireless Access Point data outlets			
Telephone System			
Television System			
Security System			
Lighting System			
Better lighting system	300	EA	\$ 108,000.00
Power/Receptacle System Addition			
More electrical outlets	350	EA	\$ 122,500.00
Air condition power connection			

RIO VISTA MIDDLE SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ 85,000.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ 372,300.00	
Repair/Reconfigure/Replace Hardscape				\$ 30,000.00	
Repair/Reconfigure/Replace Landscape				\$ 104,356.10	
Repair/Reconfigure/Replace Playgrounds				\$ 475,971.60	
Repair/Reconfigure/Replace Site Drainage				\$ 50,000.00	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ 22,000.00	
			Total	\$ 1,139,627.70	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Replace Roofing				\$ 408,000.00	
Exterior Finish				\$ 189,400.00	
			Total	\$ 597,400.00	
MODERNIZATION				TOTAL	REMARKS
	UNIT	QTY.	UNIT COST		
A - Admin / Library	SF	7,985	105	\$ 838,425.00	
B - Gymnasium	SF	14,419	105	\$ 1,927,495.00	
C - Classrooms	SF	24,624	105	\$ 2,804,835.60	
D - Multi-Purpose Room	SF	13,299	105	\$ 1,396,395.00	
E - Classrooms	SF	3,576	105	\$ 478,371.60	
			Total	\$ 7,445,522.20	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ 320,500.00	
Classrooms				\$ 1,521,000.00	
Covered Walkways				\$ 93,750.00	
Gymnasium				\$ 664,000.00	
Locker/Shower				\$ 108,000.00	
Library/Media Center				\$ 528,000.00	
Multi-purpose Room				\$ 478,000.00	
Specialized Classroom				\$ 4,002,000.00	
			Total	\$ 7,715,250.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ 8,500.00	
Security Technology				\$ 155,243.16	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
			Total	\$ 163,743.16	

RIO VISTA MIDDLE SCHOOL

FACILITIES SURVEY - COST MODEL

May 14, 2014

TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 34,700.00	
Institute District Technology Standards				\$ 346,720.00	
		Total		\$ 381,420.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ 11,200.00	
Repair/Reconfigure/Replace Sidewalks				\$ -	
		Total		\$ 11,200.00	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ 918,830.00	
Ventilation				\$ -	
Misc.					
		Total		\$ 918,830.00	
PLUMBING				TOTAL	REMARKS
Site Utilities				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
		Total		\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Switchboard and Panel boards				\$ -	
Fire Alarm System				\$ -	
PA/Class Change/Clock System				\$ -	
Wireless Access Point data outlets				\$ -	
Telephone System				\$ -	
Television System				\$ -	
Security System				\$ -	
Lighting System				\$ 108,000.00	
Power/Receptacle System Addition				\$ 122,500.00	
Air condition power connection				\$ -	
		Total		\$ 230,500.00	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
		Total		\$ -	

SUB-TOTAL \$ 18,603,493.06

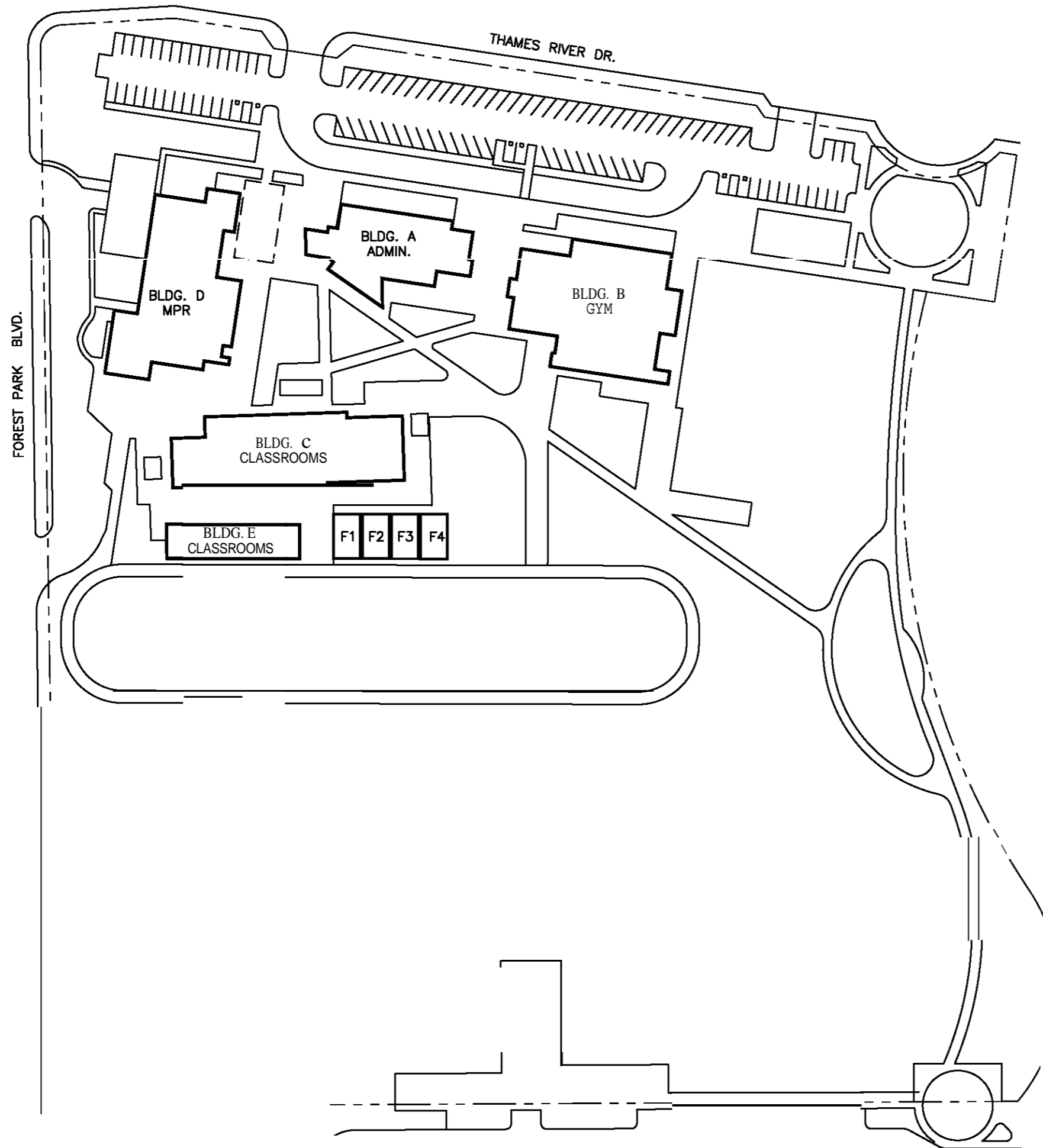
CONTINGENCY 10% \$ 1,860,349.31

FEES 10% \$ 1,860,349.31

ESCALATION 10% \$ 1,860,349.31

INSPECTION AND TESTING 3% \$ 558,104.79

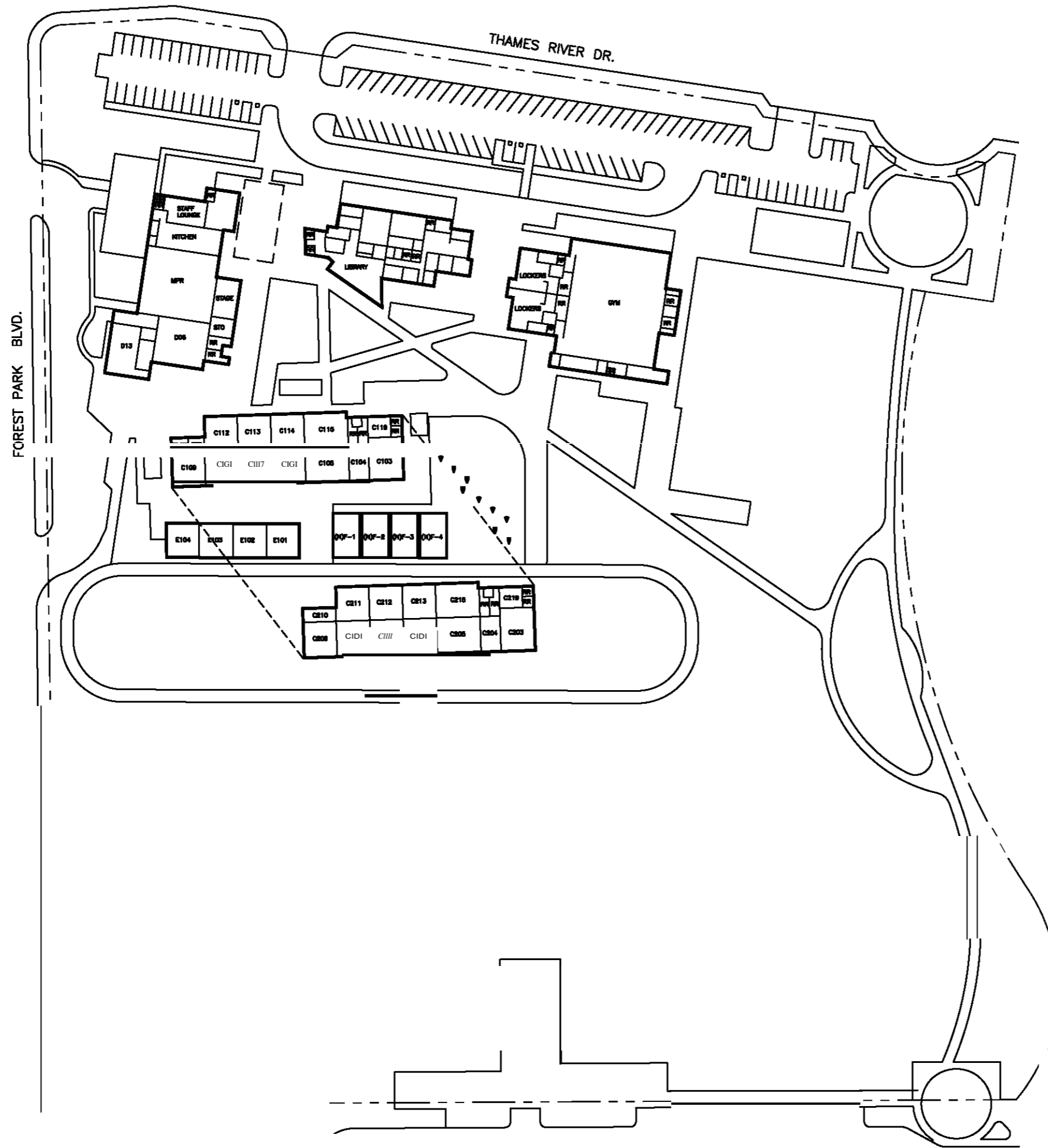
TOTAL \$ 24,742,645.77



**Rio Vista
Middle School**
3050 Thames R'iver Dr
Oxnard, CA 93036



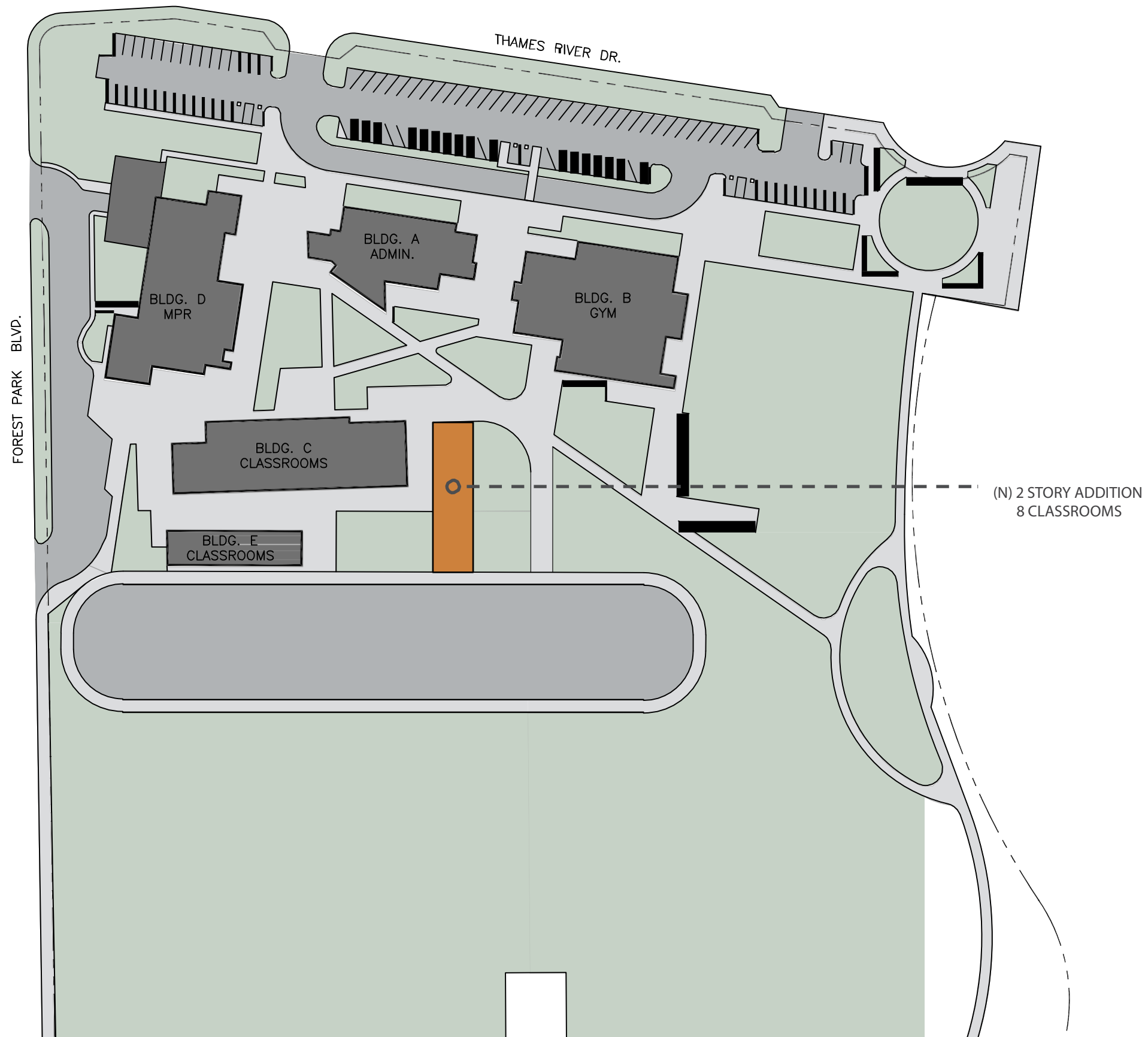
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**Rio Vista
Middle School**
3050 Thames River Dr
Oxnard, CA 93036



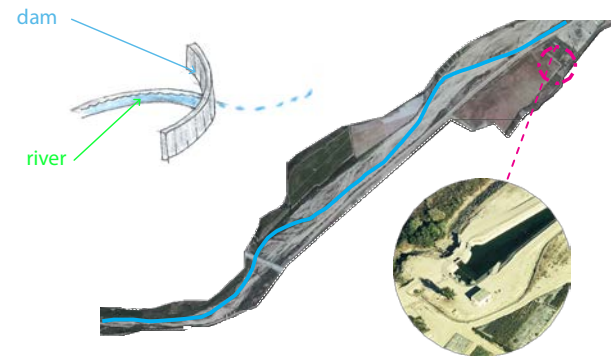
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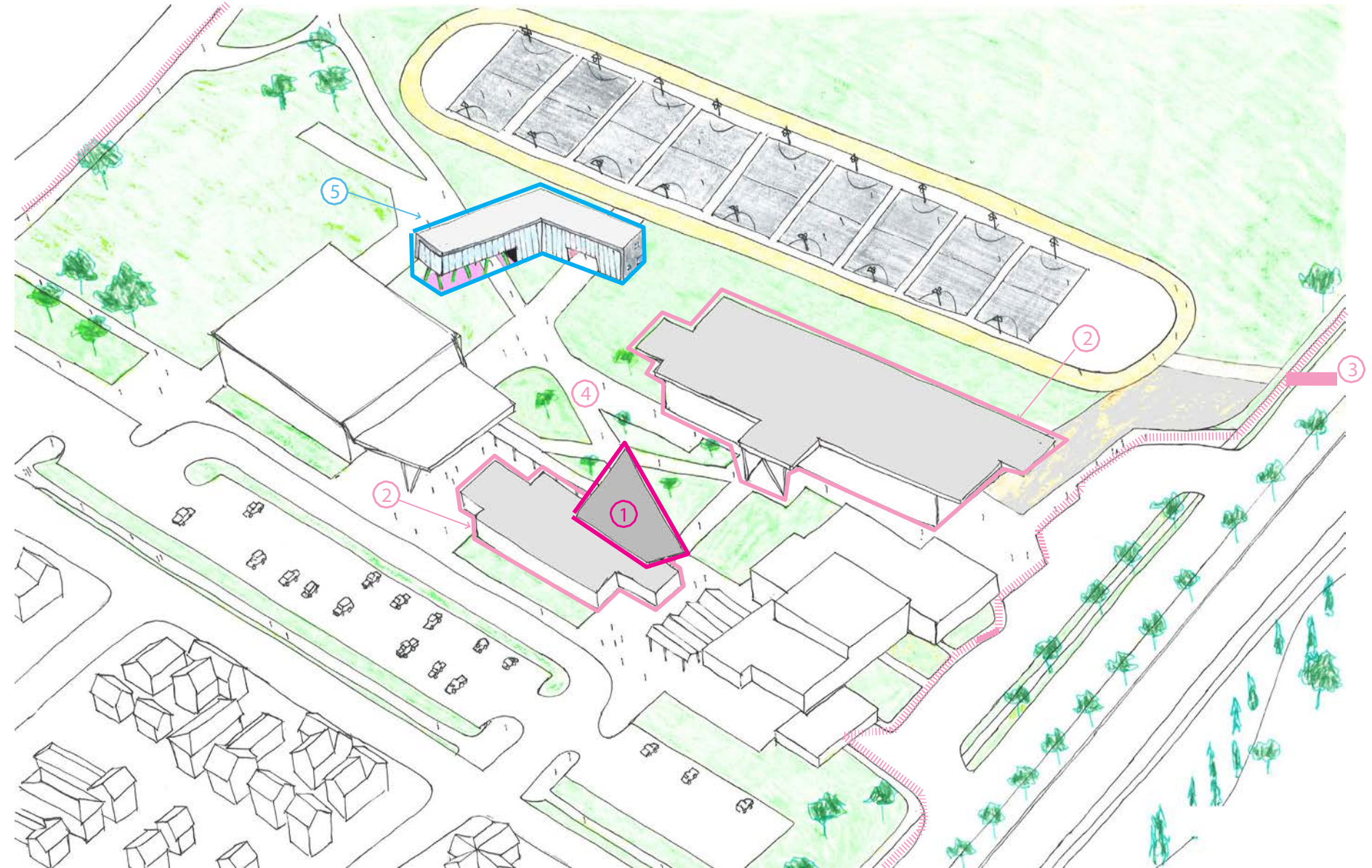
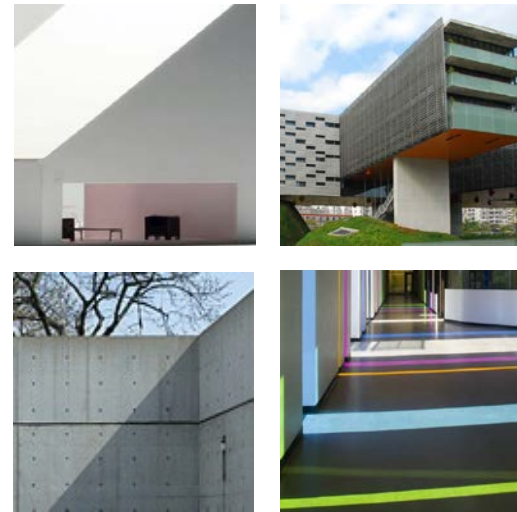
Rio Vista Middle School

Rio Vista Middle School

concept: dam in the river



inspirations



campus improvements overview

Bond Improvements

① upgrade library to media technology center

Future Improvements

⑤ construct 2-story classroom bldg

Campus Transformation

② add classroom visual presentation system

③ upgrade campus security

④ upgrade campus+district technology



new science building



new science building outdoor gathering space



APPENDIX C

STATE SCHOOL FACILITIES PROGRAM

OVERVIEW

State School Construction

New Policies, Funding Status

INDEX

- I. History of School Construction Funding by the State**
- II. Status of State Bond Funds**
- III. January 2014 Governor Proposal**
- IV. State Allocation Board – 2014 Bond Update**
- V. School Facility Program – Policy Changes**
- VI. New Legislation Effecting Facilities Decisions**
- VII. Summary**

I. History of School Construction Funding by the State

In the last sixteen (16) years voters have approved approximately \$35 billion in statewide general obligation bonds for K-12 student facilities. Established in 1998, financial support for new construction and modernization projects in California schools was conducted through the School Facility Program (SFP). Under this program, new construction projects are funded on a 50/50 state and local matching basis while modernization projects are funded on a 60/40 basis.

Currently, there is no further bond authority in the core school facilities programs for State New Construction and Modernization, other than as set forth below in Table 3. At this crucial time, the SAB and State Legislators are talking about a potential 2014 bond with changes in many of the programs, as detailed below in Section IV. As Districts plan for the future of their construction program, it is imperative to be aware and plan for the potential policy changes which Districts will be required to comply with in order to access any state matching funds.

While funding for many SFP programs is exhausted, the Office of Public School Construction (OPSC) as staff to the State Allocation Board (SAB), which administers the SFP is still “accepting” applications for New and Modernization Construction, and filing them in order they are received. However, all applications received beyond the bond authority are not being processed through to the SAB. What this means is that while the funding is exhausted, Districts are still encouraged to file applications to save a spot in order, with the understanding that unless a new facility bond is put on the ballot and passed, that application will not be funded.

**Amount of Bonds Passed in California for School Construction
1998-2006
(Numbers in Billions)**

2006	Proposition 1D	\$7.3
2004	Proposition 55	\$10.0
2002	Proposition 47	\$11.4
1998	Proposition 1A	\$6.7
TOTAL		\$35.4b

Table 1

II. Status of State Bond Funds

**Bond Authority Remaining
Proposition 1D, 55, and 47**

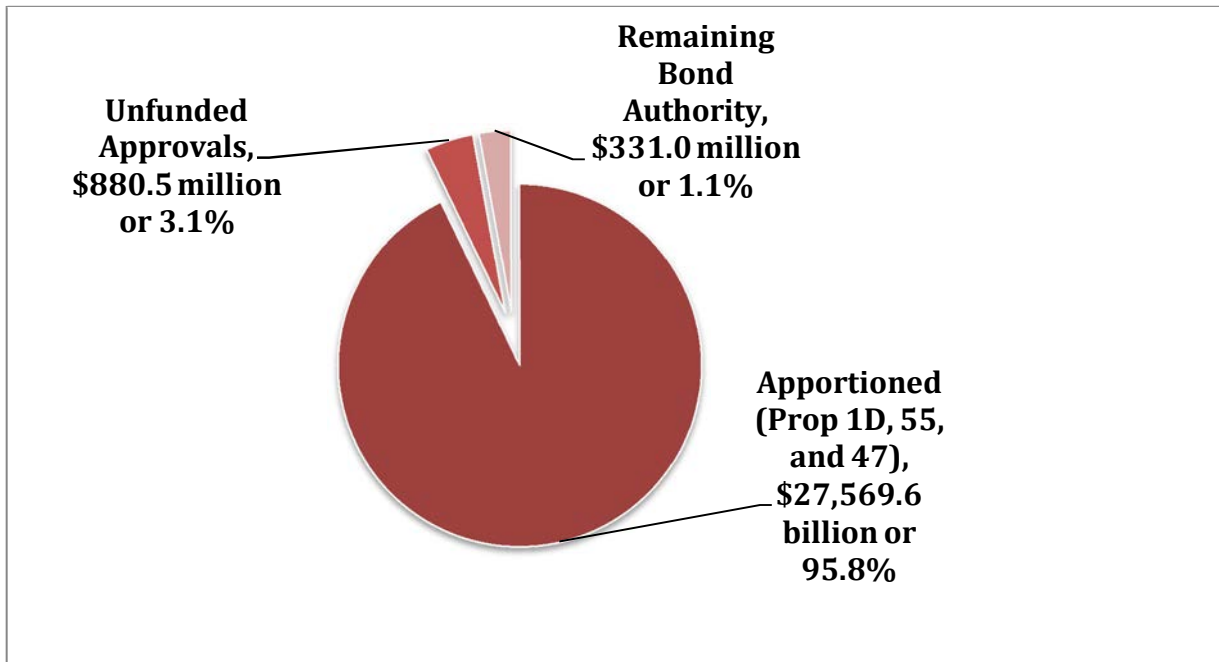


Table 2

Remaining Bond Authority (Detailed)
As of January 2014
(Numbers in millions)

Remaining Bond Authority (in millions)	
Modernization	\$14.2
Overcrowding Relief	\$18.9
Seismic Repair	\$159.3
New Construction	\$11.0
Charter School	\$87.7
High Performance Schools	\$35.2
Critically Overcrowded Schools	\$0.2
Hardship	\$1.0
Career Technical Education	\$3.5
Grand Total	\$331.0

Table 3

While there is approximately \$331 million dollars in funding available as of the January 2014 SAB meeting, Districts currently on the unfunded – not processed list have priority for this funding if/when it becomes available. This funding will potentially become available because the SAB is discussing easing the rules and regulations to allow for the funding in the programs not being utilized, to transfer over to new construction and modernization programs.

III. January 2014 Governor Proposal

In Governor Brown’s 2014 budget proposal, Governor Brown put a damper on the idea of introducing a 2014 facilities bond by proposing to continue a dialogue on the future of school facilities funding, including consideration of “what role, if any, the state should play in the future of school facilities funding.”

Currently, the administration is proposing that any future facilities program be more user friendly, thereby providing school districts appropriate local control and fiscal incentives. Specific areas of concern the Governor noted are:

- a. The current program is overly complex and reflects an evolution of assigning over ten different specialized state agencies resulting in fragmented oversight responsibilities.
- b. The current program allocates funding on a first-come, first-serve basis resulting in a substantial competitive advantage for large school districts with dedicated personnel to manage these complex facilities programs.
- c. The current program does not compel districts to consider facilities funding within the context of other educational costs and priorities. For example, districts can generate and retain state facility program eligibility based on outdated or inconsistent enrollment projections. This often results in financial incentives for districts to build new schools to accommodate what is actually modest and absorbable enrollment growth. These incentives are exacerbated by the fact that general obligation bond debt is funded outside of Proposition 98.
- d. The current program does not provide adequate local control for districts designing school facilities plans. Program eligibility is largely based on standardized facility definitions and classroom loading standards that may result in districts being discouraged from utilizing modern educational delivery methods.

Facilities Investment

The Governor's Budget Proposal includes transferring remaining bond authority into New and Modernization programs, as well as, partially funding the Emergency Repair Program. Specifically, the Budget:

- a. Transfers \$11 million of remaining School Facility Program Bond authority from specialized programs to New and Modernization programs to continue construction of new classrooms and modernization of existing classrooms for districts that are on the "accepted" but not process unfunded bond list at the OPSC.
- b. Dedicates \$188.1 million one-time funds to the Emergency Repair Program (ERP).

Routine Restricted Maintenance Account

Starting in 2008-09, LEAs had the ability to reduce the amount deposited into a routine restricted maintenance account through 2014-15. This exemption allows a school district to reduce its contributions from 3% of General Fund expenditures towards maintenance to 1% or below, given a district's certain financial conditions. The Governor's Proposal does not change the 2014-15 expiration date. Therefore, beginning in the 2015-16 fiscal year, districts are required to contribute a minimum amount equal to or greater than 3% of the total General Fund expenditures, including other financing uses.

Proposition 39

The California Clean Energy Jobs Act, (Proposition 39) was approved by voters in 2012 to support energy efficiency projects in schools. Proposition 39 funding can be used by school districts to undertake energy efficient measures, including the construction or modernization of buildings in a manner that uses less energy, purchasing energy efficient equipment, and undertaking renewable energy projects. Governor Brown proposes to allocate \$363 million of energy efficiency funding in the 2014-15 budget year.

IV. State Allocation Board – Recommendations Future Bond Program

School Facility Program (SFP) Recommendations: Future of the Program As a result of the exhaustion of current matching school construction funding, the SAB established a Subcommittee to review each of the School Facility Programs (SFP) and make recommendations to streamline the process for the future of the program and a potential

future state construction bond. Throughout the past year the Subcommittee completed a broad overview of all programs, and discussed potential options to incorporate into a future bond program.

At the January 2014, the Chair of the Subcommittee, Assemblymember Joan Buchanan presented the proposed recommendations to the full SAB for future discussions. The concerns in each program and proposed solution are listed below.

A. New Construction Program

- a. **Eligibility:** Area of Concern: *Baseline eligibility information for new construction is outdated and/or not available. Proposed Solution:* *Require all districts to re-establish the new construction eligibility baseline to be eligible to receive funding under a new bond.*
- b. **Classroom size:** Area of Concern: *The current program model does not allow for flexibility in designing different types of learning areas. Proposed Solution:*

Align the SFP Regulations and the CA Code of Regulations, Title 5 definition of classroom for purposes of establishing a school district's Gross Classroom Inventory and providing new construction funding. The definition of a classroom should be both flexible and structured in a way to hold districts accountable for local decisions for purposes of future funding requests.

- c. **Loading Standard:** Area of Concern: The SFP currently uses the same loading standard for continuation high school students as other high school students. However, most school districts load continuation high school classrooms with fewer students due to the unique needs of this student population. Proposed Solution: The pupil-loading standard for continuation high school classrooms should be more closely aligned with how school districts are typically loading the continuation high school classrooms.
- d. **Portable classrooms:** Area of Concern: New Construction funds are being used to pay for portable classrooms that are eligible for modernization funding at 20 years, versus 25 years for stick built construction. Portable classrooms often require replacement rather than modernization. Proposed Solution: Disallow the use of new construction grants for the purpose of constructing portable classrooms.
- e. **Additional Grants:** Area of Concern: The current program structure is complex, in part, because there are many supplemental or "add on" grants in addition to the base per pupil grant amount. Proposed Solution: Combine supplemental grant amounts for fire alarms and fire sprinklers with the new construction base grant.

B. Modernization Program

- a. **Modernization Eligibility:** Area of Concern: Modernization eligibility is determined by the age of the buildings and the current enrollment of the site, as opposed to the capacity of the classrooms. Proposed Solution: Modernization eligibility should generally be calculated based on the capacity of the facilities on the site that are of modernization age, provided that enrollment at the site is at some threshold amount of the capacity (thresholds suggested were between 80 and 90 percent).
- b. **Baseline Eligibility:** Area of Concern: Baseline eligibility information for modernization is outdated and/or not available. Proposed Solution: Require districts to re-establish their modernization eligibility baseline at a site in order to be eligible to receive funding for that site under a new bond.
- c. **Portable classrooms:** Area of Concern: Bond funds are being used to modernize portable classrooms that become eligible at 20 years; although the portables may not have an additional 20-25 year lifespan and the bond funds have a 30-year repayment obligation. Proposed Solution: Incentivize the replacement of portable classrooms that are eligible for modernization by limited the use of modernization grants generated by those buildings to the replacement of those portable buildings with permanent construction and provide funding equal to that of new construction dollars.
- d. **Supplemental Grants:** Area of Concern: The current program structure is complex in part because there are many supplemental or "add on" grants in addition to the base per pupil grant amount. Proposed Solution: Combine supplemental grants for fire alarms into the modernization base grant.
- e. **Specialty Programs:** Area of Concern: The SFP currently includes multiple special programs that have separate allocations of bond authority. Keeping this mechanism for certain programs may be of value, but unused bond authority that becomes "trapped" is an issue. In addition, multiple special programs add complexity to the SFP. Proposed Solutions:

1) Maintain allocations of bond authority separate from new construction and modernization for the following programs under a future bond with a stipulation that after a specified amount of time the authority could be transferred to another program by a vote of the SAB: Career Technical Education Facilities Program (CTE); Joint Use Program (JU), and High Performance Incentive Grant (HPI);

2) Provide funding for qualifying Seismic Mitigation projects from new construction or modernization authority, as applicable under a new bond.

3) Continue the Charter School Facilities Program as a separate special program, with no option for the Board to transfer this bond authority to other programs;

4) If incentives for replacing portable facilities of modernization age with permanent facilities are provided for in a new bond, do not continue the Overcrowding Relief Grant (ORG) program by allocating additional bond authority.

5) Since the last approved bond did not provide funding for the Critically Overcrowded Schools (COS) program, and remaining COS authority from Propositions 47 and 55 have been transferred to new construction, do not continue the COS program under a new bond.

C. Facility Maintenance

- a. **Required 3% Set-Aside:** Area of Concern: Districts are no longer required to set aside funds for facility maintenance as a condition of receiving SFP funding. Proposed Solution: Districts that receive State facilities funding in the future should be subject to a facility maintenance-funding requirement.

D. Statewide School Facilities Inventory

- a. **Statewide Facility Inventory:** Area of Concern: California does not track the number of schools and classrooms available for use. Proposed Solution: A statewide school facilities inventory database for all K-12 public schools in CA should be established.

E. Financial Hardship Program

- a. Area of Concern: The current criteria to qualify for financial hardship assistance allow districts to receive funds without first using other local options. This may lead to inequities across districts. Members questioned whether the financial hardship program should be restructured so that it is available after all other options for funding have been exhausted. Proposed Solution: 1) Review all four requirements /criteria of the Financial Hardship program to ensure it provides funds only after other options have been exhausted. 2) consider changing the criteria for the financial hardship program by increasing the level of bond indebtedness a school district must reach before qualifying for financial hardship status to 100%, but in doing so; consider whether 100% is practical and reasonable.
- b. Areas of Concern: Not all projects that receive design and site acquisition funds in advance of having a full construction project move forward and result in the construction of facilities. Proposed Solution: Review the requirements of the Financial Hardship program and potentially amend to promote site and/or design projects' continued progress toward construction and completion.

F. County Offices of Education

- a. **Coordination between Districts & COEs:** Area of Concern: *Districts still have an obligation to house students served by the county offices of Education (COE), but the current program does not provide mechanisms for districts to take financial responsibility. This structure can lead to a lack of coordination between districts and COEs, which may result in special needs students not being housed in the least restrictive environment possible. Proposed Solution:* 1) *For those programs where districts and COEs have shared responsibility for the students, a future bond program should incorporate requirements that districts who are members of a multi-district SELPA have the same obligation as a single district SELPA to provide facilities funding for the students that they are responsible for, even if the educational program is provided by the COE.* 2) *A future bond program should include policy which requires full coordination between school districts and COEs in developing facilities plans to meet the requirements of special needs students-including integrating special needs students into campuses in the least restrictive environment possible.*
- b. **Loading Standard for Community Day Students:** Area of Concern: *The current program uses the same loading standard for community day students as other K-12 students, but COEs load the classes with fewer students due to unique needs of this student population.*

G. Future School Facility Needs

- a. **Future of New Construction & Modernization:** Area of Concern: *What are the future new construction and modernization funding needs for the SFP?* Subcommittee Consensus: *There is a demand for new construction and modernization funding. The subcommittee recognizes that the State has appropriately been a partner in building new schools and modernizing aging facilities. To date, the SFP has successfully provided \$33.93billion for 11,106 projects and should be continued.*

V. State Allocation Board: School Facility Program – Policy Changes

A. Developer Fee - Index Adjustment on the Assessment 2014

Every two years, the maximum assessment for development is adjusted by the change in the Class B construction cost index. At the January 2014 the SAB increased the 2014 maximum Level I assessment for development in the amount of 4.93 percent, using the Marshall & Swift Eight California Cities Index, to \$3.36 per square foot for residential and \$.54 per square foot for commercial/industrial. This change is effective immediately for all school districts.

B. Priority in Funding (PIF) Eligibility

The PIF process was created to allow projects that receive unfunded approval by the SAB and are placed on the Unfunded List (*Lack of AB 55 loans*) to receive an apportionment with accelerated timelines. SFP Regulation N 1859.90.2 requires a school district to submit a written statement that requests to convert the unfunded approval to an Apportionment. Projects on the Unfunded List (*Lack of Bond Authority*) cannot make this request. Any priority in funding requests received for projects on the Unfunded List (*Lack of Bond Authority*) will be returned to the district.

C. New Nonparticipation in Priority Funding Regulations

On March 25, 2013, the Office of Administrative Law approved the Nonparticipation in Priority Funding regulations on an emergency basis. There are two ways for a school district to choose not to participate in the priority funding process:

- (1) Not submitting a valid priority funding request in the 30-day filing period, or
- (2) Submitting a valid priority-funding request, but failing to submit a valid *Fund Release Authorization* (Form SAB 50-05) to request the release of funds after the SAB approves an apportionment.

Any project that incurs two nonparticipation occurrences will be removed from the Unfunded List (Lack of AB 55 Loans), and the priority funding apportionment will be rescinded without further SAB action.

D. Applications Received Beyond Bond Authority

- a. New Regulations:** Late 2012 the SAB approved regulations that impact how the Office of Public School Construction (OPSC) processes applications received after existing bond authority is no longer available for New Construction and Modernization applications. These regulations establish a SAB acknowledged list for projects that are received by OPSC after bond authority is exhausted. The list is called the "Applications Received Beyond Bond Authority List." Applications placed on this list only undergo an intake review to ensure all of the required documents have been submitted, but are not be fully processed by OPSC nor presented to SAB for approval. All New Construction and Modernization applications received on or after November 1, 2012 are subject to the new regulations and processing procedures, as approved by SAB at the September 2012 meeting.
- b. Application Processing:** After applications are received and date stamped, OPSC intake staff review the application packages to ensure that no required documents are missing. Application packages that include all required documentation are identified as Approved Applications.
- c. Additional Required Document:** A new construction or modernization application package received on or after November 1, 2012 must include a school board resolution that includes several acknowledgements, as specified in regulation section 1859.95.1. If the district has multiple applications to be submitted, the district may list all of them on one Board Resolution.
- d. Applications Received Beyond Bond Authority List:** Approved Applications are placed on the "Applications Received Beyond Bond Authority List" in the order of date received. This list is presented to SAB for acknowledgement, but not approval. Because the applications are not fully processed for final grant determination, the project funding amounts on the list are estimates only, and will likely be different if finalized.

E. Labor Compliance: New Regulations

While the law changed in 2012, the implementation and regulations of the new Compliance Monitoring Unit (CMU) took effect late 2012 and bear reminding for Districts with discussions on future projects. While funding under the current bonds is depleted, every District should plan for having Labor Compliance monitoring on any future projects as, that will more than likely be a requirement to get matching funds from the state in a future bond. Below is a description of the latest regulations to clarify situations where a LCP may have started after the beginning of

construction on a project.

On October 24, 2012, the SAB approved regulatory amendments, pursuant to the Office of Administrative Law approval. The new amendments clarify the LCP written finding requirement, pursuant to Labor Code Section 1771.7(d)2(B), and provide an alternative method for districts to qualify for funding in cases where a district initiated and enforced an LCP after the construction contract was signed for the project.

All school districts that are subject to the LCP requirements would provide a written verification indicating that the district or the third party provider submitted an applicable LCP application to the DIR, when submitting a *Fund Release Authorization* (Form SAB 50-05). The written verification would also indicate that the district or third party's LCP is approved by the DIR and has not been revoked.

Districts that contracted with a third party LCP provider or obtained DIR approval of its LCP after the construction contract was signed would be required to submit a report to the OPSC and the DIR from a third party LCP provider that includes the following:

1. Verification that the applicable duties of an LCP were performed on the project.
2. Verification that the performance of the applicable LCP began within one month after commencement of the construction work.
3. A written record of the LCP's confirmation of monthly payroll records for the project.

These districts would also provide a notice to each worker that the district has submitted the report and that they may contact the OPSC and DIR concerning the accuracy of the findings. The report would not be acceptable if the DIR notifies the OPSC within 60 calendar days that it has determined it to be incorrect. The third party provider that completes the report could not be the same third party with whom the district has contracted to implement its LCP for the project.

To allow DIR 60 calendar days to provide notification that the report is incorrect without conflicting priority funding deadlines, The SAB approved regulatory amendments requiring the applicable districts to submit the third party LCP report to the OPSC and the DIR at least

60 days prior to submitting a Form SAB 50-05. Districts would acknowledge this on its written statement that indicates that it wishes to participate in a priority funding round. To allow districts sufficient time to comply, the requirement to submit the third party LCP report at least 60 days prior only applies if the Form SAB 50-05 is submitted on or after July 1, 2013.

VI. New Legislation Effecting Facilities Decisions

AB 308 (Hagman) School Facilities: Sale of Surplus Real Property: Return of State School Facilities Funding Program Funds. Chapter 496, Statutes of 2013* *This bill authorizes the State Allocation Board (SAB) to establish a program requiring a school district, COE, or charter school that sells real property within ten (10) years of receiving state school funding for its purchase, construction or modernization, to return that state funds to the SAB under conditions currently being developed.*

AB 86 (Assembly Budget Committee) Education Finance: Education Trailer Bill. Chapter 48, Statutes of 2013 (Urgency Measure – Effective July 1, 2013). *School Districts wanting to sell or lease surplus real property must first offer it in writing to charter schools as set forth in Education Code §17457.5]. Furthermore, this bill extends the sunset for another two years (January 1, 2016) the provision in Education Code that authorizes school districts to deposit the proceeds from the sale of surplus real property, purchased entirely with local funds, into the district's general funds for any one-time general fund purpose, if the conditions set forth by the SAB are met and certified by the SAB.*

SB 73 (Senate Committee on Budget and Fiscal Review): Energy: Proposition 39 Implementation. *This bill specifies the allocation of Proposition 39 revenues available for energy efficiency projects for K-12 local educational agencies (LEAs) and California Community College (CCC) districts. On December 19, 2013, the Energy Commission adopted the Proposition 39: California Clean Energy Jobs Act – 2013 Program Implementation Guidelines (guidelines) in accordance with Proposition 39 (2012) and Senate Bill 73 (Committee on Budget and Fiscal Review, Chapter 29, Statutes of 2013. Final guidelines can be found at www.energy.ca.gov/efficiency/proposition39/.*

AB 182 (Buchanan) Bonds: School Districts: Capital Appreciation Bonds (CABs) Chapter 477, Statutes of 2013. *Existing law requires the bonds to bear a rate of interest that does not exceed 8% per annum and requires the number of years the whole or any part of the bonds are to run to not exceed 25 years. New law requires the ratio of total debt service to principal for each bond series to not exceed 4 to one. It also requires each bond that allows for the compounding of interest, including, but not limited to, a capital appreciation bond, maturing more than 10 years after its date of issuance to be subject to redemption before its fixed maturity date, beginning no later than the 10th anniversary of the date the bond was issued. Moreover, there a limit on the maturity date is now included in the use of CABs. A school district or community college district with a note issued before December 31, 2013, is authorized to seek from the State Board of Education or the Chancellor of the California Community Colleges, as applicable, a one-time waiver from certain requirements of this bill if certain conditions are satisfied. Furthermore, the new law requires changes to the notice of the agenda and procedure for adoption if a school district wishes to use CABs.*

SB 1016 - Moratorium on Level 3 Developer Fees

On July 1, 2012, the State legislature passed Senate Bill 1016, which prevents school districts from levying Level 3 Developer Fees until 2014 unless a statewide school facilities bond passes prior to that date. Previously, school districts had the opportunity to increase Developer Fees to Level 3 rates as soon as the State stopped allocating funding for new school construction. With the onset of this new bill, Level 3 rates are temporarily inoperative regardless of the State's financial climate.

To date, Level 3 Developer Fees have never been available to school districts. However, with the State's current financial crisis, along with the fact that there will be no 2012 statewide school bond, has led many to speculate that Level 3 Developer Fees may be (or should be) triggered in the near future. Therefore, the State decided to eliminate this possibility, by passing legislation that prohibits Level 3 Developer Fees until 2014. The exact length of the suspension depends on certain factors.

The suspension will automatically end if a statewide school facilities bond passes anytime before December 31, 2014. Of course, if a bond passes, funds will be available for new school construction and therefore Level 3 Developer Fees will not be triggered anyway. Further, if a bond is not placed on the November 4, 2014 ballot by August 31, 2014, the suspension will end on September 1, 2014. If none of these events occur, the suspension will terminate on December 14, 2014.

It is important to note that this new legislation does not affect school districts' ability to charge Level 1 or Level 2 Developer Fees. Therefore, school districts are encouraged to review the requirements for the assessment of Developer Fees and take the steps necessary to levy Developer Fees as appropriate. However, Level 3 Developer Fees are no longer a consideration until at least December 14, 2014, unless certain factors are met.

AB 1565: Pre-Qualification Standards on School Projects

Summary Points

- Beginning January 1, 2014 with all contracts awarded, this law mandates school districts and county offices of education to use a bidder pre-qualification process for all projects that receive or would apply for reimbursement funding from future school bonds from the School Facility Program (SFP) involving projected expenditures of one million dollars or more.
- Applies to SFP projects receiving reimbursement funded from future school bonds passed by the voters.
- Boards must adopt and apply a uniform system of rating bidders.
- Requires school districts to use either the standardized questionnaire and model guidelines developed by the Department of Industrial Relations (DIR) *or* its own uniform system adopted by the school board, which must cover at minimum the issues covered in the DIR model.
- Mandates that governing boards require prospective bidders to complete and submit a standardized prequalification questionnaire and financial statement, verified under oath when submitting to bid on a project. Previously, districts could decide for themselves whether they would require a standardized questionnaire and/or financial statement. Neither the questionnaires nor the financial statements are considered public records and they are not open to public inspection.
- Exempts small school districts under 2500 ADA.
- Districts are precluded from accepting bids from any bidder that did not submit prequalification documents at least ten (10) business days before the date fixed for the public opening of sealed bids or from a bidder that has not been prequalified for at least five (5) business days prior to that date. (*Side Note: 5 days is a bit tight in regards to time frame...Board should consider a policy of notification of at least 7 days or more*) For purposes of the new law, a "bidder" includes the general contractor and, if used, all electrical, mechanical and plumbing subcontractors.
- If a public project covered by AB 1565 includes electrical, mechanical or plumbing components that will be performed by electrical, mechanical or plumbing contractors, the governing board must prepare a list of its prequalified general contractors and electrical, mechanical and plumbing subcontractors. The list must be available to all bidders at least five business days before the date fixed for public opening of sealed bids.
- Governing boards may establish a process for prequalifying prospective bidders subject to AB 1565 on a quarterly or annual basis. A prequalification is valid for one calendar year. (*Side Note: In order to help the implementation of this and projects run smoothly and not be unnecessarily delayed, District should prequalify on an annual basis and draw from that list with each project*).
- Requires districts that choose to use a prequalification process but not receive SFP

funding for a project to use a questionnaire and rating system that covers at minimum the issues covered in the DIR model.

- Additionally, AB 1565 contains a “sunset” provision under which it ceases to be effective as of January 1, 2019, unless further legislative action is taken to extend the law.
- Although AB 1565 only impacts contracts entered into on or after January 1, 2014, it contains numerous new rules that will require districts to get their prequalification processes in place well before then. School boards should take steps now to familiarize themselves with the new requirements and consult legal counsel to ensure their prequalification documents are drafted or revised appropriately to comply with the new law.
- Legislation was sponsored by the State Building and Construction Trades Council of California and supported by other labor trade groups and the Associated General Contractors.

Code Added & Amended in AB 1565

Adds Section 20111.6 and amends Section 20111.5 of the Public Contract Code (PCC), relating to public contracts.

Policy Review/ Comments from Industry Experts

Among the most critical points to keep in mind about the statute are first, the prequalification questionnaire and the financial statements are not public records, and second, the district must apply a uniform system for rating bidders on the basis of the completed questionnaires and financial statements. The prequalification questionnaire should include a statement that prequalification of a prospective bidder does not preclude a district's subsequent consideration of a prequalified bidder's responsibility on factors other than financial qualifications. To assure uniformity, the process for rating the responses to the questionnaire must be followed with care.

If Districts would like to add an extra layer of accountability, a prequalification committee can be used to evaluate and rate the questionnaires.

Although the authority for the prequalification process is clearly set forth in PCC § 20111.5/ 20651.5, from 2000 no case law is established which addresses some of the open questions on this subject. With the prequalification process, a contract let under mandatory competitive bidding statutes must be awarded to the lowest responsible bidder. See PCC § 20111/20651. A "responsible bidder" is a bidder who has demonstrated the attribute of trustworthiness, as well as quality, fitness, capacity, and experience to satisfactorily perform the public works contract. PCC § 1103.

A determination of whether a bidder is "responsible" is ordinarily a question of fact within the exercise of reasonable discretion by a governing board. However, prior to awarding a contract pursuant to competitive bidding to other than the lowest monetary bidder, a public body must notify the low monetary bidder of any evidence reflecting upon its responsibility received from others or adduced by independent investigation and afford that bidder an opportunity to rebut such adverse evidence and to present evidence that it is qualified to perform the contract. (See Guide, Section B, 4, b.)

How these principles apply when a bidder is found not qualified as a result of the prequalification process is uncertain. Therefore, it is recommended that bidders who have been disqualified and object to or question the disqualification be allowed to

discuss the basis for the disqualification with the prequalification committee or a committee member and have an opportunity to respond to the information they receive from the committee or the committee member. Then the entire committee should review the disqualified bidder's questionnaire again to consider any additional information provided and to determine whether the bidder should remain disqualified. It also would be prudent to report the results of the prequalification process in a written communication to Board members.

It is also important to note that PCC Ñ 20101 requires public entities prequalifying bidders to establish a process to allow prospective bidders to dispute their proposed prequalification rating prior to the closing time for receipt of bids. If a rating is disputed, the public entity must provide notification to the prospective bidder of the basis for its disqualification and any supporting evidence received from others or adduced as a result of the public entity's investigation. The public entity must also give the prospective bidder the opportunity to rebut any evidence used as a basis for disqualification and to present evidence as to why the prospective bidder shall be found qualified.

Unfortunately, if several prospective bidders challenge their disqualification by the committee, the prequalification process can become even more time consuming than when bidders simply accept the committee determinations. Finally, because the prequalification process is critical to bidders and their livelihoods, the disqualification of bidders is ripe for legal challenges.

Therefore, the prequalification process should be handled with great care. When undertaking this process, it is recommended that districts consult legal counsel, especially if a prospective bidder challenges their disqualification.

VII. Executive Summary

As your District plans for the future of your facilities from modernization, new construction or passing a facility bond, please take into consideration the significant amount of information imparted above.

Specifically, the District should take the following actions:

- 1) Continue to file applications for funding with OPSC despite the exhaustion of bond funds,
- 2) Remember to comply with the Compliance Monitoring Unit (CMU) rules, and regulations that fall under a Labor Compliance Program for any future construction or modernization if you wish to get funding from a future bond, it will be a requirement
- 3) Plan for fully funding routine maintenance by 2015-16 school year, and
- 4) Update your enrollment projections with OPSC, and
- 5) Establish a facility plan and apply for Proposition 39 (Energy Efficiency Grants), and
- 6) Review in detail the proposed rule changes for a potential new bond under Section IV, and
- 7) If you currently have projects on the Unfunded list within bond authority, don't forget to turn in your Priority in Funding (PIF) application, otherwise, the District risks losing the funding and place in line, and
- 8) Update the District's Developer Fee Index according to the recent increase, and remember no Level III Developer fees can be imparted because of the legislative moratorium, and

- 9) Review the District's surplus property and applicability of AB 308 (Statutes of 2013), and AB 86 (Statutes of 2013), and
- 10) Review for compliance AB 182 (Statutes of 2013), use of Capital Appreciation Bonds, and
- 11) Update Policies and Regulations to comply with AB 1565 (Prequalification Standards on School Projects over \$1 million dollars),