### Facilities Master Plan

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50+ year old schools

This means more than just fixing old pipes and broken concrete. Education has changed dramatically in the past 50 years. We need facilities that support modern methods of teaching and learning.

A Better Education

Research shows that student test scores improve 5-17% when they attend a modern, upgraded school facility.

This Is Our Plan

This Facilities Master Plan proposes an eight-year construction program to repair, modernize, and improve Camarillo's schools in order to provide the best education possible.
Projects Overview

There are eleven identified categories of projects needed to modernize PVSD facilities

These projects are proposed on the basis of:

- A thorough review of PVSD’s existing facilities and input from teachers, parents, administrators and students.
- A long-term commitment to fiscal responsibility.
- Based on nationwide studies that specifically assess student achievement in relation to school facilities.

American students average 11,700 hours of their lives in a school building from kindergarten through 12th grade.

Utilities, Pavement & Parking Lot Safety

Exterior Renovation & Security

Roof Restoration & Replacement

Low Voltage System Replacement

Heating, Ventilation, & Air Conditioning

Modular Building Renovation & Replacement

New Construction

Energy Efficiency & Solar Power

Playground, Field & Landscaping Renovation

Interior Remodeling

Classroom Furniture and Technology

It will take eight years to complete all of the work described in this plan. The initial phase will focus on urgent infrastructure needs like failing pipes and sewer systems. In later years of the program we will be tackling projects like expanding multi-purpose rooms and remodeling classroom interiors.

Underground Utilities, Pavement & Parking Lot Safety

As most homeowners can attest, sometimes the unseen problems are the most expensive to repair.

Significant portions of the schools' underground plumbing infrastructure are more than 50 years old, and two PVSD schools have outdated septic tanks instead of city sewer reliability.

Projects Include:
- Underground and under-building sewer and water main replacement
- Drainage pipe replacement
- Underground electrical infrastructure
- Playground surface renovation
- Sidewalk repairs and replacement
- Parking lot redesign and pavement

Replacing old infrastructure, providing safe sidewalks and improving traffic flow

Parking lots are in desperate need of repair and design modifications to improve the safety of loading and unloading students.
Exterior Renovation & Security

Students take pride in a school that is attractive, clean and well-organized. This leads to better citizenship and engagement.

Families need assurance that their children are safe in a school facility that protects them from dangers in society. With modern technology and improvements, a school can be secure without looking like a fortress.

Projects Include:

- Installing special locking hardware that can be centrally controlled for emergency response lock-downs
- Secure gates
- Campus-wide security systems
- New doors
- Siding repair
- Window replacement
- Improved fencing
- Repainting exteriors
Roof repairs are a perfect example of proactive maintenance.

Projects Include:
- Roof restoration, which adds an additional 20-25 years of roof life for a fraction of the cost of entirely replacing the roofing when it wears out.

By spending a few dollars on a roof repair, we can prevent hundreds or thousands of dollars in clean-up and repair costs that are incurred when a roof leaks.

PVSD has nearly 1 million square feet of roofing.
Proactively repairing, restoring and replacing the roofing systems is critical to properly managing our school facilities.
Low Voltage System Replacement

Replacing and upgrading fire alarms and other low voltage systems

When you think of wires in a building, lights and outlets are probably what comes to mind. However, there are a host of low voltage systems that are critical to a modern school facility.

These include fire alarm systems, bell systems, phones, intercoms, and technology infrastructure.

Projects Include:

- Replacements and upgrades to fire alarm systems
- Replacing outdated phone systems
- Installing new cable lines to support modern technology capability
- New bell systems
- New intercom and emergency alert systems
- Upgrading technology infrastructure to support new devices
HVAC Replacement & Upgrades

Ensuring a comfortable learning environment with excellent indoor air quality

Projects Include:

- Cleaning and replacing old ducting
- Installing efficient thermostats and energy efficient control systems
- Installing air conditioning systems where they are lacking
- Replacing old and inefficient air conditioning systems

PVSD's facilities include more than 75,000 square feet of occupied space.

Providing clean air and necessary climate control requires more than 600 air conditioning units. Most of these units are over twenty years old.

TEMPERATURE CONTROL is the most critical school feature affecting student achievement.

The district currently utilizes almost 100 modular classroom and office buildings. Unlike permanent structures, these modular buildings were not designed for indefinite use.

Purposefully designed and executed modular building can provide an excellent classroom environment.

**Projects Include:**

- Replacing some modular classrooms with permanent buildings
- Replacing old modular buildings with new, well-designed modular structures
- Renovating existing modular buildings to improve instructional environments
New Construction

Building the facilities needed for a robust educational program

Projects Include:

- Expanding multiple-purpose rooms at every campus to fit student population
- Building a centralized kitchen to improve food quality and efficiency
- Providing space for band and other elective classes
- Constructing proper changing room facilities for middle school students
Energy Efficiency & Solar Power

Our schools never seem to close. From early morning activities to parent meetings and community events at night, the lights are often on... and the utility bills can be staggering.

By completing energy efficiency projects we can reduce monthly utility costs and save money for other important school programs. In addition, it teaches our students to be responsible stewards of our resources and environment.

Projects Include:
- Solar power panel installation, some of which will be integrated into playground shade structures
- Water saving initiatives
- Energy efficient lighting installation
- Upgrades to outdated water heating systems

Clovis Unified School District, northeast of Fresno, California, funded the installation of 19 individual photovoltaic systems through a bond measure in 2012.

Together, these systems are expected to save Clovis Unified School District approximately $2.7 million each year.

Playground, Field & Landscaping Improvements

The surrounding environment affects how students feel and perform.

Research has shown that students learn more and perform better in environments that are safe, calm and attractive.

Projects Include:

- New playground equipment
- Replacement playground surfacing that can accommodate physically challenged students
- New swing sets
- Planting trees for shade and wind protection
- Leveling playing fields for safe sports
- Installation of running tracks
- Installation of water-wise landscaping

Safe, modern playgrounds are critical to providing the ideal school environment, and giving children an opportunity to exercise, learn sports and interact with friends and classmates.
Fifty years ago, when many of our schools were built, teaching and learning looked very different than it does now. Today's teachers engage our students with a variety of projects, hands-on activities and interactive lessons.

**Projects Include:**

- Adding restrooms to kindergarten and transitional kindergarten classrooms
- Building spaces for counselors, special education services and small group instruction
- Storage for teaching materials
- Sinks in classrooms
- Restroom modernization
- Collaborative and hands-on learning spaces
- New flooring
- New wall covering
- Re-painting

Research concludes:

*Classroom physical environments affect student achievement.*

*Evidence-based classroom design can maximize education outcomes for all students.*

In order to thrive in the modern world and have access to the careers of the future, students need training in and experience with technology. From coding to designing spreadsheets and editing video, it all relies on computer literacy and access to modern computer systems.

Projects Include:
- Replacement of student and teacher technology devices so every student can complete classwork as well as mandatory testing on a device
- Replacement of classroom furniture with desks and chairs that support modern teaching and group learning techniques
Every School Site Needs Work

Some school facilities are older than others, but even the newer sites are over a decade old and require upgrades and repairs.

PVSD maintains every site that it owns.
Previous Bond

In 1997, voters approved a $49 million dollar facilities bond that provided PVSD schools with new construction, modernization, air conditioning, electrical infrastructure, and other necessary upgrades.

Because general obligation bonds have a 30-year maturity, that measure is still being paid down - but the improvements will last for decades to come.

Cost Constraints

In spite of recent improvements, state funding to schools is still less than what was provided ten years ago. Specific funding for facilities is not provided for in annual student funding, leaving it to local jurisdictions to raise funds for capital improvements.

In response to state cuts, Californians have voted overwhelmingly to support their local school districts with general obligation bonds.

Facilities Funding

Total Projects = $135m

- Proposition 39 Funds: $1.6m
- Deferred Maintenance Fund: $3.6m
- Developer Fees: $6.9m
- State School Facilities Program: $12.9m
- General Obligation Bond: $110-119m*

* Subject to variation due to changes in assessed property values

Bond Investment by Property Owners

$14.75

Average monthly cost

Based on $30 per every $100,000 of assessed home value.
References:


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600 Temple Ave.
Camarillo, CA 93010
(805) 482-2763