Simi Valley Unified School District

Five-Year School Facilities Master Plan

Sample Report

Form SAB 50-MP. Education Code Section 17070.54. California Code of Regulations Title 2, Section 1859.18(d).

This is a format sample built on labeled illustrative data. Every figure in it was generated to show what the Five-Year Plan will contain and how it will be organized once the District's field assessment is complete. Nothing here is a finding about a Simi Valley campus, and the document is not a submission.

What the sample covers

Since November 2024, a school district must have a board-approved Five-Year School Facilities Master Plan to participate in the School Facility Program. The plan has nine required components. This sample walks through all nine in order, filling in the five the District's planning platform produces and identifying who supplies the other four.

Where the figures come from

Components 2, 3, 5, 6 and 8 are drawn from the same project register and facility inventory that drive the platform dashboards, so the plan and the dashboards reconcile by construction. Components 4 and 9 come from District records. Components 1 and 7 are documents issued by the Office of Public School Construction and the County Assessor.

Prepared by K12 Consulting Group LLC for RFQ/P #B26RM469, September 2026

The nine required components

Title 2 CCR Section 1859.18(d) lists what a Five-Year Plan must contain. The table gives each component, its source, and where it appears in this sample.

No.	Regulation cite	Component	Produced by
1	1859.18(d)(1)	Eligibility estimate for State bond funding	OPSC
2	1859.18(d)(2)	Inventory of existing facilities, sites and property	This platform
3	1859.18(d)(3)	Existing classroom capacity (EC 17071.10, 17071.25)	This platform
4	1859.18(d)(4)	Projected enrollment change over five years	District records
5	1859.18(d)(5)	Capital planning budget of significant projects	This platform
6	1859.18(d)(6)	Financing and funding sources	This platform
7	1859.18(d)(7)	Verification of current assessed value	County Assessor
8	1859.18(d)(8)	Deferred maintenance plan (EC 17070.75)	This platform
9	1859.18(d)(9)	LCAP alignment narrative, first state priority	District records

Five components come from the platform, two from District records, and two are supplied by outside agencies.

Component 1. Eligibility estimate for State bond funding

Supplied by the Office of Public School Construction. Not produced by the platform.

OPSC determines the eligibility estimate for modernization and new construction under the School Facility Program, using the District's Form SAB 50-01 and Form SAB 50-03 submissions. The plan includes the current estimate as issued.

What the platform contributes

Building age and modernization history for every building in the inventory, which are the inputs OPSC uses to establish modernization eligibility. In this sample, 58 of 135 buildings carry no record of modernization. That count appears in Component 2.

[Placeholder for the OPSC eligibility letter and the Form SAB 50-01 and 50-03 acknowledgements.]

Component 2. Inventory of existing facilities, sites and property

Produced from the platform. Illustrative sample data.

30
Facilities

135
Buildings

104
Instructional buildings

19
Portable buildings

58
Never modernized

1,581,487
Instructional SF

2,057,375
Total building SF

68 yrs
Oldest portable

391.7
Land area, acres

Site inventory

Facility	Type	Year built	Acres	Buildings	Building SF
Apollo High School	High	1995	12.0	4	62,809
Arroyo Elementary	Elementary	1962	9.5	3	48,269
Atherwood Elementary	Elementary	1965	9.0	3	57,499
Berylwood Elementary	Elementary	1959	8.8	3	51,607
Big Springs Elementary	Elementary	1971	10.2	3	45,267
Crestview Elementary	Elementary	1968	9.3	3	41,562
District Office	Support	1980	4.0	3	36,535
Garden Grove Elementary	Elementary	1973	9.7	3	56,924
Hillside Middle School	Middle	1965	18.0	6	105,612
Hollow Hills Elementary	Elementary	1964	8.5	3	50,458
Justin Early Learners Academy	Preschool	1985	5.0	3	22,037
Katherine Elementary	Elementary	1970	9.1	3	45,477
Knolls Elementary	Elementary	1958	8.2	3	40,273
Madera Elementary	Elementary	1966	9.4	3	43,714

Maintenance and Operations (Simi Elementary)	Support	1955	6.0	3	30,410
Monte Vista School	Independent Study	1960	6.5	3	28,216
Mountain View Elementary	Elementary	1972	9.9	3	58,726
Park View Elementary	Elementary	1969	9.0	3	53,128
Royal High School	High	1967	42.0	14	216,549
Santa Susana Elementary	Elementary	1961	8.7	3	46,599
Santa Susana High School	High	1979	38.0	13	183,344
Simi Institute for Careers and Education	Adult Education	1971	8.0	3	46,752
Simi Valley High School	High	1958	45.0	14	229,229
Sinaloa Middle School	Middle	1969	19.5	7	93,420
Sycamore Elementary	Elementary	1974	10.0	3	54,574
Township Elementary	Elementary	1967	9.2	3	50,623
Valley View Middle School	Middle	1972	18.8	6	89,519
Vista Elementary	Elementary	1963	8.9	3	52,833
White Oak Elementary	Elementary	1976	10.5	4	55,061
Wood Ranch Elementary	Elementary	1990	11.0	4	60,349

On the District's 2016 source documents, square footage, modernization year and pupil capacity are marked Pending Assessment. The figures above are illustrative and get replaced by field-verified values once the assessment is complete.

Component 3. Existing classroom capacity

Produced from the platform. Illustrative sample data. Education Code 17071.10 and 17071.25.

22,340	822	20,326	91%
Total pupil capacity	Of which SDC	Current enrollment	Districtwide utilization

Capacity and enrollment by facility

Facility	Type	Pupil capacity	Enrollment 2026-27	Utilization
Apollo High School	High	400	352	88%
Arroyo Elementary	Elementary	650	557	86%
Atherwood Elementary	Elementary	600	520	87%
Berylwood Elementary	Elementary	580	462	80%
Big Springs Elementary	Elementary	680	685	101%
Crestview Elementary	Elementary	620	628	101%
District Office	Support			
Garden Grove Elementary	Elementary	640	517	81%
Hillside Middle School	Middle	1,100	1,091	99%
Hollow Hills Elementary	Elementary	560	462	82%
Justin Early Learners Academy	Preschool	250	204	82%
Katherine Elementary	Elementary	600	539	90%
Knolls Elementary	Elementary	540	468	87%
Madera Elementary	Elementary	630	566	90%
Maintenance and Operations (Simi Elementary)	Support			
Monte Vista School	Independent Study	300	241	80%
Mountain View Elementary	Elementary	660	595	90%
Park View Elementary	Elementary	600	606	101%
Royal High School	High	2,100	1,897	90%
Santa Susana Elementary	Elementary	580	521	90%
Santa Susana High School	High	1,900	1,880	99%
Simi Institute for Careers and Education	Adult Education	500	407	81%
Simi Valley High School	High	2,300	2,059	90%
Sinaloa Middle School	Middle	1,150	1,085	94%
Sycamore Elementary	Elementary	670	598	89%
Township Elementary	Elementary	610	560	92%
Valley View Middle School	Middle	1,120	1,050	94%
Vista Elementary	Elementary	590	509	86%
White Oak Elementary	Elementary	690	547	79%
Wood Ranch Elementary	Elementary	720	720	100%

Illustrative sample data. Format demonstration only, not a submission to OPSC.

Capacity is stated by grade level in the underlying register, covering TK, K through 12 and special day class seats, and summed here by facility. Utilization above 100 percent means enrollment exceeds loading-standard capacity.

Component 4. Projected enrollment change over five years

From District records. The platform stores and displays the District's projection; it does not produce it.

The District's adopted enrollment projection is loaded into the platform so that capacity, utilization and project sequencing all read from the same figures. The table below shows the format. The values are illustrative.

School year	Projected enrollment	Capacity	Utilization	Change from 2026-27
2026-27	20,326	22,340	91.0%	0
2027-28	19,933	22,340	89.2%	-393
2028-29	19,484	22,340	87.2%	-842
2029-30	19,011	22,340	85.1%	-1,315
2030-31	18,544	22,340	83.0%	-1,782
2031-32	18,107	22,340	81.1%	-2,219

[Placeholder for the District's adopted demographic study and the basis for the projection.]

Component 5. Capital planning budget of significant projects

Produced from the platform. Illustrative sample data.

1,107
Projects

$244.8M
Estimated, 2026 dollars

$340.6M
Escalated to planned year

$95.8M
Escalation premium

Every project in the register carries an estimated cost in current dollars and a planned year. The escalated cost compounds the estimate at 4.5 percent a year from 2026 to the planned year, and it is calculated at refresh rather than stored, so a newly added project escalates automatically.

Capital need by facility, escalated

Facility	Projects	Estimated	Escalated
Royal High School	127	$29,135,406	$40,717,972
Simi Valley High School	115	$28,756,175	$39,542,725
Santa Susana High School	97	$19,081,491	$26,219,839
Hillside Middle School	47	$13,557,346	$19,486,990
Sinaloa Middle School	62	$11,262,779	$16,364,078
Park View Elementary	30	$8,944,623	$11,928,883
Sycamore Elementary	25	$7,086,357	$10,521,543
Valley View Middle School	39	$7,639,263	$10,434,971
Hollow Hills Elementary	26	$7,639,891	$10,332,109
Vista Elementary	27	$7,348,420	$10,253,895
Township Elementary	27	$7,155,338	$9,766,171
Santa Susana Elementary	30	$6,733,609	$9,762,295
Berylwood Elementary	25	$7,101,823	$9,526,938
Mountain View Elementary	26	$6,747,448	$9,361,671
White Oak Elementary	31	$6,476,618	$8,978,274
Atherwood Elementary	23	$6,329,140	$8,872,377
Madera Elementary	31	$6,352,813	$8,661,806
Katherine Elementary	30	$6,310,664	$8,590,301
Simi Institute for Careers and Education	27	$5,581,737	$7,908,236

Crestview Elementary	28	$4,976,594	$7,380,530
Maintenance and Operations (Simi Elementary)	30	$5,160,439	$7,043,742
Apollo High School	27	$4,907,569	$7,024,169
Arroyo Elementary	23	$5,171,574	$6,961,169
Wood Ranch Elementary	28	$4,638,607	$6,902,319
District Office	28	$4,388,831	$6,280,049
Big Springs Elementary	20	$4,307,452	$5,925,027
Knolls Elementary	20	$4,252,783	$5,736,275
Monte Vista School	32	$3,390,498	$4,449,747
Garden Grove Elementary	14	$2,941,771	$3,806,202
Justin Early Learners Academy	12	$1,401,256	$1,855,173
Total	1,107	$244,778,315	$340,595,476

Component 6. Financing and funding sources

Produced from the platform. Illustrative sample data.

Each project in the register is programmed against a funding source. The table shows the fifteen-year plan by source, in escalated dollars.

Funding source	Description	Projects	Escalated	Share
Deferred Maintenance Fund	Restricted routine restricted maintenance and deferred maintenance	226	$71,672,051	21.0%
General Fund (M&O)	Maintenance and Operations operating budget	252	$69,885,814	20.5%
Local Bond Measure	Voter-approved general obligation bond proceeds	216	$69,879,950	20.5%
Grant / Other	Energy efficiency, safety and supplemental grants	198	$64,882,631	19.0%
Prop 2 / SFP	State School Facility Program modernization and new construction match	215	$64,275,029	18.9%

State match eligibility

Projects programmed against Proposition 2 and School Facility Program funding also carry a funding match score reflecting eligibility under program rules. The five-year pipeline appears in Appendix A. OPSC sets state share percentages and they are not stated in this sample.

Component 7. Verification of current assessed value

Supplied by the Ventura County Assessor. Not produced by the platform.

The plan includes the County Assessor's verification of the District's current total assessed valuation, which OPSC uses in determining financial hardship eligibility and local bonding capacity.

[Placeholder for the County Assessor's certification of assessed value.]

Component 8. Deferred maintenance plan

Produced from the platform. Illustrative sample data. Education Code 17070.75.

The fifteen-year deferred maintenance schedule runs 2026 through 2040 by planned year. The gap between the estimated and escalated columns is the cost of the schedule itself, the same work done later.

Year	Projects	Estimated	Escalated	Escalation	Cumulative escalation
2026	70	$15,536,943	$15,536,943	$0	$0
2027	66	$12,768,400	$13,342,978	$574,578	$574,578
2028	70	$16,118,732	$17,602,058	$1,483,326	$2,057,904
2029	77	$16,103,934	$18,377,264	$2,273,330	$4,331,234
2030	67	$14,172,945	$16,901,501	$2,728,556	$7,059,790
2031	82	$18,542,672	$23,107,543	$4,564,871	$11,624,661
2032	63	$16,066,859	$20,923,230	$4,856,371	$16,481,032
2033	83	$20,197,225	$27,485,633	$7,288,408	$23,769,439
2034	88	$20,068,717	$28,539,735	$8,471,018	$32,240,457
2035	68	$14,628,129	$21,738,791	$7,110,662	$39,351,119
2036	69	$14,022,631	$21,776,717	$7,754,086	$47,105,205
2037	78	$16,733,745	$27,156,409	$10,422,664	$57,527,869
2038	86	$17,941,188	$30,426,128	$12,484,940	$70,012,809
2039	77	$16,958,375	$30,053,566	$13,095,191	$83,108,000
2040	63	$14,917,820	$27,626,981	$12,709,161	$95,817,161
Total	1,107	$244,778,315	$340,595,476	$95,817,161	

By building system

System	Projects	Escalated
Lighting Controls	79	$38,419,707
Roofing	68	$34,440,266
Windows and Doors	65	$31,016,817
Electrical	76	$31,005,812
HVAC / Mechanical	59	$26,612,436
Flooring	78	$23,995,119
Building Envelope / Exterior	59	$22,136,977
Interior Finishes	70	$20,236,014
Plumbing	54	$18,827,842
Security / Intrusion System	76	$17,673,454
Fire / Life Safety	80	$17,582,977
Fire Alarm	76	$17,284,287
Play Structures and Surfacing	73	$14,262,599
Site / Hardscape and Paving	71	$12,102,678
Technology / Low Voltage	69	$11,418,260
ADA / Accessibility	54	$3,580,231

Status at plan adoption: Planned 944, Deferred 116, In Progress 30, Complete 17. District staff maintain status in the governed project register and the plan updates on refresh.

Component 9. LCAP alignment narrative, first state priority

From District records. The District supplies the narrative; the platform provides the supporting figures.

The first state priority under the Local Control and Accountability Plan concerns basic services, including facilities maintained in good repair. The plan includes a narrative describing how the facilities program supports that priority.

What the platform contributes

The prioritization model scores every project on four criteria, one of which is equity across campuses. The weight the Board assigns to that criterion is a number the plan can report, and the resulting ranked list shows the LCAP commitment operating rather than simply stated. In this sample the equity criterion carries a weight of 0.20 out of a 1.00 total.

[Placeholder for the District's LCAP alignment narrative.]

Appendix A. Proposition 2 and School Facility Program five-year pipeline

Produced from the platform. Illustrative sample data. Planned years 2027 through 2031.

$15,669,804
Remaining, escalated

71
Projects

26
Facilities

24
School sites

By year

Year	Projects	Escalated
2027	20	$4,529,034
2028	10	$2,486,356
2029	16	$2,725,498
2030	11	$2,390,784
2031	14	$3,538,131
Total	71	$15,669,804