

**Riverside Unified School District
Operations Division**

Board Operations Subcommittee Meeting
3380 14th Street, Riverside, Conference Room 1 A/B
May 16, 2012 – 2:00 p.m.

MINUTES

CALL TO ORDER: 2:00 p.m.

PRESENT: Mr. Tom Hunt, Dr. Charles L. Beaty, and Dr. Kirk Lewis

Also present were Mr. Mike Fine, Mrs. Janet Dixon, Mr. Kevin Hauser, Mr. Trevor Panton, Mr. Marco Eacrett, HMC Architects, Mr. Steve Worley, Tilden Coil, and Ms. Lizette Delgado (Recorder).

1. Gless Property Update

Mr. Fine provided a brief update on the Gless property adjacent to King High School. He informed the subcommittee that Mr. Gless has received approval for the development of the property into very high density apartments. Mr. Fine said that the District does not agree with the use and development of the property for that purpose and that staff and District counsel have been having conversations with Mr. Gless regarding the issue and negotiations for possible purchase of the property. Mr. Fine said that the District has some properties that might be of interest to Mr. Gless to help him facilitate his goal of development. The item will be discussed with the entire Board of Education as a closed session item at a future meeting.

Action Items

2. Approval of Minutes

Dr. Beaty moved and Mr. Hunt seconded to approve the minutes of the April 11, 2012, meeting.

3. North High School Athletic Facilities Master Plan Project Bids

Dr. Lewis said that bids for the project have been received and that the construction manager has evaluated and confirmed the pricing, insurance and bonding, and the capability of the contractors to implement the work. He added that it had been anticipated that the project would be approximately \$1.5 million over budget, however; the bid results were more favorable. Dr. Lewis stated that staff was presenting the bid summary for evaluation and discussion by the subcommittee.

Mr. Hunt recommended to remove from the project's scope of work the replacement of lights for the baseball field (\$46,834) and additional furniture, fixtures, and equipment (\$100,000), and that \$772,365 from Measure B funds be used to cover the project's over budget. Dr. Beaty recommended that all items strictly related to a football stadium (visitor bleachers and related components) and the press box and elevator be removed from the project.

The subcommittee members agreed to move the item with their individual recommendations to the Board of Education for further discussion, scope of work reductions, and approval of additional Measure B funding to cover the project's cost at a future Board of Education meeting.

4. Re-Purposing of Measure B Funds – Second Review

The subcommittee reviewed and approved a re-prioritized list of Measure B projects at the April 11th subcommittee meeting. This list was presented to the Board of Education on May 7th. The Board approved the list except for one item concerning the use of Measure B funds for up-fronting delayed matching funds from the state and a CFD (yet to be formed). The Board also asked the subcommittee to review and reconfirm the list of projects.

The subcommittee reviewed the list of remaining Measure B projects to be implemented with the remaining \$9.2 million of Measure B funds and recommended that the Elementary #34 land cost amount (\$1,976,185) that has been dedicated to cash flow be moved to the contingency fund. Subcommittee members asked staff to identify other projects (i.e. revenue producing projects) that could be funded through Measure B and to present detailed information about the current projects on the list at a future meeting. Concerning the Priority Energy System Upgrades (\$1.3 million) item, Dr. Lewis mentioned that Chevron is not close to delivering the Energy Master Plan, but that the item could be kept on the list as a place holder. Mr. Hunt stated that if Chevron has not delivered the plan in the next 6 months, the Board should take another look concerning the funds. Dr. Lewis added that staff will also present a list of the projects “below the red line” for the subcommittee’s consideration.

5. Selection of Architect for Modifications to the Nutrition Center

Dr. Lewis stated that staff has presented to the Board of Education on several occasions a proposal to execute modifications to the Nutrition Center to improve capabilities and to improve the overall efficiency of the operation. He added that the Board has approved for the proposal to move forward for design. Mr. Fine mentioned that this is not a large scale project and that HMC originally designed the modifications. He asked to subcommittee to determine the process to follow for the selection of an architect.

After a brief discussion, the subcommittee agreed to recommend HMC as the architect for the project and to move the item forward to the Board of Education for final approval at a future Board of Education meeting.

6. Selection of Option 1 or Option 2 for the Arlington High School Honor Walk

Dr. Lewis mentioned that on May 7th, the Board of Education approved two design options for the honor walk at Arlington High School as part of the Athletic Facilities Master Plan project. He stated that one option needs to be identified for implementation so that the design work may be completed and integrated into the project. Dr. Lewis informed the subcommittee that Mrs. Allavie had suggested that the Operations/Board Subcommittee make this determination.

Dr. Lewis said that the estimated cost for either option is \$25,000. Mr. Eacrett provided information about the two options and answered questions from subcommittee members. Members asked that more options containing some of the suggestions that were discussed be presented for their consideration at a future meeting. Mr. Eacrett stated he will submit new renderings with a couple of ideas for the subcommittee's approval. Staff stated that the decision concerning the honor walk needs to be reached soon to avoid adding potential delays to the project.

7. Resolution No. 2011/12-64 – Resolution of the Board of Education Authorizing Application to the School Facility Program for Funding on the Frank Augustus Miller Middle School Wing Addition

Dr. Lewis stated that staff will present this resolution for the Board of Education's approval at the June 4, 2012, meeting. The resolution authorizes the District to apply for state bond funding on the Frank Augustus Miller Middle School Wing Addition and allows for the use of elementary student grants to complete the application.

Dr. Beaty moved and Mr. Hunt seconded to forward the resolution to the Board of Education for its final approval at the June 4, 2012, meeting.

8. CFD Tax Levy Resolutions

Dr. Lewis stated that staff will present twenty-two resolutions for the Board of Education's approval at the June 18, 2012, meeting concerning the Community Facilities Districts (CFD) tax levies for the 2012-2013 fiscal year. These annual agenda items establish the tax levies which are used to cover the CFD administration costs and for repayment of the principal and interest to the bondholders for the outstanding bonds issued for our CFDs. The tax levies are based on residential square footage and determined in accordance with the rates and method of apportionment as defined within each CFD. Upon approval, these assessment amounts will be provided to the Riverside County Tax Assessor for inclusion in the annual property tax bills.

Mr. Hunt moved and Dr. Beaty seconded to forward the resolution to the Board of Education for approval at the June 4, 2012, meeting.

Public Relations

9. Unscheduled Communications

There were no requests to speak to the subcommittee members.

Members Comments:

There were no comments from the subcommittee members.

Adjournment

The meeting was adjourned at 3:55 p.m.