

**Riverside Unified School District
Operations Division**

Board Operations Subcommittee Meeting
3380 14th Street, Riverside, Conference Room 1 A/B
April 11, 2012 – 3:30 p.m.

MINUTES

CALL TO ORDER: 3:30 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, and Ms. Lizette Delgado (Recorder), and members of the public.

Discussion Items

1. Review Energy Master Plan Project (Chevron)

Staff presented information concerning the progress that Chevron Energy Solutions has made on the development of the energy master plan. Specifically, the draft plan for Highgrove Elementary School was reviewed and discussed. Dr. Lewis stated that this is the first draft of the report and said that the RUSD team will meet with Chevron representatives tomorrow. He said there were quite a few items that needed to be addressed. A major missing component was the lack of cost estimates for the work proposed in the report. For that reason, “return on investment” by a simple payback calculation could not be performed in order to prioritize project implementation based on “best bang for the buck”. Among other items of concern, the report included a recommendation to replace all air conditioning units without a unit by unit condition report. In fact, the report had a contradiction in that the HVAC system in the office, installed in 2000, could be expected to last another 4-5 years. Dr. Lewis added that he feels confident that Chevron will make the necessary revisions to the report. Dr. Lewis said that staff will share a revision of the report with the subcommittee as soon as it is deemed acceptable.

Action Items

2. Approval of Minutes

Dr. Beaty moved and Mr. Hunt seconded to approve the minutes of the February 28, 2012, and March 15, 2012, meetings.

3. North High School Athletic Facilities Master Plan Project

Dr. Lewis stated that staff has worked diligently with both HMC and Tilden-Coil to revise the cost estimate prior to the project going to bid in May and that the cost estimate and possible scope reduction items were discussed with the North Blue Ribbon Task Force. He said that as a result, a staff recommendation was being presented to the subcommittee to establish an overall approach and strategy to address what is expected to be an over budget

situation, which will be substantiated once formal bids are received and confirmed. Dr. Lewis shared that the recommended strategy is that previously used with the Arlington, Poly, and Ramona Athletic Facilities Master Plan projects. He added that the recommendation includes a combination of scope reduction items and a suggestion to augment the budget to support the implementation of the project, which is estimated to be \$1,590,187 over budget.

The subcommittee reviewed the project's estimated cost breakdown, which was over budget by \$1.59 million. The project could be reduced in scope to meet the budget by eliminating the visitor bleachers and associated elements (e.g. restroom/concession building, fencing, and concrete pad) and the replacement lights for the varsity baseball field. Instead, Dr. Lewis stated that staff is recommending to reduce scope as prioritized by the Blue Ribbon Task Force in the amount of \$522,000 and to use \$1.06 million of Measure B contingency funds to cover the project's shortfall. This was similar to and consistent with the adjustments made to the Arlington, Poly, and Ramona Athletics Facilities Master Plan projects. The subcommittee agreed with the recommended solution with the exception of reducing the track from 9 to 8 lanes (\$69,000) and removal of an additional scoreboard for track events (\$23,000). Adding those elements back into the project means that an additional \$92,000 of other scope reduction items would need to be identified or that amount of additional Measure B funds would need to be added to the project budget. Dr. Lewis mentioned that once the project goes to bid in May, staff will present the budget for final approval by the subcommittee and the Board of Education. He added that the staff recommendation will be adjusted once the final bid numbers are secured.

4. Re-Purposing of Measure B Funds

Staff presented a recommendation for re-prioritizing the projects for implementation with the balance of Measure B funds.

The Subcommittee reviewed the re-prioritized list of remaining Measure B projects presented by staff. The list represented a cumulative total of \$13,559,867. Dr. Lewis stated that there is \$9,297,709 available in Measure B funds, including \$2,219,919 from project savings. He also mentioned that \$2,762,152 in State project savings is also available and is recommended to be dedicated to the FAMMS and Liberty classroom wing additions and possibly mod/energy projects at Highgrove. Mrs. Dixon added that State Project Savings could be used as a local match but that the use of those funds is limited. Dr. Lewis highlighted the addition of the Priority Energy Management System Upgrades to the list and said that the project will yield \$159,150 in savings per year. Dr. Beaty suggested that the savings be earmarked for the increased costs to maintain the landscape and pools of the new projects. In reference to the \$1,976,185 for the Elementary School #34 land cost dedicated to cash flow, Mrs. Dixon stated that the funds will come back as soon as the CFD is formed and state bonds are sold. Concerning the Career Tech Ramona Theater (match to State amount) and the Ramona Theater Modernization project, a cost estimate was discussed. In regards to the theater power upgrade, Ms. Dixon stated that there might be some funding available through the City of Riverside Public Utilities and through the CDBG (Community Development Block Grant) project funding. Dr. Lewis added that funds from a CTE (Career Technical Education) have been set aside for the District to fund the Ramona Theater Modernization project. Members recommended to staff to hold a meeting with city staff to discuss a joint

use agreement for the Ramona High School Theater upgrade considering that the facility is used extensively by the community.

Mr. Hunt moved and Dr. Beaty seconded to move forward the re-prioritized list of projects as presented for the Board of Education's approval and to hold a meeting with city staff to discuss a joint use agreement for the Ramona High School Theater project

5. Extension of Measure B

Dr. Lewis presented a list of project needs some of which were identified in the Measure B Facilities Improvement Plan, but were not implemented. New items included seismic retrofit work, energy savings projects, auxiliary gyms, and elementary school libraries. Dr. Lewis stated that the District is running out of Measure B funds and that it takes about two years to design and acquire DSA approval for new projects. For that reason, he asked that the Subcommittee consider the timing for a possible extension of Measure B. He introduced Mr. John Fairbank, Principal of Fairbank, Malin, Maullin, Metz & Associates a public opinion research and strategy firm, who shared his experience with regards to recent school district bond elections. Mr. Fairbanks presented polling information concerning the voter attitudes toward public education and support for school measure bonds. Despite the state's fiscal problems; there is public support for a statewide school bond measure and local tax and bond measures for schools especially given the presidential election year.

The subcommittee reviewed and discussed the information presented. The Subcommittee recommended that the presentation be provided to the entire Board as a special meeting or study session. It was later determined that this presentation would be postponed.

6. Lincoln Boxing Club

The Subcommittee discussed the liability issues concerning the Lincoln Boxing Club and recommended that staff write a letter to the current organizer of the boxing program requesting to produce proof of liability insurance or to vacate the facility. Mr. Fine stated that he has had problems identifying who the contact person at the club is. Subcommittee members asked Mr. Dell Roberts, community member, to assist staff in obtaining the name of the contact person for the club.

7. Proposed Football Field/Track Graphics for Arlington, Poly, and North High School Athletic Facilities Master Plan Projects

Staff presented the recommendations received from the schools concerning the lettering and graphics on the football fields and track for the high school athletic facilities master plan projects.

The Subcommittee reviewed the recommendations from each school and recommended that the designs be presented to the Board of Education for final approval at a future Board meeting.

Public Relations

8. Unscheduled Communications

Mr. Robert Michalka and Ms. Kathy Barth spoke to the subcommittee concerning the North

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High School Athletic Facilities Master Plan project. Mr. Dell Roberts spoke to the subcommittee concerning the North High School Athletic Facilities Master Plan project and the Lincoln Boxing Club.

Members Comments:

There were no comments from the subcommittee members.

Adjournment

The meeting was adjourned at 5:58 p.m.