

**Riverside Unified School District
Operations Division**

Board Operations Subcommittee Meeting
District Office Conference Room 3 A/B
October 5, 2011 – 9:30 p.m.

MINUTES

CALL TO ORDER: 9:30 a.m.

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

Also present were. Mr. Mike Fine, Mrs. Janet Dixon, Mr. Ken Mueller, Mr. Reggie Royster, Mrs. Mary Jane Gyll, Mr. Mike Fitzgerald, Mr. Richard Anderson, Best Best & Krieger LLP, and Ms. Lizette Delgado (Recorder)

ADDENDUM TO THE ACTION SECTION OF THE AGENDA:

Mr. Hunt moved and Dr. Beaty seconded to add Resolution No. 2011/12-27 to the Action section of the agenda.

Discussion Items

1. Potential Solar Project at Cleveland and Myers Property

Dr. Lewis stated that this item was placed on the agenda at Mr. Hunt's request. He shared that he had talked with Mr. Dave Wright, General Manager, Riverside Public Utilities, about their proposed solar project on the closed landfill on Tequesquite Avenue. Mr. Wright said that soon they will initiate an RFP process for a Power Purchase Agreement (PPA) between RPU and a third-party vendor for the installation of a photo voltaic system. The possibility of RUSD participating in the agreement was discussed and it was stated that the District's involvement could conceivably be a commitment to purchase a percentage of the electricity generated. The issue will be discussed further at a future subcommittee meeting. The subcommittee agreed that staff should continue to explore the feasibility of RUSD participating in this venture.

2. Public Access to Synthetic Track and Fields

The subcommittee discussed the accessibility of the public to the synthetic track and fields at our existing and future high school athletic facilities. Dr. Lewis stated that he was operating under the assumption that as track and field facilities are completed, they will be available to the public on a use of facilities permit basis which is consistent with that of other school districts. Mr. Mueller added that these facilities require district supervision when they are being used.

3. District Heating Ventilation and Air Conditioning (HVAC) – Update

Members received and discussed information staff presented on the operating conditions of HVAC equipment at RUSD schools. Mr. Mueller highlighted that HVAC work orders during the months of August and September account for 30% - 35% of the annual HVAC

work order volume and said that indoor humidity has been a particular issue this year. He stated that higher than usual humidity is the primary factor in causing an 18% - 20% false call rate. He noted that work orders are being prioritized by giving the highest priority to preschool, kindergarten, and students with special needs classrooms, then elementary and secondary classrooms, and lastly administrative offices. Mr. Mueller said that the District's set-point for air conditioning is 76 degrees and that according to administrative policies and procedures they cannot be adjusted below 74 degrees. He provided examples of different things employees have done to manipulate thermostats in classrooms. Mr. Mueller stated that work orders will continue to be screened, that ACS set-points will be adjusted to 74° as the default for cooling, and that preventive maintenance will continue. Behavioral issues will be referred to site administrators and aging control systems will be replaced as resources permit. HVAC Supervisor Reggie Royster and Energy Education Specialists Mary Jane Gyll and Mike Fitzgerald also provided input concerning this item.

4. Marks-Roos Pooled Refunding of Various Community Facilities District (CFD) Bonds

Dr. Lewis stated that several outstanding CFD bonds are good candidates for refunding providing an average savings of \$33.18 to \$128.90 per year on the special tax levies to homeowners within the CFDs and that due to the small size of some of the individual CFD bond issues to be refunded, staff is recommending the issuances be pooled and refunded using the Marks-Roos Local Bond Pooling Act of 1984.

Mr. Dick Anderson (BB&K) explained that the Board of Education needs to approve and authorized the execution of a joint-powers authority agreement through the Marks-Roos Local Bond Pooling Act of 1984, creating the Riverside Unified School District Financing Authority to enable the pooled refunding of bonds and subsequently issue the refunding bonds for the CFDs. He added that to execute a Marks-Roos refunding, the District would need to create a joint-powers authority with another agency and that preliminary discussions with Western Municipal Water District indicate that they would be willing to become a party to a joint-powers authority agreement for this purpose as they have for other local agencies.

In response to Mr. Hunt's question and comment, Mrs. Dixon stated that in order to meet a bond call date of March 1, 2012, bonds would need to be issued at least 30 days prior.

Based on Mr. Fine's concerns with current firms, the subcommittee requested that Mr. Fine present a recommendation with regard to financial and underwriting firms to be used for the issuance of the bonds.

Staff recommended that the Board of Education adopt a resolution approving the execution of a joint-powers authority agreement. The subcommittee agreed to forward this item to the Board of Education for approval at the November 1, 2011, regular meeting.

Action Items

5. Approval of Minutes

Mr. Hunt moved and Dr. Beaty seconded to approve the minutes of the May 9, 2011 meeting, with a correction to item No. 3, first paragraph, to read 2 carpet crews; and to approve the minutes of the August 11, 2011 meeting as presented.

6. Selection of Architect for the Liberty Elementary School Classroom Wing Addition

Dr. Lewis stated that on September 5, 2011, the Board approved the application for funding to the State's Overcrowded Relief Grant (ORG) program for the project. The Board also requested additional information about the ORG program and the effects on the schedule if the District was to issue a new architect RFP for the design of the wing. Staff presented the options for selection of an architect.

Mrs. Dixon added that on September 28th, the State Allocation Board scheduled two more funding rounds for the estimated remaining ORG funds of \$287.4 million. The deadline for submitting an application for the first round is January 31, 2012, and the deadline for the last round is July 31, 2012. Applications must include DSA approved plans. She added that in order to meet the July 31, 2012, deadline, the selection of an architect for the project needs to be approved at the October 17, 2011, Board meeting.

Discussion was held and staff recommended that the Board approve the selection of HMC Architects as the architect and Tilden-Coil Constructors as the construction manager for the project.

Mr. Hunt moved and Dr. Beaty seconded to present the item with staff's recommendation for approval at the October 17, 2011, Board Education meeting.

7. Future Board of Education Meeting Action Items

a. Community Facilities District (CFD) No. 23 of Riverside Unified School District – Assumption of Joint Community Facilities Agreements (Spring Mountain Ranch)

Mrs. Dixon stated that CFD No. 23 is a proposed CFD for the Spring Mountain Ranch development, the future home of the Maxine Frost Elementary School, located in the eastern portion of the Highgrove community. She added that on July 1, 2007, the District entered into joint agreements with the County of Riverside, various other county agencies, and SMR Ventures, LLC, the original owner/developer for the Spring Mountain Ranch project. She said that Board approval is necessary to substitute the new owner, SF SMR LLC, as a party to the joint community facilities agreements.

Mr. Hunt moved and Dr. Beaty seconded that the approval of the Assumption of Joint Community Facilities agreements be presented to the Board of Education at the November 1, 2011, Board of Education meeting.

b. Ordinance No. 2011/12-01 – An Ordinance Dissolving Community Facilities District No. 30 of Riverside Unified School District, County of Riverside, State of California

On June 16, 2008, the Board of Education adopted a resolution establishing CFD No. 30, which was to subdivide 7 parcels into 48 parcels that would be built and sold as single family homes. Mr. Anderson provided background information concerning this item and Mrs. Dixon added that the developer lost the parcels in foreclosure and that the seven original remaining parcels have been sold to individual buyers. She stated that the bonds of the Community Facilities District will not be issued to finance the construction and acquisition of school facilities, and that it should therefore be dissolved.

Staff recommended that the Board of Education adopt Ordinance No. 2011/12-01, dissolving Community Facilities District No. 30.

Mr. Hunt moved and Dr. Beaty seconded that Ordinance No. 2011/12-01 be presented to the Board of Education for adoption at the November 1, 2011, Board of Education meeting.

8. Resolution No. 2011/12-27 – Resolution Implementing Prequalification of Contractors for Rubberized Track and Artificial Turf Field Installation Bid Packages for Arlington Athletic Facilities Master Plan, Poly Athletic Facilities Master Plan, and J.W. North Athletic Facilities Master Plan, and Pool Construction Bid Packages for Ramona Athletics Facilities Master Plan Completion, Poly Athletics Master Plan, and J. W. North Athletic Facilities Master Plan Projects

Dr. Lewis stated that the District will soon be seeking bids for the installation of rubberized track and artificial turf field at Arlington, Poly, and North High Schools and for the construction of swimming pools at Ramona, Poly, and North High Schools. He added that the District would like to prequalify bidders to ensure that bidders are able to perform the work for which they are bidding.

Mrs. Dixon added that staff is recommending that the Board approve and establish a Prequalification Program for rubberized track and artificial turf field installation bid packages and pool construction bid packages, and adopt the Uniform System of Point Allocation.

Mr. Hunt moved and Dr. Beaty seconded that this item be presented to the Board of Education for consideration and approval at the October 17, 2011, Board of Education meeting.

Public Relations

9. Unscheduled Communications

There were no requests to speak to the subcommittee.

Members Comments:

There were no members' comments

Adjournment

The meeting was adjourned at 10:46 a.m.