

UNOFFICIAL

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ITEM No. 1

**Riverside Unified School District  
Operations Division**  
Board Operations Subcommittee Meeting  
M & O Conference Room  
3070 Washington Street, Riverside, California  
February 28, 2014 – 1:00 to 3:30 p.m.

**MINUTES**

**CALL TO ORDER:** 1:00 p.m. by Mr. Hunt

**PRESENT:** Ms. Kathy Allavie, Mr. Hunt, and Dr. Kirk Lewis

Also present were Mrs. Hayley Calhoun, Mr. Kevin Hauser, Mr. Orin Williams, Mike Fine, and Ms. Lizette Delgado (Recorder).

**Action/Discussion Items**

The following agenda items will be discussed and the Subcommittee members may choose to introduce and pass a motion as desired.

**1. Approval of Minutes**

Mr. Hunt moved and Mrs. Allavie seconded to approve the minutes of the February 3, 2014 meeting, as presented.

**2. Report on the State of School Maintenance**

At the February 3, 2014 subcommittee meeting, staff presented the first portion of the status of the Maintenance and Operations Department with respect to levels of school maintenance. Staff presented the balance of the report including a report of conditions and recommendations. The subcommittee requested that the Report of the State of School Maintenance be presented to the Board of Education at a future meeting.

**3. Local Bond**

This item was also on the February 3, 2014 subcommittee meeting agenda, but was tabled to this meeting. Staff provided information concerning the potential consideration of a new local school bond for facilities improvements. After discussion, Mr. Hunt moved and Mrs. Allavie seconded to forward this item to the Board of Education and to present a proposal for establishing a bond team for a potential inclusion on the November 2015 ballot. The item will be presented to the Board of Education at a future meeting.

**4. Ramona High School Auditorium Remodel Design - Update**

Staff presented an update on the condition inventory and overall progress. Ms. Calhoun mentioned that the original rough project estimate was prepared prior to an in-depth conditions assessment and inclusion of new codes for equitable access which have increased the scope of work in ADA accessibility and seismic retrofit. She added that the conditions assessment report was prepared by LPA, Inc., which has identified required improvements and additional recommended improvements to the project. Members received a full copy of

the report. After discussion, and at the request of Board members, Mrs. Calhoun stated that staff will present cost estimates for the Auditorium and the Foyer separately from the ancillary spaces (chorus, band, changing rooms, etc.) at a future subcommittee meeting.

**5. STEM Program**

This item was requested by Mr. Hunt for the discussion of possible long term solutions for the location of the STEM program. Mrs. Allavie moved and Mr. Hunt seconded to remove the item from the agenda and to bring it back at a future subcommittee meeting, after the STEM Vision Ad Hoc Committee presented their recommendation to the Board of Education.

**6. Heating, Ventilation, and Air Conditioning (HVAC) for Concession Buildings**

The concession buildings at the high school athletic facilities, in general, do not include HVAC systems. During the February 3, 2014 subcommittee meeting, staff presented the conditions at each high school and the subcommittee requested information concerning the use of the concession buildings in terms of dates and hours of operation. Staff presented the subcommittee with the requested information. After reviewing the information, the subcommittee agreed to take no further action on the item.

**7. Riverside Water Polo Use of Riverside Polytechnic High School Pool - Use Fee Increase**

Mr. Hunt asked that this item be placed on the agenda for discussion because the Riverside Water Polo Club is not able to afford the use of the pool due to a fee increase. Staff informed the subcommittee that the fees have increased because the size of the pool has double since last year and recommended that the club could rent a smaller pool at another high school in the District (John W. North, Martin Luther King, Ramona, or Arlington) at a lower fee. The subcommittee thanked staff for the information.

**8. Emerson Elementary School Library – Dedicated Study Space**

This item was requested by Mr. Hunt and was scheduled for the February 3, 2014 subcommittee meeting. Due to the lack of time, the item was tabled to this meeting. Staff informed the subcommittee that the designs of the Pachappa, Mountain View, and Emerson Elementary Schools libraries are almost identical. Mrs. Calhoun stated that the space of concern was a flexible space that was designed at the discretion on the school principal. At Emerson, the space was designed as a computer lab and the same space at Pachappa and Mountain View libraries was designed to be used as general study areas. The subcommittee thanked staff for the information.

**9. Future Topics to be Addressed by the Subcommittee**

The subcommittee agreed to add the following items to the list of future topics to be addressed by the subcommittee:

- 7-11 Committee Recommendations
- Properties Adjacent to High Schools:
  - ♦ Glass Property Adjacent to Martin Luther King High School
  - ♦ Vacant Property at Central and Victoria Avenues – Adjacent to Riverside Polytechnic High School
  - ♦ Vacant Property at Jefferson Street and Magnolia Avenue – Adjacent to Ramona High School
  - ♦ Vacant Property at Park Avenue and 14<sup>th</sup> Street – Adjacent to Lincoln High School

**Public Relations**

**10. Unscheduled Communications**

There were no requests to speak to the subcommittee.

**11. Subcommittee Members Comments**

There were no comments from subcommittee members.

**Adjournment**

The meeting was adjourned at 3:29p.m.

# APPROVAL TO PROCEED WITH THE CONSTRUCTION OF SCHOOL SECURITY MEASURES AT THE ENTRANCES TO SCHOOLS

Operations Division  
Board of Education Meeting  
April 14, 2014

## SECURITY PROJECTS CONSTRUCTION ESTIMATE

Site	Construction Estimate	Contingency	Soft Costs	Total
Phase I				
Adams	\$46,246	9,249	\$38,847	\$94,342
Alcott	\$132,530	26,506	\$111,325	\$270,361
Emerson	\$106,175	21,235	\$89,187	\$216,597
Highland	\$106,741	21,348	\$89,662	\$217,752
Jackson	\$72,248	14,450	\$60,688	\$147,386
Jefferson	\$87,874	17,575	\$73,814	\$179,263
Madison	\$48,261	9,652	\$40,539	\$98,452
North HS (back)	\$28,720	5,744	\$24,125	\$58,589
Phase II				
Bryant	\$65,188	13,038	\$54,758	\$132,984
Castle View	\$196,167	39,233	\$164,780	\$400,181
Magnolia	\$145,744	29,149	\$122,425	\$297,318
Central	\$27,458	5,492	\$23,065	\$56,014
Sierra	\$40,102	8,020	\$33,686	\$81,808
Arlington	\$59,712	11,942	\$50,158	\$121,812
King HS	\$60,799	12,160	\$51,071	\$124,030
North HS (front)	\$132,642	26,528	\$111,419	\$270,590
<b>Totals</b>	<b>\$1,356,607</b>	<b>271,321</b>	<b>\$1,139,550</b>	<b>\$2,767,478</b>

Construction Estimate includes Site Preparation and Building Upgrades; Bonds and Insurance; General Conditions; Overhead & Profit; Estimation and Escalation. Phase I Construction Estimate with DSA approval / Phase II DSA submitted

Contingency is calculated at 20% of *Construction Estimate* for unforeseen conditions and essential change orders

Soft Costs include Architectural fees; DSA fees; Project Management fees; Inspection

# COMPARISON of Pre/Post DSA approval

## Conceptual Cost Plan

Construction Estimate	\$1,560,830
Contingency	\$ 312,166
Soft Costs	\$1,217,447
Total	\$3,090,443
Less projects removed	
EOC	\$ 1,021,509
Lincoln	\$ 840,004

## Construction Estimate (Phase I DSA approved, Phase II Conceptual Cost, DSA submitted)

Construction Estimate	\$1,356,607
Contingency	\$ 271,321
Soft Costs	\$ 1,139,550
Total	\$ 2,767,478



# Ramona High School Theater Remodel

Operations/Board Subcommittee Meeting  
Condition Assessment Review

April 11, 2014

# LPA



ITEM No. 3





# CONDITION ASSESSMENT

## PROCESS

- Assessments performed in November-December 2013
- Multi-disciplinary Team – Landscape, Civil, Architecture, Interiors, Structural, Mechanical, Plumbing, Electrical, Theater (The Ruzika Company)

## GOALS

- Review condition
- Summarize the necessary modernization upgrades to meet current applicable codes (minimum required scope of work)
- Recommend additional upgrades to be undertaken as part of a comprehensive modernization scope, budget permitting
- Provide cost estimates for all scope





# REQUIRED IMPROVEMENTS

Include structural safety, access compliance, and fire life safety modifications, and also scope items that were included in the District’s original budget document for the project:

- Site Parking and Path of Travel
- Auditorium accessible means of access from Lobby via external addition \$\$\$
- Lobby/Foyer and Auditorium ceiling removal and replacement
- Structural/seismic improvements to walls, wall to diaphragm connections, roof diaphragms, and columns
- Door and hardware, drinking fountain replacement
- Restroom renovations
- New finishes such as flooring, paint and ceilings
- Lobby storefront window system replacement
- Theater seat replacement
- Auditorium acoustic wall treatments
- Auditorium light/sound lock vestibule
- Auditorium Technical Control Booth retrofit
- Extend / retrofit fire sprinkler system
- HVAC unit replacement with new EMS
- Fire Alarm device/system replacement
- Lighting and lighting controls replacement
- Electrical power system upgrade / replacement
- Audio/Video system replacement
- Stage rigging hardware and pipe batten replacement
- Stage Lighting system and dimmer rack replacement, including controls
- Stage Lighting front of house lighting and catwalk positions addition
- Stage curtain replacement





# ADDITIONAL RECOMMENDED IMPROVEMENTS

Additional recommended improvements include items that are suggested based upon the condition assessment for the District's review and for potential inclusion in the project, budget permitting:

- Display case replacement
- Orchestra pit infill replacement
- Stage floor replacement or refurbishment
- Augment acoustic separations and replace treatments at Choral and Band Classrooms
- Provide new Dressing Room (to provide one for each girls and boys)
- Roofing replacement
- HVAC ductwork replacement
- Electrical low voltage system replacement (public address, clock, security)
- Stage rigging replacement / new motorized rigging



12/18/2013



12/18/2013

# BUDGET SUMMARY

(Summary from Cumming Corporation  
Estimate dated Feb. 25, 2014)

## Refurbishment Estimate Comparison Summary

DESCRIPTION		DISTRICT BURDENED COST	CUMMING BURDENED COST	COST DELTA
1	ADA UPGRADES	\$175,548	\$1,093,364	\$917,816
2	EMERGENCY LIGHT AND FIRE ALARM / FIRE AND LIFE SAFETY	\$72,600	\$462,918	\$390,318
3	SEISMIC UPGRADE	\$667,566	\$1,064,162	\$396,596
4	SOUND SYSTEM	\$359,040	\$1,041,000	\$681,960
5	REPLACE SEATING	\$556,776	\$499,992	(\$56,784)
6	EQUIPMENT	\$0	\$0	\$0
7	POWER UPGRADE	\$667,920	\$376,480	(\$291,440)
8	DIMMER AND LIGHTING	\$373,956	\$1,416,885	\$1,042,929
9	HVAC (BOILER AND AIR HANDLER)	\$739,200	\$1,235,668	\$496,468
10	COSMETIC ITEMS	\$135,960	\$432,657	\$296,697
TOTAL ESTIMATED COST		\$3,748,566	\$7,623,125	\$3,874,559
ESTIMATED CONSTRUCTION COST				
11	ADDITIONAL RECOMMENDATIONS	\$1,129,327		
TOTAL ESTIMATED CONSTRUCTION COST		\$8,752,452		

District's Original Budget = \$3,748,566  
(Excludes soft costs)

Proposed Phase 1 Budget = \$6,940,000  
(per H. Calhoun)

Phase 2 Scope = \$1,812,452  
(Future Bond)

Total of All Scope = \$8,752,452

Significant Scope Items:

- Interior accessible passageway from lobby to theater low level seats
- Interior light and sounds lock vestibules between lobby and theater (these are also serving double duty addressing accessibility issues)
- Strengthening of existing brick walls at the stage by adding steel columns
- Strengthening of existing steel columns in the theater
- Extending fire sprinkler system throughout the building
- Stage rigging hardware replacement



# RECOMMENDATIONS / NEXT STEPS

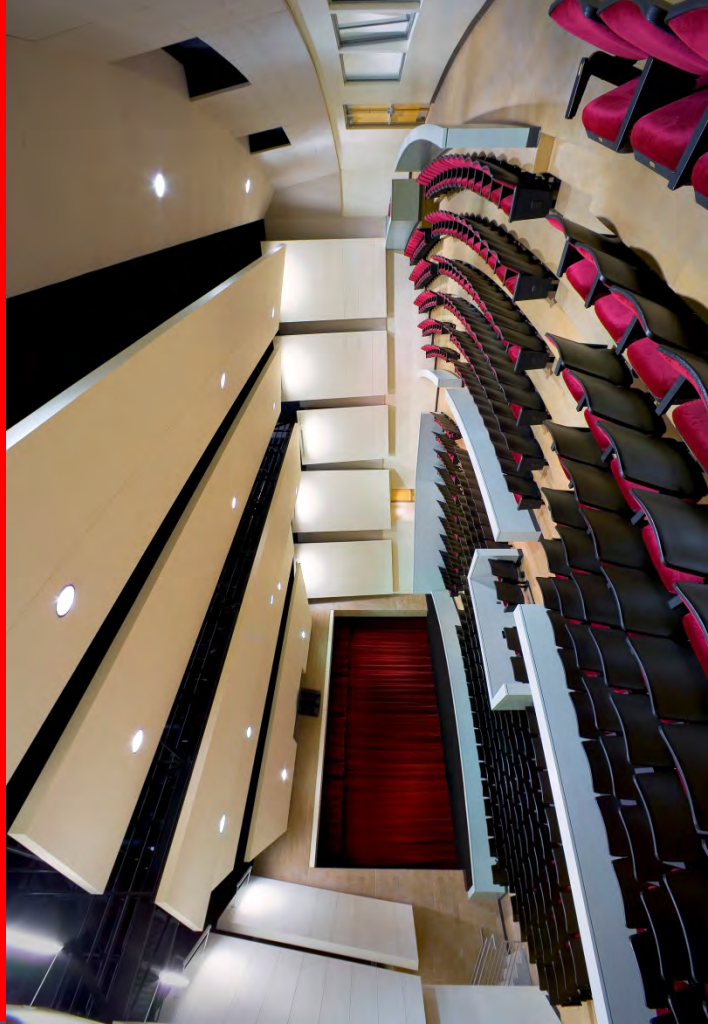
1. Meet with Ramona High School Staff to review Condition and Recommendations
2. Seek Governing Board approval to increase base budget from \$3.7M to \$6.9M
3. Design and Document Entire Scope:
  - Phase 1 to meet District available dollars
  - Phase 2 additional scope pending future bond authorization (could be structured as bid alternates or separate package)
  - Target Design Schedule:
    - Preliminary Design = May 1 - July 1 (engage Design Committee)
    - DSA Submittal = Oct 2014
    - DSA Approval = April 2015
4. Construction Start: June 2015





# LPA

creating sustainable places and spaces that enrich the lives of those who use them







**Riverside Unified School District**  
Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

HAYLEY CALHOUN  
Director, Planning and Development

**Summary of Impact of Class Size Reduction at 26:1 in 1<sup>st</sup> – 3<sup>rd</sup> and 24:1 in 1<sup>st</sup> – 3<sup>rd</sup>**

Using current projections for 2014 and available space at each elementary site, I compared

Projected FTE using current staffing formulas	i.e. K @ 24:1; 1 <sup>st</sup> – 3 <sup>rd</sup> @ 28:1; and 4 <sup>th</sup> – 6 <sup>th</sup> @ 32:1 with
Projected FTE with CSR at 1 <sup>st</sup> – 3 <sup>rd</sup> at 26	i.e. K @ 24:1; 1 <sup>st</sup> – 3 <sup>rd</sup> @ 26:1; and 4 <sup>th</sup> – 6 <sup>th</sup> @ 32:1 and
Projected FTE with CSR K-3 <sup>rd</sup> at 24	i.e. K @ 24:1; 1 <sup>st</sup> – 3 <sup>rd</sup> @ 24:1; and 4 <sup>th</sup> – 6 <sup>th</sup> @ 32:1

Available space considered included all classrooms used for non-classroom functions on a school site. Non-classroom uses included rooms being used for: Band, Drama, PTA, HEARTS, IEP meeting room, Site Coach, Title 1 or Intervention, District Training or ISS, Computer Lab, or vacant classrooms.

Classrooms used for the R180 program were **not** considered as available space due to the number of students being served in the R180 program and program instructional needs.

The following space needs were identified.

Sites needing a portable at 26:1 CSR in 1 <sup>st</sup> – 3 <sup>rd</sup> :	Sites needing a portable at 24:1 CSR in 1 <sup>st</sup> – 3 <sup>rd</sup> :
Bryant	John Adams
	Bryant
	Emerson
	John F. Kennedy
	Mark Twain
	Woodcrest

Additionally, Castle View and George Washington Elementary Schools will be out of available classrooms after 2014-2015 school year to support expansion of DLI. If DLI is to continue recruitment at those sites, additional classrooms would be required for the 2015 school year.

Additional impact will be on the number of transfer slots available at school sites. If transfers are closed to sites with Choice programs: John Adams, Bryant, Castle View, Mountain View, and George Washington Elementary Schools, providing a Choice for parents is limited as it will be difficult for families with siblings to attend the same Choice program if the site is closed to new transfers. Families already established in the program want all their children to be in the same program and attend the same school.

## RIVERSIDE UNIFIED SCHOOL DISTRICT

Policy #7310.11 (a)

SCHOOL FACILITIES AND NEW CONSTRUCTION1.0 MELLO-ROOS COMMUNITY FACILITIES ACT

The Board of Education has established this policy pursuant to section 53312.7 of the Government Code of the State of California.

1.1 Priority of Public Facilities Riverside Unified School District shall utilize the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5 of the government Code of the State of California for financing school facilities, furniture and equipment and incidental local street, water and sewer facilities, and for the acquisition of land therefore. The Riverside Unified School District shall not utilize the Act for financing any other public facilities.

1.2 Credit Quality of Bond Issues The Riverside Unified School District shall not issue and sell bonds of any community facilities district unless the value of all taxable parcels within the community facilities district is at least three times greater than the principal amount of the bonds to be sold and the principal amount of all other bonds outstanding that are secured by special taxes levied on such parcels pursuant to the Act. The value of taxable parcels within a community facilities district shall be established on the basis of an appraisal made by a State certified real estate appraiser, as defined in Subdivision (c) of Section 11340 of the Business and Professions Code of the State of California.

It is the Policy of the District to refrain from the issuance of any CFD bonds unless at the time of issuance of any CFD bonds, (i) special tax revenues from that CFD are reasonably expected to provide at least one hundred ten percent (110%) debt service coverage for each year of the term of such bonds. If the original purchaser determines that a lower amount may be deposited in the reserve fund, then the District may deposit such lower amount.

1.3 Special Taxes The maximum amount of special taxes to be levied on any parcel within a community facilities district in any fiscal year to pay debt service bonds, together with the general property taxes and other special taxes and assessments levied on such parcel, shall not exceed an amount equal to two percent (2%) of the full cash value of the parcel as determined by the County Assessor of the County of Riverside. Formulas or methodologies for the apportionment and levy of special taxes on parcels of taxable property within community facilities districts shall provide for maximum annual amounts of special taxes which may be levied upon such parcels which shall not increase from fiscal year to fiscal year, except as a result of delinquencies in the payment of special taxes by other owners of parcels of taxable property within community facilities districts shall provide for the collection of special tax revenues in a total amount which is equal to 110 percent of maximum annual debt service on the bonds for the community facilities district.

1.4 Notification of Purchasers Sellers of property within community facilities districts

shall provide notification to prospective purchasers of their property pursuant to Sections 53340.2 and 53341.5 of the Government Code of the State of California, whichever is applicable. The District will supply the necessary information to complete the appropriate Notice of Special Tax to be delivered to such purchasers pursuant to the requirements of said Sections 53340.2 and 53341.5.

RIVERSIDE UNIFIED SCHOOL DISTRICT

Policy 7310.11 (b)

## SCHOOL FACILITIES AND NEW CONSTRUCTION

### 1.0 MELLO-ROOS COMMUNITY FACILITIES ACT (Continued)

1.5 Appraisals Appraisals of the value of taxable parcels within community facilities districts shall be conducted by appraisers who are state certified real estate appraisers, as defined in subdivision (c) of Section 11340 of the Business and Professions Code of the State of California. ~~Appraisals shall be conducted in accordance with nationally recognized standards which are generally applicable in Southern California with respect to appraisals of land within community facilities districts. It is the goal of the District to conform, as nearly as practicable, to the California Debt and Investment Advisory Commission's Appraisal Standards for Land-Secured Financings, as such standards may be amended from time to time, provided, however, that this Board of Education may additionally amend such standards from time to time, as it deems necessary and reasonable, in its own discretion, to provide needed infrastructure improvements within the District, while still accomplishing the goals set forth herein.~~ Appraisals shall determine the current market value of such parcels and shall be conducted on the basis of comparable sales and a discounted cash sale and shall assume that all of the taxable parcels of property within the community facilities district will be sold to the same buyer in a single transaction.

1.6 Priority Access Policy Students residing within community facilities districts shall have priority for attendance at school facilities which are financed with the proceeds of the sale of bonds of those districts. However, such priority shall be subject to the District's attendance policy, including criteria contained therein for student assignment to achieve ethnic, racial or socio-economic diversity, satisfy federal, state or court mandates or transportation needs, and promote safe pedestrian routes, and to ensure student continuity of schooling within any school year. For schools which are financed with the proceeds of the sale of bonds of more than one community facilities district, attendance priority will be determined on the basis of the proportionate share of the cost of the construction of such schools which is financed by each community facilities district. It is the current policy of the District to provide as much flexibility to students within the District to have the opportunity to attend specialized programs offered within the District. To that end, proceeds of bonds of community facilities district may be used to finance District facilities which are outside of the attendance area of the community facilities district but which may be utilized by students residing within the community facilities district. Additionally, District facilities which reduce overcrowding for any attendance area

of a community facilities district may be financed with proceeds of bonds of a community facilities district.

Legal References:

Government Code

53312.7	Mello-Roos Community Facilities Act of 1982
53330	Mello-Roos Community Facilities Act of 1982
53340.2	Notification of Purchasers
53341.5	Notification of Purchasers

Business and Professions Code

11340	Certification of Real Estate Appraisers
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Adopted: April 18, 1994

**Riverside Unified School District**  
**Operations Division – Planning and Development**

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

## **AGENDA**

**Surplus Real Property Advisory (“7-11”) Committee**  
**Meeting No. 1**

**Monday, April 21, 2014 4:30 – 6:00 p.m.**  
**Riverside Unified School District Conference Room 3 AB**  
**3380 14<sup>th</sup> Street, Riverside, CA 92501**

**REASONABLE ACCOMODATION FOR ANY INDIVIDUAL WITH A DISABILITY:**

Any individual with a disability, who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Planning and Development Office at 3070 Washington Street; telephone (951)788-7496 xt 84004; fax (951)778-5646.

**1. PRELIMINARY**

- a. Call to Order \_\_\_\_\_p.m.
- b. Roll Call (Establishment of Quorum)

1. Raul Ayala
2. Oswaldo Barajas
3. Finn Comer
4. Shani Dahl
5. Bob Garcia
6. Chuck Krieger
7. Christopher Manning
8. Tim Maloney
9. Stephanie Standerfer
10. Matthew Webb
11. Michael West

**2. WELCOMING REMARKS – Hayley Calhoun, Director of Planning and Development**

**3. INTRODUCTION OF NEW 7-11 COMMITTEE MEMBERS – Dr. Kirk Lewis,  
Assistant Superintendent**

**4. ELECTION OF OFFICERS**



5. OVERVIEW OF DISTRICT DEMOGRAPHICS

6. REVIEW OF PROPERTIES

- a. Cleveland and Myers – 20 acres
- b. District Office – 1.1 acres
- c. Grant Education Center – 5.5 acres
- d. Hawthorne – 6.85 acres
- e. Van Buren (between Van Buren and the Martin Luther King Jr. High School Detention Basin) – 1.72 acres
- f. RSA @ Former Hyatt Elementary Site – 10.8

7. PROPOSED COMMITTEE MEETINGS AND TIMELINE

8. COMMENTS FROM THE AUDIENCE

Persons wishing to make comments to the 7-11 Committee on non-agenda items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

9. COMMENTS FROM COMMITTEE MEMBERS

10. ADJOURNMENT\_\_\_\_\_. Next meeting is scheduled for Wednesday, May 28, 2014, from 4:30 p.m. – 6:00 p.m. at Riverside Unified School District Conference Room 3 AB, 3380 14<sup>th</sup> Street, Riverside, CA 92501.

**Riverside Unified School District  
Operations Division  
Site Characteristics**

School Site	Address	Zip	APN	Site Acreage	Zoned	Jurisdiction
Cleveland and Myers	2440 Myers	92503	239-180-003, 239-180-017	20	RA	City
District Office	3380 14th St	92501	219-041-001	1.1	DSP	City
Grant Educational Center	4011 14th St	92501	215-240-001	5.5	DSP	City
"Old" Hawthorne	9170 Indiana Ave	92506	233-170-001, 233-180-007	6.85	PF	City
Van Buren - Vacant Land	187221 Van Buren	92504	266-040-034	1.72	MFR	City
RSA @ former Hyatt Elementary	4466 Mt. Vernon	92507	258-200-002, 258-183-013	10.8	PF	City

**Zoning Classifications**

RA: Residential Agricultural. The Residential Agricultural is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.
DSP: The Downtown Specific Plan (DSP) Zone is established to create a diverse, vibrant, twenty-four-hour Downtown area where people can work live, shop, receive education and enjoy recreational facilities and where arts and culture are an integral component of the urban environment.
PF: The Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.
MFR: Medium High Density Residential Zones and High Density Residential Zones are established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums.

**District Office**  
1.1 acres

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

DSP: The Downtown Specific Plan (DS) Zone is established to create a diverse, vibrant, twenty-four-hour Downtown area where people can work, live, shop, receive education and enjoy recreational facilities and where arts and culture are an integral component of the urban environment.



## **District Administration Building**

### **History**

In early 1975, County Superintendent Dr. Kenny and Superintendent Ray Berry of Riverside Unified School District discussed the possibility of the county schools buying the RUSD Administration Center Complex. The county wished to move out of their existing rented spaces and into larger quarters. The county estimated that it would cost \$4 to \$5 million to build a new complex, whereas, if they were to buy the RUSD buildings for less than \$2 million, plus adding another \$1 million for remodeling, it would save the county taxpayers a considerable sum of money.

Superintendent Berry's objectives were: (1) disperse certain functions housed in the three administration buildings into other vacant facilities within the district; (2) buy an existing smaller building and remodel in order to develop proper space for the remaining administration functions; (3) develop additional revenues to the district.

Timeline, space acquisition, and remodeling cost analyses were made on the Standard Insurance Co. Building, downtown Sears Building, old City Hall, vacant Security Pacific National Bank Building, Jurupa Medical Center, Loring Building, Sages, Pritchard Building, and Palm Elementary School Building

In January 1976, negotiations were finalized with Standard Insurance Co. to purchase the building for \$755,000. Plans were immediately put in motion to relocate the district Data Center to Sierra Middle School; Special Education to Louisa May Alcott Elementary School; Title VII to Thomas Jefferson Elementary School; district Library, including mail distribution, to Palm Elementary School; and the Audio-Visual Department to the old Abraham Lincoln Elementary School. In May a tentative price was agreed upon for the sale of the RUSD administrative complex, and the district hired architect Clinton Marr to develop plans for the remodeling of the new building. The engineering firm of Tharaldson, Matthewson, Argabright & Doby was also hired to prepare plans for the remodeling; Wingate Air Conditioning Co. was awarded the contract for the air conditioning work for \$77,561.

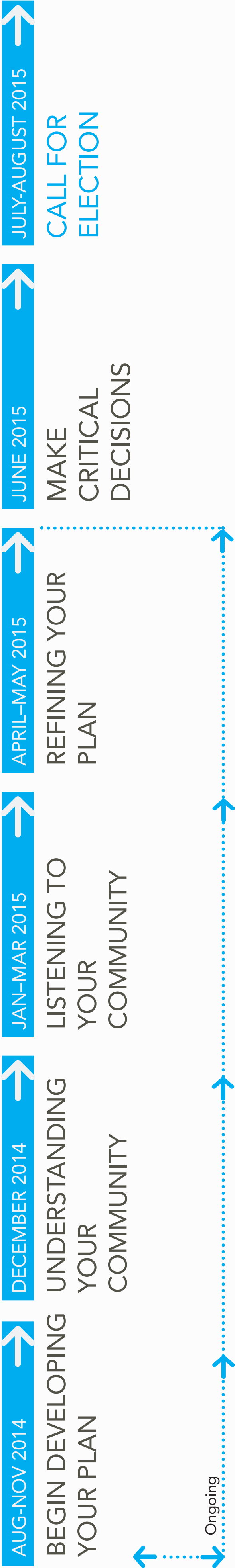
In January 1977, carpet was installed throughout the building and in February the district moved into its new quarters. In March 1977, the district purchased an old house, which faced Mulberry and backed up to the existing administrative parking lot, for \$54,720. The building was demolished by Dakeno Inc., American Asphalt Co. asphalted the area into a parking lot, and a fence and landscaping were installed for a total expenditure of \$11,000.

In April 1978, E.L. Yeager Co. removed and repaved the easterly half of the existing parking lot.



# LOCAL GO BOND

Recommended Planning Steps – November 2015 (12 months)



<b>STEP ONE:</b> DEVELOP YOUR PLAN	<ul style="list-style-type: none"><li>•Based on Identified Needs/Goals</li><li>•Site Specific</li><li>•Articulated in Plain English</li><li>•Reasonable, Validated Costs</li><li>•Identifies Potential Funding Sources</li></ul> <b>ACTION:</b> District Master Plan/Needs Assessment Underway	<ul style="list-style-type: none"><li>•Engage Advisory Team (Strategy, Financial, Legal, Facilities Needs)</li></ul>
<b>STEP TWO:</b> KNOW YOUR COMMUNITY	<ul style="list-style-type: none"><li>•Understand Who Votes</li><li>•Translate Your Facilities Needs/Master Plan Into Public Information/Outreach Plan</li></ul> <b>ACTION:</b>	<ul style="list-style-type: none"><li>•BOE Approval of Community Survey</li></ul>
<b>STEP THREE:</b> INFORM/ENGAGE YOUR COMMUNITY	<ul style="list-style-type: none"><li>•Communication Plan</li><li>•Create Opportunities for Site/Community Input</li><li>•Identify District/Stakeholder Leadership</li></ul> <b>ACTIONS:</b> BOE Consider Formation of Superintendent's Advisory Group	<ul style="list-style-type: none"><li>•Conduct Community Survey</li></ul>
<b>STEP FOUR:</b> REVIEW/REFINE YOUR PLAN	<ul style="list-style-type: none"><li>•Evaluate Data, Survey Results</li><li>•Establish Priorities</li><li>•Eliminate Non-Essentials</li><li>•Refine Funding Schedule</li><li>•Finalize Bond Project List</li></ul> <b>ACTIONS:</b> Mtgs of Superintendent's Advisory Group	<ul style="list-style-type: none"><li>•BOE Update</li></ul>
<b>STEP FIVE:</b> MAKE CRITICAL DECISIONS	<ul style="list-style-type: none"><li>•GO Bond Election (Date, Type)</li><li>•Bond Amount/Tax Rate</li><li>•Resources Required:<ul style="list-style-type: none"><li>–Volunteers</li><li>–Contributions</li><li>–Citizen Campaign Leadership</li></ul></li></ul> <b>ACTIONS:</b> Superintendent's Advisory Group Recommendation	<ul style="list-style-type: none"><li>•Presentation to BOE</li><li>•BOE Directs Staff to Draft Resolution</li></ul>
<b>BOARD VOTE TO CALL FOR ELECTION</b>	<ul style="list-style-type: none"><li>•Governing Board Calls for Election (Deadline to File Resolution with ROV 8/7/15)</li></ul> <b>ACTIONS:</b> Potential Board Vote	<ul style="list-style-type: none"><li>•File Resolution w/Registrar by 8/7/15</li><li>•Transition to Citizen Campaign Committee for 11/3/15 Election Day</li></ul>





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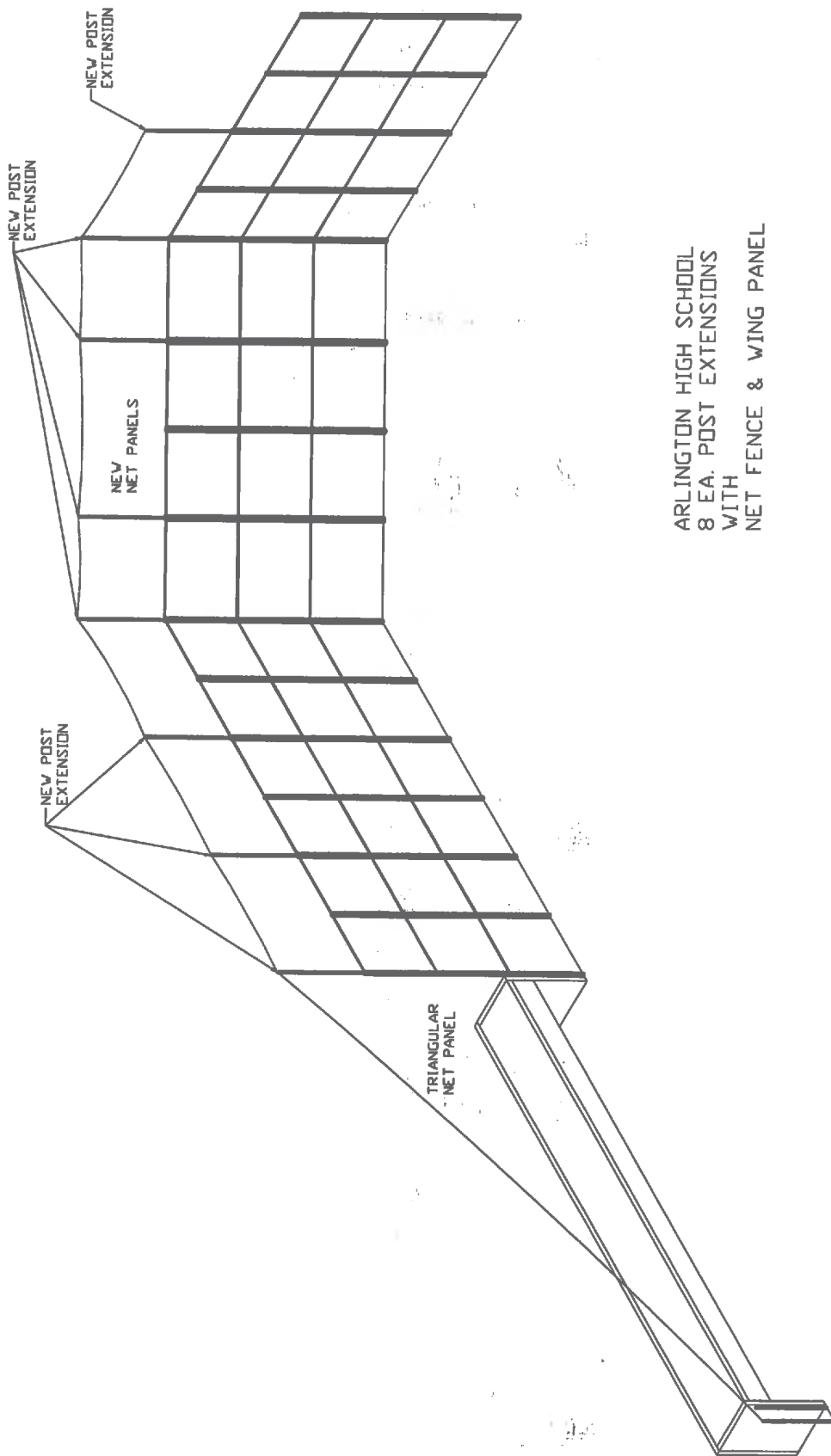
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Item Number	Item Description	Delivery DT(S)	SKU	Color/ Team/ Size	Qty/ UOM	Unit Price	Extended Price
SERVICE_NOTAX	INSTALLING 12' EXTENSION POSTS & NETTING ON EXISTING 30' BACKSTOP		SERVICE_NOTAX		1EA	5,200.00	5,200.00
				Astros	0	0.00	0.00
				Youth			
	***PREVAILING WAGE***			Astros	0	0.00	0.00
				Youth			
NSPTMXXX	#36 NYLON NETTING 3842 SQ FT	01/28/2014	NSPTMXXX		1EA	1,650.00	1,650.00
NSPTMXXX	(8) 3" SCH. 40 POSTS 12' HIGH	01/28/2014	NSPTMXXX		1EA	3,080.00	3,080.00
	***SOME RUTTING MAY OCCUR DUE TO THE USE OF HEAVY EQUIPMENT***			Astros	0	0.00	0.00
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