

## UNOFFICIAL

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**Riverside Unified School District  
Operations Division**

Board Operations Subcommittee Meeting  
3380 14<sup>th</sup> Street, Riverside, Conference Room 3 A/B  
February 3, 2014 – 9:00 a.m. – 12 p.m.

**MINUTES**

**CALL TO ORDER:** 9:08 a.m. by Ms. Allavie

Mr. Hunt arrived at 9:24 a.m.

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

Also present were Mrs. Hayley Calhoun, Mr. Kevin Hauser, Mr. Orin Williams, Mr. John Robertson, Instructional Services Specialist, K-12 Science and Health, Mr. Jon Mills, LPA Architects, Ms. Sarah Simpson, Ms. Aziu Mobasher, and Mr. Scott Herrick, Community Members, and Ms. Lizette Delgado (Recorder).

**Action Items****1. Selection of Chairperson**

The Subcommittee selected Mr. Tom Hunt as the chairperson for the year.

**2. Approval of Minutes**

Mrs. Allavie moved and Mr. Hunt seconded to approve the minutes of the May 16, 2013, and August 6, 2013, meetings, as presented.

**3. 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. Staff presented the conditions at each high school and the subcommittee discussed options to consider. Mrs. Allavie requested information concerning the use of the concession buildings in terms of hours of operation. The item will be further discussed at a future subcommittee meeting.

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

The item was briefly discussed and members tabled the item for further discussion at a future meeting.

**5. Measure B Status**

Staff presented the current status of the Measure B fund balance. Staff informed the subcommittee that the Board of Education has approved \$5,653,361 for projects that are either in progress or in design. Staff also mentioned that projects pending approval total \$4,566,961 and that the remaining available balance of Measure B funds is \$4,401,386. It was also noted that \$1,917,297 is available for new construction projects and \$93,341 is available for modernizations projects from project savings. Mr. Hunt asked staff to present information concerning the roles of staff in Measure B projects and information concerning Measure B projects per trustee area at a future subcommittee meeting.

**6. Bulkhead for Riverside Polytechnic High School Pool**

The subcommittee discussed the purchase of a bulkhead for the new swimming pool at Riverside Polytechnic High School using Measure B funds. The cost of the bulkhead is \$250,000. Mr. John Robertson, Instructional Services Specialist, K-12 Science and Health, provided the subcommittee with information regarding the District's secondary physical education curriculum. Mrs. Allavie moved and Mr. Hunt seconded to forward the approval of the purchase of the bulkhead for the new swimming pool at Riverside Polytechnic High School to the Board of Education at a future scheduled meeting.

**7. Arlington High School Varsity Baseball Backstop**

Staff presented information on a solution to reduce the number of foul balls going over the baseball backstop to the railroad tracks. The solution includes an extended and cantilevered chain link fencing, which will require separate posts to support it. The estimated cost is \$50,000 to \$60,000. Staff also informed the subcommittee of the difficulty of having heavy equipment accessing the area without causing damage to turf and sidewalks. Members asked staff to contact BNSF to find out if they would allow the district to utilize the railroad right of way for this access.

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

Staff presented a partial report on the status of the Maintenance and Operations Department with respect to levels of school maintenance. Due to time constraints, the item was tabled to a future subcommittee meeting.

**9. Local Bond**

The item was tabled to a future subcommittee meeting.

**10. 7-11 Committee**

School Board members provided their recommendations for membership to the 7-11 Committee and they were presented to the subcommittee for approval. Mrs. Allavie moved and Mr. Hunt seconded to forward the approval of the nominations to the Board of Education at a future scheduled meeting.

**11. Prop. 39 Plan Update**

Staff presented the projects that have been developed for Proposition 39 energy efficiency funding. The projects consist of the replacement of 139 portable classroom heat pump HVAC units and retrofitting classroom fluorescent light fixtures with reflectors and reducing the number of lamps in half. The HVAC replacement project has a twelve year return on investment whereas the light retrofit project has a two year return on investment. These projects are relatively simple from a design and construction standpoint.

The work is expected to begin by fall of 2014.

The subcommittee took a break from 10:58 a.m. to 11:03 a.m.

**12. Maintenance and Operations Uniform Proposal**

Staff presented options for uniforms for Maintenance and Operations staff. The subcommittee approved the design with the new RUSD logo without the mortarboard and left the decision of shirt material selection to the Maintenance and Operations Department staff.

**13. STEM Expansion Design – Scheduled for 11:00 a.m.**

The Board of Education took action on January 21, 2014, to direct staff to install two portables at the current Riverside STEM Academy site at Hyatt to accommodate the 10<sup>th</sup> grade class for next year. At the request of the Board of Education, the subcommittee discussed a recommendation for the expansion of STEM including the facilities necessary to support the program for the long term.

After discussing the item with input from Dale Moore, Dr. Ermert, and parents, the subcommittee agreed that the high school expansion be temporarily relocated to Ramona High School at the pre-school portables. This action would provide time for the development of a long term solution for the location of the 5-12 program. The subcommittee asked that this recommendation be presented at the next Board of Education meeting.

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

The item was tabled to a future meeting.

**15. Resolution No. 2013/14-30 – Resolution of the Board of Education of the Riverside Unified School District Approving a School Facilities Needs Analysis, Adopting Alternative School Facility Fees in Compliance with Government Code Section 65995.5, 65995.6, and 65995.7, Adopting Responses to Public Comments Received, and Making Related Findings and Determinations – March 17, 2014, Board of Education Meeting, Action Calendar**

Staff presented this routine item which will be on the March 17<sup>th</sup> Board of Education Agenda. Staff informed the subcommittee that a public hearing will be held before the approval of the resolution.

**16. Resolution No. 2013/14-31 – Resolution of the Board of Education of the Riverside Unified School District Approving an Increase in Statutory School Facility Fees Imposed on New Residential and Commercial/Industrial Construction Pursuant to Education Code Section 17620 and Government Code Section 65995 – March 17, 2014, Board of Education Meeting, Action Calendar**

Staff presented this routine item which will be on the March 17<sup>th</sup> Board of Education Agenda. Staff informed the subcommittee that a public hearing will be held before the approval of the resolution.

**Public Relations**

**17. Unscheduled Communications**

Ms. Sarah Simpson and Mr. Scott Herrick spoke to the subcommittee regarding Item No. 13, STEM Expansion Design.

**18. Subcommittee Members Comments**

There were no comments from subcommittee members.

**Adjournment**

The meeting was adjourned at 12: 28 p.m.

# Riverside Unified School District OPERATIONS DIVISION Maintenance & Operations Department

## *Report on the State of School Maintenance*



**Operations Board Subcommittee Meeting**  
February 3, 2014

- Energy Management System Retrofit – 13 Schools (Measure B)
- University Lighting, Painting, Walkways, and tables (Redevelopment)
- Harrison Trim Paint Project (General Fund Deferred Maintenance)
- HVAC Preventative Maintenance
- Poly Team Room PA System
- Replace King Pool Pump
- Abandoned Roof Conduit Removals – Various Schools
- Re-roofing - 6 Schools (Measure B Deferred Maintenance)
- Poly Boiler/Chiller Preventative Maintenance (Measure B Deferred Maintenance)

**Deferred Maintenance, paid by the General Fund, has varied over the years, but typically funds: roofing and roof warranties, fire & intrusion alarms, HVAC, electrical, and plumbing projects.**

## *Summer 2013 Projects*

- Storm Drain Preventative Maintenance
- De-scale Poly Water Towers
- Chemawa Gym HVAC Repair
- Replace Split-system HVAC Units - Various Schools
- Replace Damaged Building Siding – Various Schools
- Add Automated Irrigation Systems – 7 Schools
- Aeration/Fertilize – All Schools/Twain Field Renovation
- Sand Removal/Wood Fiber Installation – 17 Schools
- Fremont HVAC Replacement/Security Measures
- Monroe Library Target Makeover

## *Additional Summer 2013 Projects*

- Utility Savings of over \$9.7 million
- EMS at 13 Schools Savings
- Custodial Savings of over \$1.6 million Annually
- Demonstrable Examples of Doing Less with Even Less
- Hugo Gutierrez; Fantastic Fridays
- 8.29.13 Flood Response
- Grounds/Custodial, Carpentry, Mechanical Trades Transformations
- Proposition 39 Energy Efficiency Funding Projects
- Updated Policies, Procedures & Training

*Successes & Amazing Stories*



	2008/09	2013/14
▪ Total Number of Students	43,578	42,604
▪ M&O Staffing	118	106 (-12)
▪ Custodial Staffing	124	71 (-53)
▪ Schools	46	47
▪ Support Sites	5	5
▪ Total Classrooms	2,065	2,120
▪ Building Inventory (in square feet)		3,473,420
▪ Buildings Added Since 2008/09 (in square feet)		208,342
▪ District Property Holdings (in acres)		690
▪ Landscape Added Since 2008/09 (in square feet)		1,568,160
▪ Irrigated Turf (in acres)		257
▪ Total Tree Inventory (in trees)		6,577

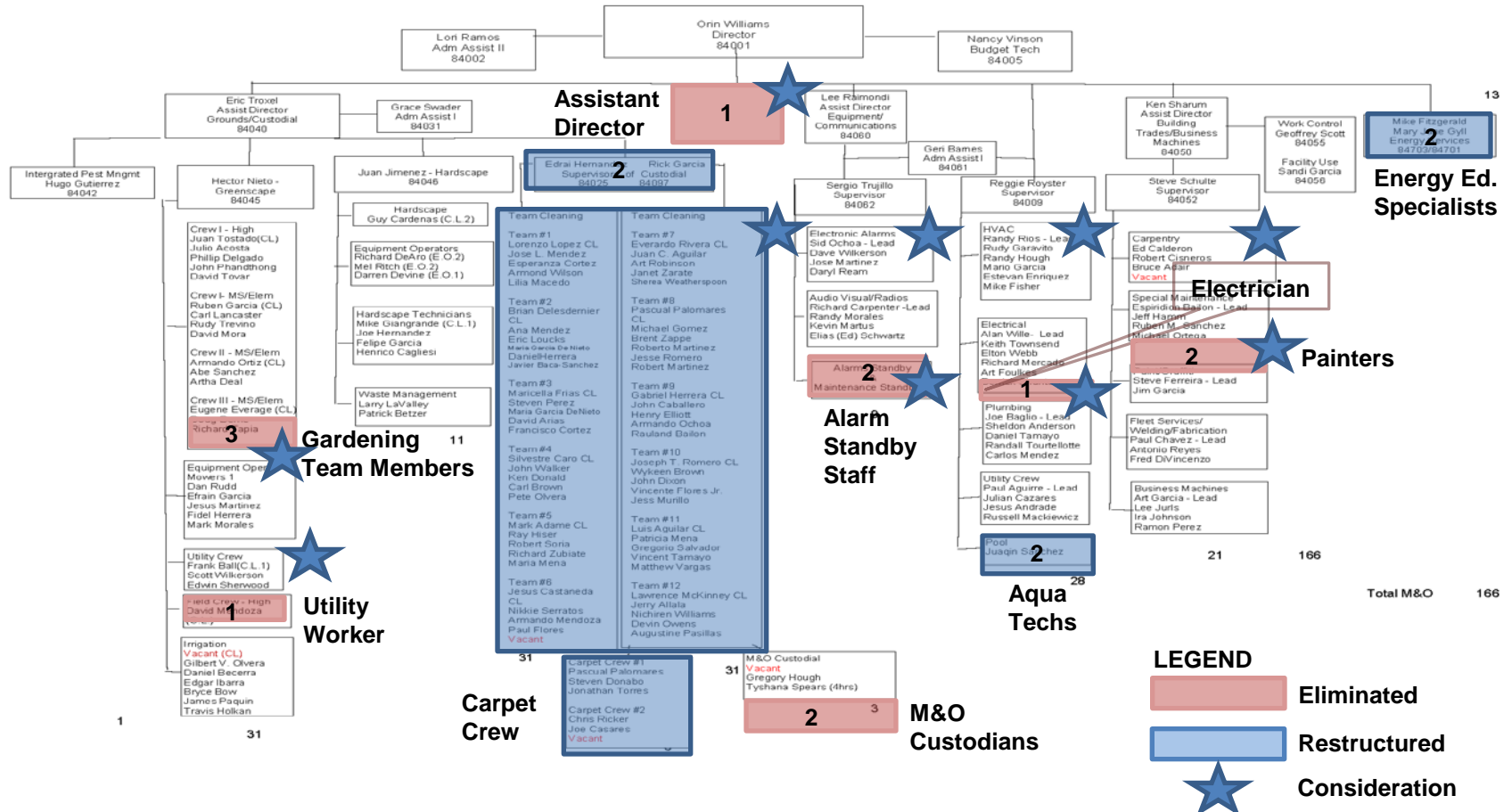
## *District Statistics*

	2008/09	2012/13
▪ Department Budget	\$28,316,034	\$23,930,486
▪ General Fund Deferred Maintenance	\$1,500,000	\$666,703
▪ State Funded Deferred Maintenance	\$1,500,000	\$0
▪ One-time Measure B Deferred Maintenance (1/2011)		\$1,000,000
▪ Cumulative Deficit Through the Past 5 Years (Est.)		\$14,750,000
▪ Electrical Consumption (in KWH)	34,082,737	26,948,056
▪ Electrical Consumption (in \$)	\$4,952,133	\$4,602,502 **
** Consider: Significant Rate Increase and Expanded Facilities		
▪ Measure B Energy Efficiency Projects (2/13)	\$0	\$1,000,000

## *Analysis of the Last 5 years*

# Maintenance and Operations Organizational Chart

Revised 1/30/2014



# Organizational Changes

**Riverside Unified School District  
Operation Division  
Maintenance and Operations  
Major Maintenance Plan**

PRIORITY 1								
Primary Elementary	Re-Roof	Certify Roof	Fire Alarm System	HVAC Systems	Asphalt/ Concrete	Playground Surface*	Bell/Clock/PA System	Flooring/ Carpeting
Unit Cost	\$150,000	\$50,000	\$140,000	\$16,790,000	\$250,000	\$25,000	\$200,000	\$80,000
Adams Elementary	2020-21			2019-20	2009-10	2014-15	2009-10	2017-18
Alcott Elementary	2016-17		2016-17	2015-16	2009-10	2014-15	2014-15	2016-17
Beatty Elementary		2018-19			2023-24	2014-15		2020-21
Bryant Elementary	2018-19		2010-11	2015-16	2010-11	2014-15	2018-19	2018-19
Castle View Elementary		2016-17	2021-22	2015-16	2014-15	2014-15	2013-14	2014-15
Emerson Elementary		2015-16	2011-12	2015-16	2009-10	2014-15	2014-15	2019-20
Franklin Elementary	2010-11		2022-23	2017-18	2010-11	2014-15	2019-20	2009-10
Fremont Elementary	2019-20		2008-09	2017-18	2010-11	2014-15	2008-09	2023-24
Grant Elementary		2020-21	2013-14	2015-16	2009-10	2014-15	2016-17	2018-19
Harrison Elementary		2021-22	2015-16	2017-18	2014-15	2014-15	2017-18	2023-24
Hawthorne II Elementary		2017-18		2023-24	2020-21	2014-15		2021-22
Highgrove Elementary	2018-19		2010-11	2017-18	2009-10	2014-15	2016-17	2018-19
Highland Elementary	2018-19		2010-11	2017-18	2015-16	2014-15	2013-14	2017-18
Jackson Elementary	2018-19		2016-17	2019-20	2008-09	2014-15	2015-16	
Jefferson Elementary	2019-20		2008-09	2019-20	2020-21	2014-15	2008-09	2016-17
Kennedy Elementary	2019-20			2023-24	2020-21	2014-15		2019-20
Lake Mathews Elementary		2020-21		2023-24	2020-21	2014-15		2023-24
Liberty Elementary	2008-09	2015-16						
Longfellow Elementary	2019-20		2013-14					
Madison Elementary	2023-24	2013-14	2009-10					
Magnolia Elementary			2012-13					
Monroe Elementary	2008-09	2018-19	2017-18					
Mt. View Elementary			2012-13					
Pachappa Elementary		2015-16	2014-15					
Rivera Elementary		2020-21	2017-18					
STEM Academy	2017-18							
Sunshine		2017-18	2020-21					
Taft Elementary		2015-16	2010-11					
Twain Elementary		2017-18			2017-18	2014-15		2010-11
Victoria Elementary		2016-17	2018-19	2023-24	2009-10	2014-15	2012-13	2020-21
Washington Elementary		2016-17	2011-12		2008-09	2014-15	2009-10	2017-18
Woodcrest Elementary		2016-17				2014-15	2019-20	2014-15

- *Annual Unfunded Liability:*
  - between \$14,228,000 and \$18,665,000
- *Total Unfunded Liability:*
  - \$219,670,000

***Major Maintenance Plan for Schools***

**Riverside Unified School District**  
Operations Division  
Maintenance and Operations  
Levels of Maintenance - Structures

Level	1	2	3	4	5
Description	Ideal Facility	Comprehensive Stewardship	Managed Care	Reactive Management	Crisis Maintenance
<b>Customer Service and Response Time</b>	Able to respond to virtually any type of service, within 48 hours.	Response to most service needs, including limited non-maintenance activities, is typically in a week or less.	Services available only by reducing maintenance, with response times of one month or less.	Services available only by reducing maintenance, with response ranging from months to one year.	Services not available unless directed from top administration, none provided except for emergencies.
<b>Customer Satisfaction</b>	Proud of facilities, have a high level of trust for the facilities organization.	Satisfied with facilities related services, usually complimentary of facilities staff.	Accustomed to basic level of facilities care. Generally able to perform mission duties. Diminished pride in physical environment.	Generally critical of cost, responsiveness, and quality of facilities services.	Regular customer dissatisfaction, skeptical of facilities service commitments.
<b>Preventive Maintenance vs. Corrective Maintenance</b>	100%	75-100%	50-75%	25-50%	0%
<b>Maintenance Mix</b>	All recommended preventive maintenance (PM) is scheduled and performed on time. Reactive maintenance (e.g., spot repaving and adjusting door closers) is minimized to the unavoidable or economical. Emergencies (e.g., flooding or power outages) are very infrequent and handled efficiently.	A well-developed PM program: most required PM is done at a frequency slightly less than per defined schedule. Appreciable reactive maintenance required due to systems wearing out prematurely, and high number of lamps burning out. Occasional emergencies caused by pump failures, cooling system failures, etc.	Reactive maintenance predominates due to systems failing to perform, especially during harsh seasonal peaks. An effort is still made at PM: priority to schedule as time and staff permit. The high number of emergencies (e.g., pump failures, heating and cooling system failures) causes reports to upper administration.	Worn-out systems require staff to be tasked to react to systems that are performing poorly or not at all. Significant time spent procuring parts and services due to the high number of emergency situations. PM work consists of simple tasks and is done inconsistently (e.g., filter changing, greasing and fan belt replacement.)	No PM performed due to more pressing problems. Reactive maintenance is a necessity due to worn-out systems (e.g., doors won't lock, fans lock up, heating, ventilation and air conditioning systems fail). Good emergency response because of skills gained in reacting to frequent system failures. (no status reporting, upper administration is tired of reading the reports.)
<b>Aesthetics, Interior</b>	Like-new finishes	Clean/crisp finishes.	Average finishes.	Dingy finishes.	Neglected finishes.
<b>Aesthetics, Exterior</b>	Windows, doors, trim, exterior walls are like new.	Watertight, good appearance of exterior finishes.	Minor leaks and blemishes, average exterior appearance. Some degree of exterior painting always needed.	Somewhat drafty and leaky, rough-looking exterior, extra painting necessary.	Inoperable windows, leaky windows, unpainted, cracked panes, significant air and water penetration, poor appearance overall.
<b>Interior &amp; Exterior Lighting</b>	Bright and clean, attractive lighting.	Bright and clean, attractive lighting. Small percentage of lights out.	Several lights out but generally well lit and clean.	Numerous lights out, some missing diffusers, secondary areas dark.	Dark, lots of shadows, bulbs and diffusers missing, cave-like, damaged, hardware missing.
<b>Service Efficiency</b>	Maintenance activities all highly organized and focused. Typically, equipment and building components are fully functional and in excellent operating condition. Service and maintenance requests are responded to immediately. Buildings and equipment are routinely and regularly upgraded at a frequency that keep them current with modern standards.	Maintenance activities appear organized with direction. Equipment and building components are usually functional and in good operating condition. Service and maintenance calls are responded to in a timely manner. Buildings and equipment are regularly upgraded keep them current with modern standards.	Maintenance activities appear to be somewhat organized, but remain workforce dependent. Equipment and building components are mostly functional, but suffer occasional breakdowns. Service and maintenance call response times are variable and sporadic without apparent cause. Buildings and equipment are periodically upgraded to keep them current with modern standards, but not at a frequency that counter-acts the effects of normal usage and deterioration.	Maintenance activities are inconsistent, somewhat disorganized and are workforce-dependent. Equipment and building components are frequently broken and inoperative. Service and maintenance calls are typically not responded to in a timely manner. Normal usage and deterioration continues unabated, making buildings and equipment inadequate to meet present use needs.	Maintenance activities are chaotic and without direction. Equipment and building components are routinely broken and inoperative. Service and maintenance calls are rarely responded to in a timely manner. Normal usage and deterioration continues unabated, making buildings and equipment inadequate to meet present use needs.
<b>Building Systems' Reliability</b>	Breakdowns are rare and limited to vandalism and abuse repairs.	Breakdown maintenance is limited to system components short of mean time between failures (MTBF).	Building and systems components periodically or often fail. Backlog of repair needs exceeds resources.	Many systems unreliable. Constant need for repair. Backlog of repair needs far exceeds resources.	Many systems are non-functional. Repairs typically limited to life safety issues.
<b>Facility Maintenance Operating Budget as % of Current Replacement Value</b>	>4.0	3.5-4.0	3.0-3.5	2.5-3.0	<2.5

# *Levels of Maintenance Defined*

**Riverside Unified School District**  
**Operations Division**  
Maintenance and Operations  
Levels of Maintenance - Structures

	2	3	4	
	Comprehensive Stewardship	Managed Care	Reactive Management	
any type of	Response to most service needs, including limited non-maintenance activities, is typically in a week or less.	Services available only by reducing maintenance, with response times of one month or less.	Services available only by reducing maintenance, with response ranging from months to one year.	Se
high level of ization.	Satisfied with facilities related services, usually complimentary of facilities staff.	Accustomed to basic level of facilities care. Generally able to perform mission duties. Diminished pride in physical environment.	Generally critical of cost, responsiveness, and quality of facilities services.	Re
	75-100%	50-75%	25-50%	
a uled and e amping and minimized to cal. g or power nt and	A well-developed PM program: most required PM is done at a frequency slightly less than per defined schedule. Appreciable reactive maintenance required due to systems wearing out prematurely, and high number of lamps burning out. Occasional emergencies caused by pump failures, cooling system failures, etc.	Unplanned maintenance predominates due to systems failing to perform, especially during harsh seasonal peaks. An effort is still made at PM: priority to schedule as time and staff permit. The high number of emergencies (e.g., pump failures, heating and cooling system failures) causes reports to upper administration.	Worn-out systems require staff to be tasked to react to systems that are performing poorly or not at all. Significant time spent procuring parts and services due to the high number of emergency situations. PM work consists of simple tasks and is done inconsistently (e.g., filter changing, greasing and fan belt replacement.)	No PM problem necess doors y ventile fail). beca frequ repor rea
ishes	Clean/crisp finishes.	Average finishes.	Dingy finishes.	
exterior walls are	Watertight, good appearance of exterior finishes.	Minor leaks and blemishes, average exterior appearance. Some degree of exterior painting always needed.	Somewhat drafty and leaky, rough-looking exterior, extra painting necessary.	In
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	3.5-4.0	3.0-3.5	2.5-3.0	

*Levels of Maintenance: 5 years ago*



**Riverside Unified School District**  
**Operations Division**  
Maintenance and Operations  
Levels of Maintenance - Structures

	2	3	4	
	Comprehensive Stewardship	Managed Care	Reactive Management	
any type of	Response to most service needs, including limited non-maintenance activities, is typically in a week or less.	Services available only by reducing maintenance, with response times of one month or less.	Services available only by reducing maintenance, with response ranging from months to one year.	Services available only by reducing maintenance, with response ranging from months to one year.
high level of organization.	Satisfied with facilities related services, usually complimentary of facilities staff.	Accustomed to basic level of facilities care. Generally able to perform mission duties. Diminished pride in physical environment.	Generally critical of cost, responsiveness, and quality of facilities services.	Regretful of facilities services.
	75-100%	50-75%	25-50%	
all highly	A well-developed PM program: most required PM is done at a frequency slightly less than per defined schedule. Appreciable reactive maintenance required due to systems wearing out prematurely, and high number of lamps burning out. Occasional emergencies caused by pump failures, cooling system failures, etc.	Unplanned maintenance predominates due to systems failing to perform, especially during harsh seasonal peaks. An effort is still made at PM: priority to schedule as time and staff permit. The high number of emergencies (e.g., pump failures, heating and cooling system failures) causes reports to upper administration.	Worn-out systems require staff to be tasked to react to systems that are performing poorly or not at all. Significant time spent procuring parts and services due to the high number of emergency situations. PM work consists of simple tasks and is done inconsistently (e.g., filter changing, greasing and fan belt replacement.)	No PM program. Problems necessitate emergency repairs. Doors, windows, ventilation systems, etc. frequently fail. Reports to upper administration.
shes	Clean/crisp finishes.	Average finishes.	Dingy finishes.	
exterior walls are	Watertight, good appearance of exterior finishes.	Minor leaks and blemishes, average exterior appearance. Some degree of exterior painting always needed.	Somewhat drafty and leaky, rough-looking exterior, extra painting necessary.	Inadequate exterior appearance and painting.
ective lighting.	Bright and clean, attractive lighting. Small percentage of lights out.	Several lights out but generally well lit and clean.	Numerous lights out, some missing diffusers, secondary areas dark.	Dark, drafty, and inefficient lighting.
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	3.5-4.0	3.0-3.5	2.5-3.0	

*Levels of Maintenance: Today*

2012/13

■ Total Work Requests Completed	23,889
■ Unaddressed Work Requests	2,456

It should be noted that prioritization for Work Requests has transitioned to focusing only on “Essential” versus “Non-essential” requests:

***Essential Maintenance***

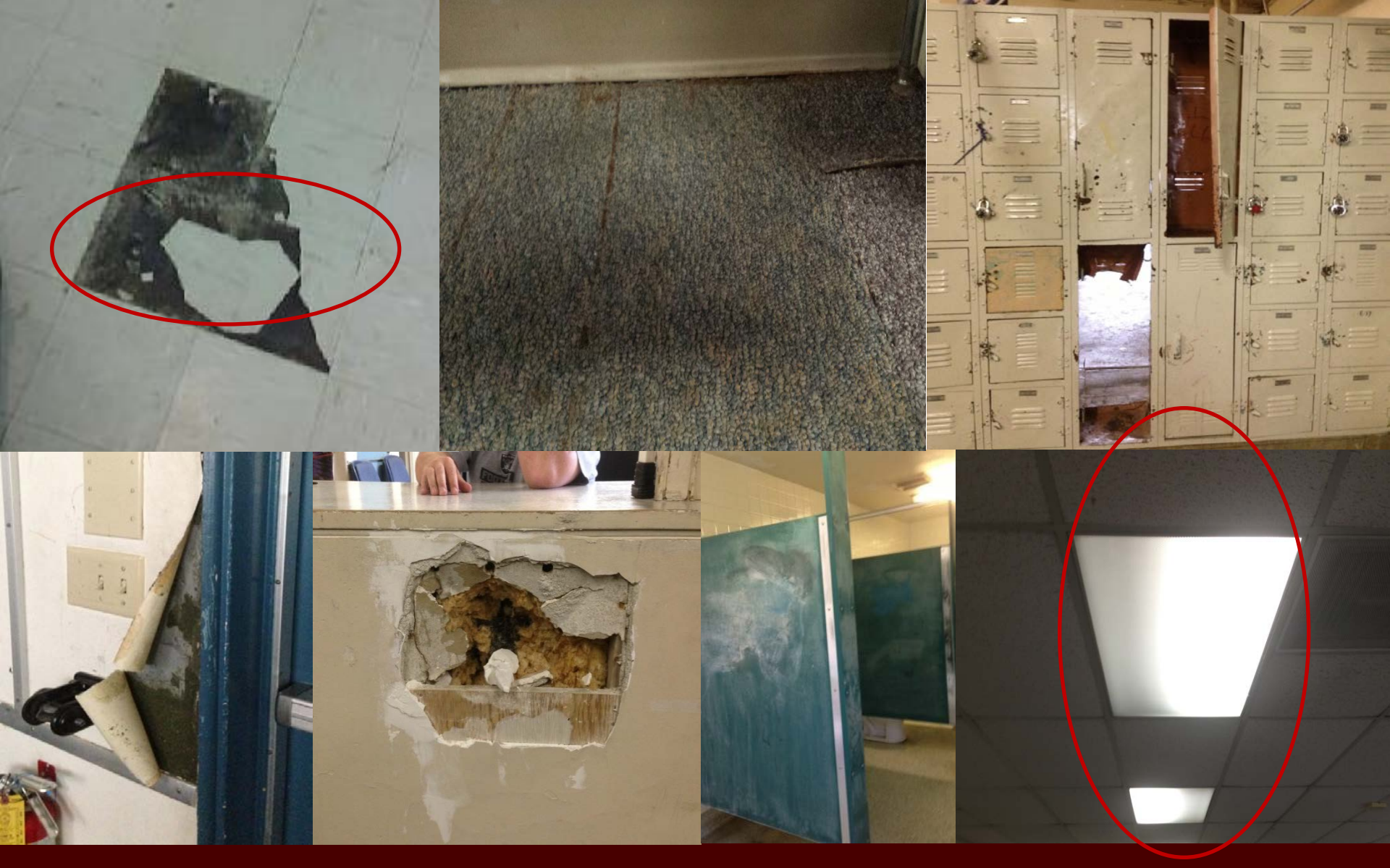
- ✓ Hazardous Conditions
- ✓ Roof Leaks
- ✓ Vandalism/Graffiti
- ✓ Classroom Lighting
- ✓ Broken Plumbing Lines
- ✓ Electrical Outages
- ✓ HVAC Outages
- ✓ Damaged Carpeting

***Non-essential Maintenance***

- ✓ Etched Window Glass
- ✓ Peeling or Faded Paint
- ✓ Hallway Lighting
- ✓ Minor Irrigation Problems
- ✓ Elective Projects
- ✓ Routine Weeding
- ✓ Worn Carpeting
- ✓ Preventative Maintenance

## ***Work Request Generation***





*Examples of Conditions – Student Spaces*





*Examples of Conditions - Landscape*





*Examples of Conditions – Water!*





*Examples of Conditions – Building Envelope*





*Examples of Conditions – Painting/Carpentry*

# What will it take to get back to 2008 levels of maintenance?

- Deferred Maintenance Funding to be Re-established
- Routine Restricted Maintenance to be Reinstated (7/2015)
- Re-establish Former Staffing Levels:
  - Painters – 2
  - HVAC Technicians – 1
  - Electricians – 1
  - Carpenters - 2
  - Alarm/Camera Technicians – 2
  - Custodial Team – 5
  - Grounds Team – 4
  - Assistant Director – 1
  - Clerical – 1
  - Dedicated Lock-up Staff - 1

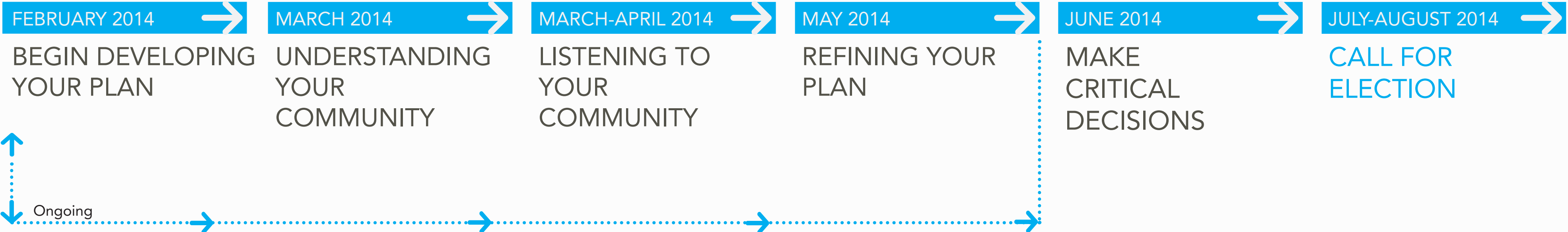
***Recommended Solutions***

RIVERSIDE UNIFIED SCHOOL DISTRICT  
Operations Division  
February 3, 2014  
Potential Future Bond Projects List with Rough Estimates

<b>Project</b>	<b>Location</b>	<b>Estimate</b>	<b>Total</b>
High Priority Seismic Retrofits Identified by Survey	Various	\$31,187,009	\$31,187,009
ADA Improvements Identified in Survey	Multiple	\$22,942,976	\$54,129,985
Implementation of Energy Master Plan	Various	TBD	
Build STEM Academy	TBD	TBD	
Practice Gym	Arlington	\$4,000,000	\$58,129,985
Practice Gym	King	\$4,000,000	\$62,129,985
Practice Gym	Poly	\$4,000,000	\$66,129,985
Full Size Gym	North	\$7,000,000	\$73,129,985
Library	Adams	\$1,250,000	\$74,379,985
Library	Alcott	\$1,250,000	\$75,629,985
Library	Highgrove	\$1,250,000	\$76,879,985
Library	Jackson	\$1,250,000	\$78,129,985
Library	Jefferson	\$1,250,000	\$79,379,985
Library	Madison	\$1,250,000	\$80,629,985
Library	Magnolia	\$1,250,000	\$81,879,985
Library	Washington	\$1,250,000	\$83,129,985
Library	Castle View	\$1,250,000	\$84,379,985
Library	Harrison	\$1,250,000	\$85,629,985
Exterior Landscape Renovation	Multiple	TBD	
Portable Replacement/Relocation	Multiple	TBD	
Assorted Site Improvements	Multiple	TBD	

# LOCAL GO BOND

Recommended Planning Steps – November 2014 (7 months)



## STEP ONE: DEVELOP YOUR PLAN

- Based on Identified Needs/Goals
- Site Specific
- Articulated in Plain English
- Reasonable, Validated Costs
- Identifies Potential Funding Sources

### ACTION: District Master Plan/Needs Assessment Underway

- Engage Advisory Team (Strategy, Financial, Legal, Facilities Needs)

## STEP TWO: KNOW YOUR COMMUNITY

- Understand Who Votes
- Translate Your Facilities Needs/ Master Plan Into Public Information/Outreach Plan

### ACTION:

- BOE Approval of Community Survey

## STEP THREE: INFORM/ENGAGE YOUR COMMUNITY

- Communication Plan
- Create Opportunities for Site/ Community Input
- Identify District/Stakeholder Leadership

### ACTIONS: BOE Consider Formation of Superintendent's Advisory Group

- Conduct Community Survey

## STEP FOUR: REVIEW/REFINE YOUR PLAN

- Evaluate Data, Survey Results
- Establish Priorities
- Eliminate Non-Essentials
- Refine Funding Schedule
- Finalize Bond Project List

### ACTIONS: Mtgs of Superintendent's Advisory Group

- BOE Update

## STEP FIVE: MAKE CRITICAL DECISIONS

- GO Bond Election (Date, Type)
- Bond Amount/Tax Rate
- Resources Required:
  - Volunteers
  - Contributions
  - Citizen Campaign Leadership

### ACTIONS: Superintendent's Advisory Group Recommendation

- Presentation to BOE
- BOE Directs Staff to Draft Resolution

## BOARD VOTE TO CALL FOR ELECTION

- Governing Board Calls for Election (Deadline to File Resolution with ROV 8/8/14)

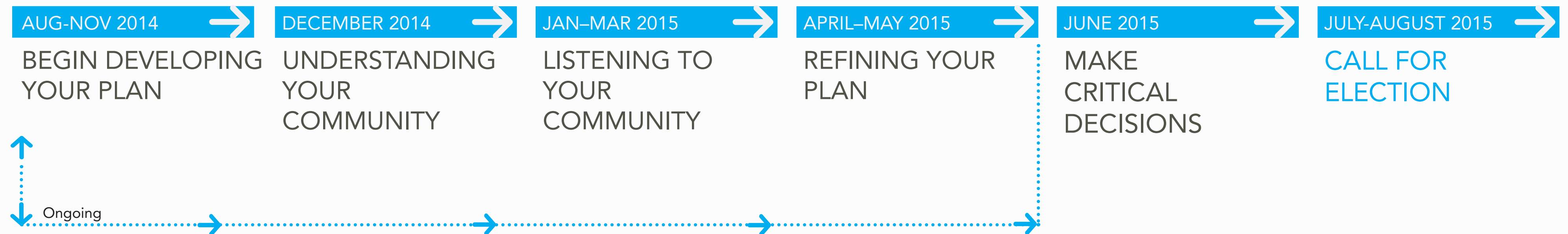
### ACTIONS: Potential Board Vote

- File Resolution w/Registrar by 8/8/14
- Transition to Citizen Campaign Committee for 11/4/14 Election Day



# LOCAL GO BOND

Recommended Planning Steps – November 2015 (12 months)



## STEP ONE: DEVELOP YOUR PLAN

- Based on Identified Needs/Goals
- Site Specific
- Articulated in Plain English
- Reasonable, Validated Costs
- Identifies Potential Funding Sources

### ACTION: District Master Plan/Needs Assessment Underway

- Engage Advisory Team (Strategy, Financial, Legal, Facilities Needs)

## STEP TWO: KNOW YOUR COMMUNITY

- Understand Who Votes
- Translate Your Facilities Needs/ Master Plan Into Public Information/Outreach Plan

### ACTION:

- BOE Approval of Community Survey

## STEP THREE: INFORM/ENGAGE YOUR COMMUNITY

- Communication Plan
- Create Opportunities for Site/ Community Input
- Identify District/Stakeholder Leadership

### ACTIONS: BOE Consider Formation of Superintendent's Advisory Group

- Conduct Community Survey

## STEP FOUR: REVIEW/REFINE YOUR PLAN

- Evaluate Data, Survey Results
- Establish Priorities
- Eliminate Non-Essentials
- Refine Funding Schedule
- Finalize Bond Project List

### ACTIONS: Mtgs of Superintendent's Advisory Group

- BOE Update

## STEP FIVE: MAKE CRITICAL DECISIONS

- GO Bond Election (Date, Type)
- Bond Amount/Tax Rate
- Resources Required:
  - Volunteers
  - Contributions
  - Citizen Campaign Leadership

### ACTIONS: Superintendent's Advisory Group Recommendation

- Presentation to BOE
- BOE Directs Staff to Draft Resolution

## BOARD VOTE TO CALL FOR ELECTION

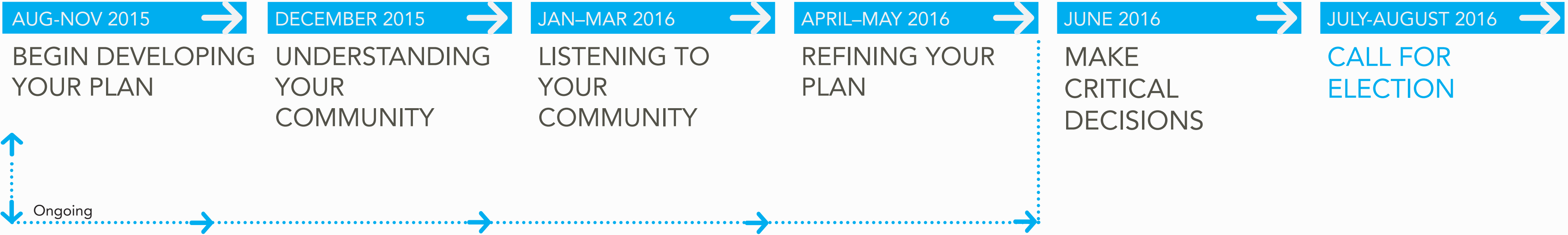
- Governing Board Calls for Election (Deadline to File Resolution with ROV 8/7/15)

### ACTIONS: Potential Board Vote

- File Resolution w/Registrar by 8/7/15
- Transition to Citizen Campaign Committee for 11/3/15 Election Day

# LOCAL GO BOND

Recommended Planning Steps – November 2016 (12 months)



## STEP ONE: DEVELOP YOUR PLAN

- Based on Identified Needs/Goals
- Site Specific
- Articulated in Plain English
- Reasonable, Validated Costs
- Identifies Potential Funding Sources

**ACTION:**  
District Master Plan/Needs Assessment Underway

- Engage Advisory Team (Strategy, Financial, Legal, Facilities Needs)

## STEP TWO: KNOW YOUR COMMUNITY

- Understand Who Votes
- Translate Your Facilities Needs/ Master Plan Into Public Information/Outreach Plan

**ACTION:**

- BOE Approval of Community Survey

## STEP THREE: INFORM/ENGAGE YOUR COMMUNITY

- Communication Plan
- Create Opportunities for Site/ Community Input
- Identify District/Stakeholder Leadership

**ACTIONS:**  
BOE Consider Formation of Superintendent's Advisory Group

- Conduct Community Survey

## STEP FOUR: REVIEW/REFINE YOUR PLAN

- Evaluate Data, Survey Results
- Establish Priorities
- Eliminate Non-Essentials
- Refine Funding Schedule
- Finalize Bond Project List

**ACTIONS:**  
Mtgs of Superintendent's Advisory Group

- BOE Update

## STEP FIVE: MAKE CRITICAL DECISIONS

- GO Bond Election (Date, Type)
- Bond Amount/Tax Rate
- Resources Required:
  - Volunteers
  - Contributions
  - Citizen Campaign Leadership

**ACTIONS:**  
Superintendent's Advisory Group Recommendation

- Presentation to BOE
- BOE Directs Staff to Draft Resolution

## BOARD VOTE TO CALL FOR ELECTION

- Governing Board Calls for Election (Deadline to File Resolution with ROV 8/12/16)

**ACTIONS:**  
Potential Board Vote

- File Resolution w/Registrar by 8/12/16
- Transition to Citizen Campaign Committee for 11/8/16 Election Day

RIVERSIDE UNIFIED SCHOOL DISTRICT  
PLANNING AND DEVELOPMENT

February 28, 2014

UPDATE ON RAMONA THEATER REFURBISHMENT

The theater building was constructed as part of the original high school campus circa 1956. The campus was modernized in approximately 1995. It appears that the modifications made to the theater building under the modernization scope of work were limited to minimum accessibility and fire life-safety upgrades.

The conceptual design for the Ramona Theater refurbishment project was initiated in 2010 when a Career & Technical Education Grant was awarded from the state. The CTE grant was for \$579,000. The work required by the grant included ADA s and Seismic upgrades. Additional dollars were funded from Measure B to allow for further refurbishment of the theater including seat replacement, lighting and sound upgrades, refinished or replaced stage flooring, as well as finishes throughout the lobby and new store front doors and windows.

The original estimate was prepared prior to an in-depth conditions assessment and the inclusion of new codes for equitable access which have increased the scope of work in ADA Accessibility and Seismic retrofit.

The conditions assessment was completed by LPA. Through the assessment, LPA identified Required Improvements and Additional Recommended Improvements. The complete draft report is available for your review.

**Required Improvements** include structural safety, access compliance, and fire life safety modifications, and also items that were included in the District's original budget document for the project, summarized briefly as follows:

- . Site Path of Travel Accessibility
- . Lobby/Foyer and Auditorium ceiling removal and replacement
- . Structural/seismic improvements to walls, wall to diaphragm connections, roof diaphragms, and columns.
- . Door modifications and hardware replacement
- . Drinking fountain replacement
- . Restroom renovations

- . Ticket Booth window modifications
- . New finishes such as flooring, paint and ceilings
- . Lobby storefront window system replacement
- . Theater seat replacement
- . Auditorium acoustic wall treatments
- . Auditorium/Lobby light/sound lock vestibule addition
- . Auditorium Technical Control Booth addition
- . Auditorium accessible means of access from Lobby
- . Auditorium wheelchair seating platforms/spaces
- . Auditorium control booth enclosure / platform

**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. These items are briefly summarized as follows:

- . 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

Notable Required Improvements include:

- Existing Auditorium ceiling is suspended plaster system and per MHP seismic assessment requires removal.
- Foyer drinking fountains are non-compliant with regard to height and clearances of wall recess/alcove. Recommend removing existing drinking fountains, and replacing with ADA compliant high-low fountain, including associated modifications to the alcove.
- There is no accessible means of egress from the Lobby/Foyer to the lower seating area in the Auditorium. An accessible means of egress that is *internal* to the building must be provided. Typically, the floor of the auditorium can be reconstructed so as to provide required slopes and path of travel to meet this requirement. However, to do so in the

Ramona HS theater would likely eliminate seats and reduce the seating capacity. Assuming this is not desired, a new passageway structure would need to be constructed as an addition to the theater.

- Replace/upgrade fire alarm system.
- Replace/upgrade egress lighting system.
- Replace/upgrade building interior and exterior light for Title 24 compliance.
- Replace/upgrade lighting control system.
- Replace HVAC distribution and motor control panel.
- Replace Audio/Video systems.
- Replace distribution feeder wire, panel boards and branch circuit wiring.
- Provide infrastructure for theatrical lighting and dimming systems

Notable Recommended Improvements include:

- The plans indicate an orchestra pit in front of the stage, which appears to have been filled in at some point with wood framing and plywood cover and is no longer in use. Placing the pit back into use will require significant modifications to allow for code-required accessibility, which is not recommended. Assuming the District and Site agree that the pit should remain out of commission, we recommend the wood infill be removed and the pit filled with concrete as a permanent installation or an alternative of adding a new stage apron extension platform.
- Roof appears to be in overall good condition, with no areas of membrane cracking or failure observed. However, the roofing may be nearing its typical life span, so we recommend including a cost to replace for District review.
- The tall reinforced brick walls at the stage area are marginally under-reinforced. These walls pose a high risk of potential failure. Reinforcement shall be provided for the weaknesses identified above by adding steel tubular columns.
- Recommend replacing and upgrading primary HVAC equipment and controls. Consider modifying theater mechanical mezzanine to be a mechanical well/enclosure with packaged DX VAV unit, in lieu of chiller/boiler system, to be consistent with balance of campus rooftop packaged units.

- Panel boards within the building are original, manufactured by Zinsco. Zinsco is no longer in business and maintenance parts are no longer available. Panel boards should be replaced. Feeder and branch wiring throughout the building should be replaced when exposed or made accessible by other work. All wiring should be replaced if budget allows.
- Some of the curtains are ripped or have holes. Even if the curtains were still flame resistant, replacement with new curtains should be considered.

Ramona Theater is the largest theater among our high schools and is an asset to RUSD and many community groups. It has been nearly 20 years since any modernization has been completed on the theater, and those upgrades were limited in scope. In addition to needed ADA and Seismic upgrades, its systems are aging and nearing the end of their life span.

As a comparison, here is some information regarding costs for new theater construction based upon recent projects:

Cumming Corp. Project (Unknown CA):

583 seats

32,400 SF

\$14.6M = \$452 per SF (not including site) / \$25,100 per seat

Theater Arcadia CA:

1200 Seats

40,400 SF

\$19.9M = \$493 per SF (including site) / \$16,583 per seat

Theater San Marcos CA:

400 seats

46,200 SF

\$19.1M = \$414 per SF (not including site) / \$47,750 per seat

Theater Newport Beach CA:

370 seats

29,000 SF

\$14.8M = \$510 PSF (including site) / \$40,000 per seat

## **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

February 3, 2014

Summary of cooling options at Riverside Unified High School Concession Stands

A survey of the heating/cooling conditions at each of the high school concession buildings resulted in the following:

Site	Concession Stand-Stadium	Concession Stand- Other
Arlington	N/A	None
King	Evap Cooler	Pool - HVAC
North	None	Pool/Stadium - None
Poly	N/A	None
Ramona	HVAC	Pool - HVAC

Proposals were acquired to provide parity among the high schools. The proposals are as follows:

Proposal for Construction Documents through Construction Administration to provide exhaust fans to existing Concession Stands at the following high school sites: Arlington, North, Poly  
\$56,900

Proposal for construction Documents through Construction Administration to provide evaporative cooling to existing Concession Stands at the following high school sites: Arlington, North, Poly  
\$89,500

Proposal for construction Documents through Construction Administration to provide HVAC to existing Concession Stands at the following high school sites: Arlington, King, North, Poly  
\$130,500

**Riverside Unified School District**  
**Planning and Development**  
**Concession Stands Usage**  
**February 21, 2014**

**King**

**Fall Sports (late August – December)**

Football: Stadium concession stand from August to November for 10 JV games from 1:30pm – 6pm and 5 varsity games from 3pm – 10pm  
**Approx Hours Use: 80**

**Winter Sports (late November – March)**

Soccer: Stadium concession stand 10-15 times from 2pm – 7pm from Dec to Feb  
**Approx Hours Use: 75**

**Spring Sports (March – June)**

Track: Stadium concession stand 5-8 times from 2pm – 8pm from March to May  
**Approx Hours Use: 48**

The stadium concession stand is used up to another 20 times throughout the school year for other school or district events  
**Approx Hours Use: 80**

**Approximate Total Hours of Use of King Stadium concession stand 283**

**North**

**Fall Sports (late August – December)**

Football: Stadium concession stand from August to November for 10 JV games from 2 pm till 6 pm and 5 Varsity games from 3pm till 10 pm  
**Approx Hours Use: 85**

Boys' water polo: Concession stand is used 4 hours, 2:30pm – 6pm. Depending on number of home games this could be twice a week. If North hosts a tournament on a weekend it could be as long as 10-12 hours.  
**Approx Hours Use: 112**

**Winter Sports (late November – March)**

Soccer: Concession stand is used 2 to 4 hours, 2:30pm – 6:30pm. If Varsity and JV games are played at the same time (2 different fields) closer to two hours, if they are played consecutively, closer to 4 hours. We have soccer here twice a week.  
**Approx Hours Use: 72**

Girls Water Polo: Concession stand is used 3-4 hours, 2:30pm – 6pm. Depending on number of home games this could be twice a week. If we host a tournament on a weekend it could be as long as 10-12 hours.  
**Approx Hours Use: 112**

**Spring Sports (March – June)**

We have yet to use the concession stand during the spring but I know my track coach is planning on using the concession stand for approx. 4 hours during track meets and 8-10 hours if we end up hosting any weekend invitational. Our swim coach has an almost identical plan.

**Approximate Total Hours of Use of North concession stands 381**



## Ramona

### **Fall Sports (late August – December)**

Football: Stadium concession stand from August to November for 10 JV games from 2 pm till 6 pm and 5 Varsity games from 6 pm till 10 pm Poly and Arlington use Ramona 5 times each for an additional 40 hours

**Approx Hours Use: 100**

### **Spring Sports (March – June)**

Track: Stadium concession stand is used for 6 home meets 3 pm-6 pm

**Approx Hours Use: 18**

**Approximate Total Hours of Use of Ramona concession stands**

**118**

## Arlington

### **Fall Sports (late August – December)**

Football: Concession stand used for 10 JV football games 2:00-6:00pm and Youth football utilizes the concession stand for 6 Saturdays 8:00-6:00pm

**Approx Hours Use: 100**

### **Spring Sports (March – June)**

Track : Concession stand use for 3 meets from 2-6pm.

**Approx Hours Use: 12**

June- July, passing league, 5-8 pm

**Approx Hours Use: 12**

**Approximate Total Hours of Use of Arlington concession stand**

**124**

## Poly

### **Water Polo and Swim Season (Late November-March)**

Swim season: Riverside Poly High School Athletic teams will have approximately 30 events at our pool site. On average the concession stand is used from 2:30 - 7:30 PM.

**Approx Hours Use: 150**

This does not include outside groups who use the concession stand. For example, Tidal Waves uses the pool. They have meets at the pool that use the concession stand roughly about the same amount of time. They typically have 5 meets. Poly will also host Leagues Finals. (Ambassador League) They will use it twice this coming May. They also will use it for roughly the same amount of time.

**Approx Hours Use: 150**

**Approximate Total Hours of Use of Poly concession stand**

**300**

