

A G E N D A
Riverside Unified School District
Operations Division

Operations/Board Subcommittee Meeting
Conference Room 3 A/B
3380 14th Street, Riverside, California
August 6, 2013 – 1:00 p.m. to 4:30 p.m.

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District's administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California.

Discussion/Action Items

1. District Office

Staff will present the history of plans concerning the possible relocation of the District Office.

2. Poly High School Pool Bulkhead

The Subcommittee will discuss this element and whether it should be considered for funding.

3. Extension of Measure B

Staff will present information concerning the possibility of the extension of Measure B. Challenges and potential activities to be undertaken will also be presented and discussed.

4. Status of M&O

Staff will present an overview of the M&O Department. In addition, a summary of summer projects will be reviewed. Included will be a discussion of general fund deferred maintenance and Measure B funded deferred maintenance projects.

5. School Security Audits (Modifications to Fencing, Gates, Entrances) – Staff Recommendation

The security audits for all schools have been completed. Staff will present a recommendation for modifying gates, fencing, and entrances to schools to improve security.

6. Property Review

The Subcommittee will discuss options concerning various school district properties:

Cleveland and Myers – 20 ac.

District Office – 1.1 ac.

Grant Educational Center – 5.5 ac.

Hawthorne I – 4.3 ac.

Van Buren (Between Van Buren and King H.S. Detention Basin) – 1.72 ac.

7. Approval of Minutes

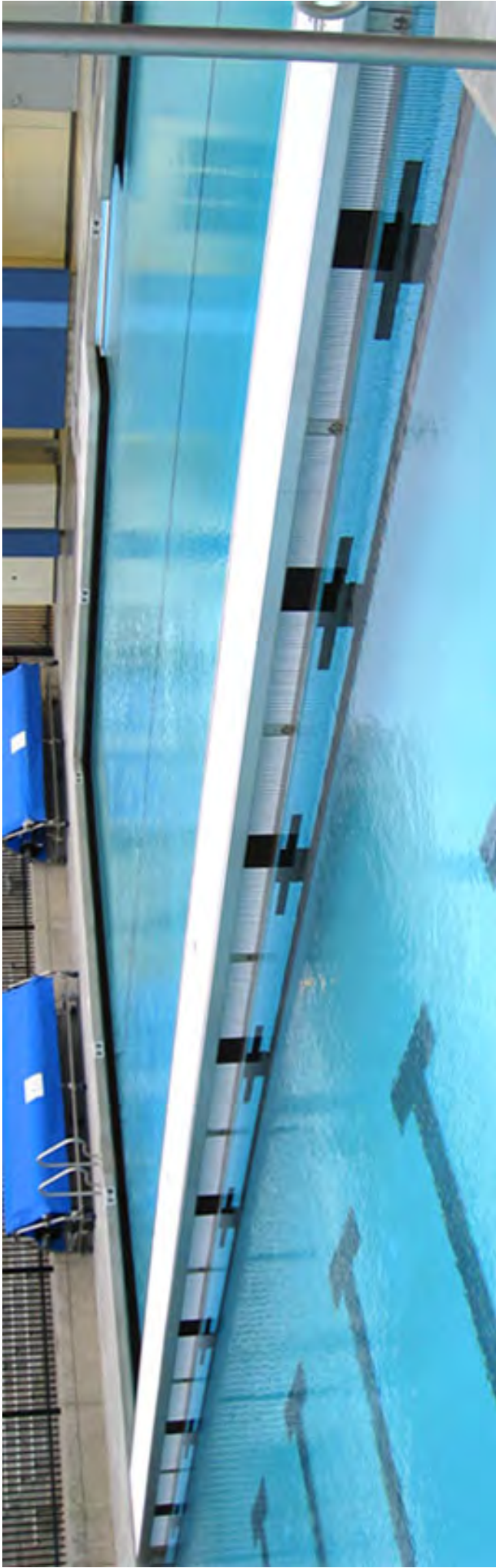
The subcommittee will be asked to approve the minutes of the May 16, 2013, meeting.

Public Relations

8. Unscheduled Communications

The Committee will consider requests from the public to comment. Comments should be limited to five minutes or less.

Adjournment



Bulkhead 4' X 25 yds.

Cost Estimate - \$210,000

ITEM No. 2

FUTURE GO BOND PLANNING CONSIDERATIONS

Potential Prop 39 Election Dates (Deadline to Call for Election*)

- November 6, 2012 (August 10, 2012)
- November 5, 2013 (August 9, 2013)
- June 3, 2014 (March 7, 2014)
- November 4, 2014 (August 8, 2014)

RIVERSIDE UNITED SCHOOL DISTRICT
Operations Division

August 6, 2013

Potential Future Bond Project List and Estimate

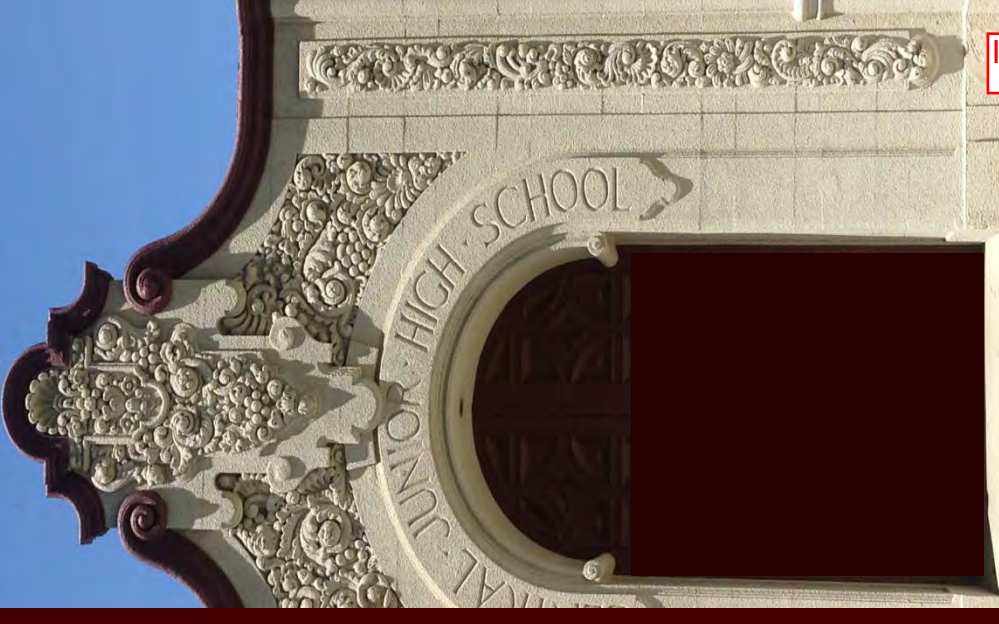
ITEM No. 3

Project	Location	Estimate	Notes
High Priority Seismic Retrofits Identified in Survey	Various	\$31,187,009	
ADA Improvements Identified in Survey	Multiple Sites	\$22,942,976	
Implementation of Energy Master Plan	Various	TBD	
High School Master Plan (including CTE facilities)	Various	TBD	
Practice Gym	Arlington	\$4,000,000	1 basketball court
Practice Gym	King	\$4,000,000	1 basketball court
Practice Gym	Poly	\$4,000,000	1 basketball court
Full Sized Gym	North	\$7,000,000	2 court gym assumed
Elementary School #34	Elementary School #34	\$30,000,000	Assumes relocation of Lincoln
Library	Adams	\$1,250,000	
Library	Alcott	\$1,250,000	
Library	Highgrove	\$1,250,000	
Library	Jackson	\$1,250,000	
Library	Jefferson	\$1,250,000	
Library	Madison	\$1,250,000	
Library	Magnolia	\$1,250,000	
Library	Washington	\$1,250,000	
Complete Landscape/Hardscape Renovation	North	\$3,000,000	
Complete Landscape/Hardscape Renovation	Arlington	\$3,000,000	
Complete Landscape/Hardscape Renovation	Poly	\$1,000,000	
Complete Landscape/Hardscape Renovation	Central	\$500,000	
Complete Landscape/Hardscape Renovation	Chemawa	\$900,000	
Complete Landscape/Hardscape Renovation	Sierra	\$900,000	
Complete Landscape/Hardscape Renovation	Bryant	\$150,000	
Complete Landscape/Hardscape Renovation	Castle View	\$150,000	
Complete Landscape/Hardscape Renovation	Fremont	\$750,000	
Complete Landscape/Hardscape Renovation	Longfellow	\$750,000	
Complete Landscape/Hardscape Renovation	Magnolia	\$150,000	
Portable Replacement/Relocation	Multiple Sites	\$1,000,000	
MPR	Sunshine	\$4,000,000	
Assorted site improvement projects	Various	TBD	
Total		\$129,379,985	

Bold: Carried over from Measure B project list

Riverside Unified School District MAINTENANCE & OPERATIONS DEPARTMENT

Report on the State of the District Maintenance



Operations Board Sub-committee

August 6, 2013

ITEM No. 4

- Energy Management System Retrofit – 13 Schools
- University Lighting, Painting, Walkways, and tables

- Abandoned Roof Conduit Removals – Various Schools
Special Measure B Proj.

- Poly Team Room PA System

Mike Fine Funded Proj.

- HVAC Preventative Maintenance

- Harrison Trim Paint Project
- Replace King Pool Pump

- Re-roofing - 6 Schools

- Poly Boiler/Chiller Preventative Maintenance

Deferred Maintenance Paid by the General Fund Has Varied Over the Years, But Typically Funds Roofing and Roof Warranties, Fire & Intrusion Alarms, HVAC and Asphalt Projects.

**Measure B Funded
Deferred Maintenance**

Summer 2013 Projects

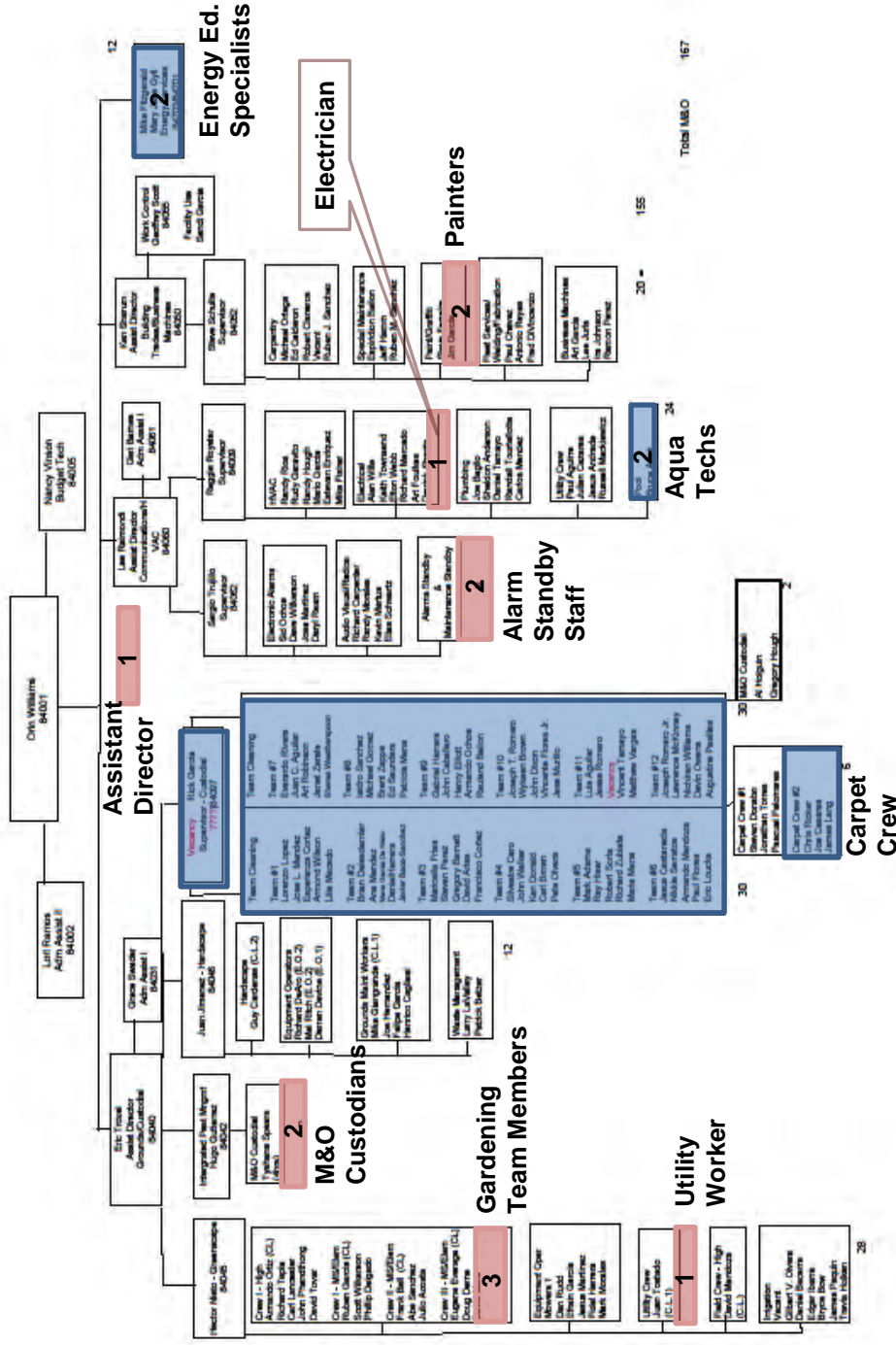
- Storm Drain Preventative Maintenance
- De-scale Poly Water Towers
- Chemawa Gym HVAC Repair
- Replace Split-system HVAC Units - Various Schools
- Replace Damaged Building Siding – Various Schools
- Add Automated Irrigation Systems – 7 Schools
- Aeration/Fertilize – All Schools/Twain Field Renovation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

Summer 2013 Projects

	2008/09	2012/13
▪ Department Budget	\$28,316,034	\$27,325,557
▪ Deferred Maintenance	\$3,000,000	\$686,703
▪ Measure B Deferred Maint. (1/2011)	\$0	\$1,000,000
▪ M&O Staffing	117	106
▪ Custodial Staffing	124	71
▪ Buildings Added Since 2008/09 (in Sq. Ft.)		208,342
▪ Landscape Added Since 2008/09 (in Sq. Ft.)		1,568,160
▪ Electrical Consumption (in KWH)	34,082,737	26,916,521
▪ Electrical Consumption (in \$)	\$4,952,133	\$4,592,551 **

** Consider: Significant Rate Increase and Expanded Facilities

Analysis of the Last 5 years



Riverside Unified School District
Operation Division
Maintenance and Operations
15 Year Major Maintenance Plan

Site	PRIORITY 1				PRIORITY 2				PRIORITY 3						Estimate	Year	
	Re-Roof	Cerdt/Roof	Fire Alarm System	Asphalt Concrete	HVAC Systems	Security System	Bell Clock PA System	Exterior Painting	Wall Systems (Door, Frames & Hardware)	Flooring	Lockers	Coat Door	Interior Partition	Refrigerator			Portable Classroom
Adams Elementary	\$140,000	\$50,000	\$140,000	\$100,000	\$700,000	\$10,000	\$200,000	\$140,000	\$200,000								
Alcott Elementary																	
Bailey Elementary																	
Bryant Elementary																	
Carle View Elementary																	
Lincoln Elementary																	
Franklin Elementary																	
Freeman Elementary																	
Grant Elementary																	
Harrison Elementary																	
Hawthorne H Elementary																	
Hedgecroft Elementary																	
Highland Elementary																	
Hyatt Elementary																	
Jackson Elementary																	
Jefferson Elementary																	
Kenneth Elementary																	
Lake Meadows Elementary																	
Liberty Elementary																	
Longfellow Elementary																	
Madison Elementary																	
Magalia Elementary																	
Monroe Elementary																	
Mr. Van Elementary																	
Pacheco Elementary																	
Revera Elementary																	
Sandline																	
Taft Elementary																	
Team Elementary																	
Victoria Elementary																	
Washington Elementary																	
Woodcrest Elementary																	

Re-roofing

Roof Warranty Certification

Fire Alarms

Asphalt/Concrete

Playground Surfaces

HVAC Systems

Priority 1 Unfunded Liability: \$58,247,000

Total Unfunded Liability: \$117,212,000

Re-roofing
Roof Warranty Certification
Fire Alarms
Asphalt/Concrete
Playground Surfaces
HVAC Systems

Priority 1 Unfunded Liability: \$58,247,000
Total Unfunded Liability: \$117,212,000

15-year Deferred Maintenance Plan

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
Customer Service and Response Time	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.
Customer Satisfaction	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.
Preventive Maintenance vs. Corrective Maintenance	100%	75-100%	50-75%	25-50%	0%
Maintenance Mix	All recommended preventive maintenance (PM) is scheduled and performed on time. Reactive maintenance (e.g., spot rewiring 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. Approachable 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.)
Aesthetics, Interior Aesthetics, Exterior	Like-new finishes Windows, doors, trim, exterior walls are like new.	Clean/crisp finishes, Watertight, good appearance of exterior finishes.	Average finishes, Minor leaks and blemishes, average exterior appearance. Some degree of exterior painting always needed	Dingy finishes. Somewhat drafty and leaky, rough-looking exterior, extra painting necessary.	Neglected finishes. Inoperable windows, leaky windows, unpainted, cracked panes, significant air and water penetration, poor appearance overall.
Interior & Exterior Lighting	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.
Service Efficiency	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.
Building Systems' Reliability	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.
Facility Maintenance Operating Budget as % of Current Replacement Value	>4.0	3.5-4.0	3.0-3.5	2.5-3.0	>2.5

Levels of Maintenance: 5 years ago

Riverside Unified School District

Operations Division
Maintenance and Operations

Levels of Maintenance - Structures

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Aesthetics, Interior Aesthetics, Exterior	Like-new finishes Windows, doors, trim, exterior walls are like new.	Clean/crisp finishes, Watertight, good appearance of exterior finishes.	Average finishes, Minor leaks and blemishes, average exterior appearance. Some degree of exterior painting always needed	Dirty finishes, Somewhat drafty and leaky, rough-looking exterior, extra painting necessary.	Neglected finishes, Inoperable windows, leaky windows, unpainted, cracked panes, significant air and water penetration, poor appearance overall.
Interior & Exterior Lighting	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.
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Facility Maintenance Operating Budget as % of Current Replacement Value	>4.0	3.5-4.0	3.0-3.5	2.5-3.0	>2.5

Levels of Maintenance: today

	2008/09	2012/13
▪ Total Work Requests Submitted	27,867	23,889
▪ Total Work Requests Completed	25,734	21,433

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

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

Work Request Generation



Examples of Needs



Examples of Needs



Examples of Needs



Examples of Needs



Examples of Needs

- Utility Savings of over \$8.2 million
- Custodial Savings of over \$1.6 million Annually
- Demonstrable Examples of Doing More with Less
- Hugo Gutierrez – Amazing Stories
- Grounds/Custodial & Carpentry Transitions
- Proposition 39 Energy Efficiency Funding
- Updated Policies, Procedures & Training
- Staff Uniforms – Implementation Ongoing
- And Other Significant Challenges Are Looming

Successes and Challenges

Security Audits for Gates/Fencing Entrances as of August 6, 2013			ITEM No. 5
PHASE II			
School		Total Cost	
Arlington	\$ 66,839	Additional entry at attendance office, fencing	
Bryant	\$ 79,110	Office entry. Minor office remodel	
Castle View	\$ 144,784	Raise front fencing, accessible gate locks	
Central	\$ 50,051	Office entry fencing	
EOC	\$ 1,021,509	Fencing throughout site, ADA , RR	
Lincoln	\$ 840,004	Fencing throughout site, ADA, new visitor parking lot	
Magnolia	\$ 173,467	New fence behind current fence along Magnolia, fencing at parking lot, office entry	
King	\$ 102,142	Fencing, gate repair , automated drive gate	
North	\$ 138,064	Gates	
Sierra	\$ 130,613	Fencing at office	
Total	\$ 2,746,583		
PHASE III			
School		Total Cost	
Adams	\$ 7,570	Raise kinder fence, remove maint ladder	
Beatty			
Chemawa			
Earhart		No work required	
Franklin	\$ 16,400	Fencing	
Fremont	\$ 12,000	Gate near Main Street Entrance	
Gage		Peep hole Room 102	
Harrison	\$ 1,500		
Hawthorne			
Highgrove		No Work Required	
Kennedy	\$ 31,250	Fence	
Lake Mathews		No work required	
Liberty		Fencing in front to be part of classroom wing project	
Longfellow	\$ 3,300	Slatted fencing at Kinder., peep hole in front office	
Madison	\$ 11,100	Low Fencing on North of Campus and Rear Gate	
Miller (FAMMS)		No work required	
Monroe		No work required	
Mountain View		No work required	
Pachappa		No work required	
Poly		Fencing to be re-evaluated at conclusion of Athletic projects	
Ramona		No work required	
Rivera	\$ 500	Add fencing to two ends of patio on top of existing block wall of teachers's lounge patio	
STEM	\$ 2,250	90 feet of 6' chain link fence along sidewalk alongside classroom bldg	
Sunshine	\$ 17,000	Automatic gate	
Taft	\$ 25,000	Fencing	
Twain		No work required	
University	\$ 200	Raise fence by MPR	
Victoria	\$ 7,750	Kinder fencing	
Washington		No work required	
Woodcrest		No work required	
Subtotal	\$ 135,820		
20% contingency	\$ 27,164		
TOTAL	\$ 162,984		
Grand Total for Phase II and Phase III	\$ 2,909,567		

**Security Audit of Facilities
Operations Division
Arlington High School
May 2, 2013**

The office is accessible from the parking lot. There is a campus supervisor stationed at the office to check visitors in and direct them to their destination. Currently everyone is routed through the office, with many of them needing to go to the attendance office. Many visitors bypass the attendance office however. Ideally, visitors could enter either the attendance office or the main administration office, but could not proceed into the rest of the campus without checking into either.



Photos 1 and 2: Exterior of Attendance Office

A door would need to be added to the attendance office, and the exterior fencing modified to make this occur. Due to the block construction of the attendance office building, this is going to be more complicated than some modifications at other sites.

There is a men's staff restroom outside the perimeter fence. Staff members tend to leave the gate open. The gate can be locked since this is not an emergency exit.

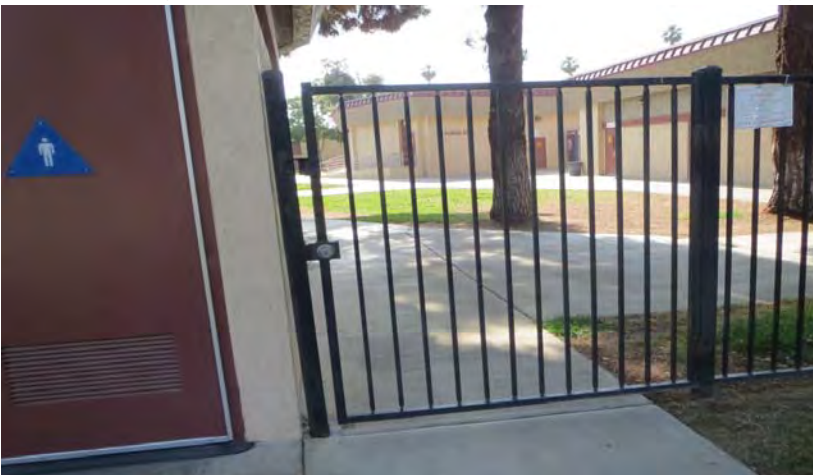


Photo 3: Men's room outside perimeter fence

**Security Audit of Facilities
Operations Division
Arlington High School
May 2, 2013**

At the athletic fields, the site is secure during the day, but fencing will need to be added to keep the remainder of the campus secure during off hours from people using the athletic facilities.



Photo 4: Access from fields

The student store is located out of view from the rest of the campus. Though the area is fenced, due to the isolated area, it would benefit from a surveillance camera.



Photo 5: Exterior of Student Store

**Security Audit of Facilities
Operations Division
Arlington High School
May 2, 2013**

The site had concerns about closing the gate outside the ceramics patio during the day. Because it is not an emergency exit, the gate can be locked.

There have also been concerns about students walking across the student parking lot to exit onto Lincoln and proceed east to Irving. There is a safe walkway that students can take to Irving, which avoids them crossing the parking lot and crossing the drive aprons. The site will enforce the students taking that route beginning next year.

Estimate:

\$66,839

**Security Audit of Facilities
Operations Division
Bryant Elementary School
April 22, 2013**

The office at Bryant is highly visible, however the main gate into the campus remains unsecured, and students have to exit the main gate in order to access the office. The door is all glass. The office door can only be locked from the outside, and can be broken into by breaking the glass and opening the door handle from the inside.



Photo 1:
Entrance to Main
Office from
Outside

There are two doors into the office, and the office in the workroom could be fenced in and a dedicated access created into the campus. A second entrance in the front fence will need to be created so that there can be a free flow of students at the start of school and dismissal, and during public events.

**Security Audit of Facilities
Operations Division
Bryant Elementary School
April 22, 2013**

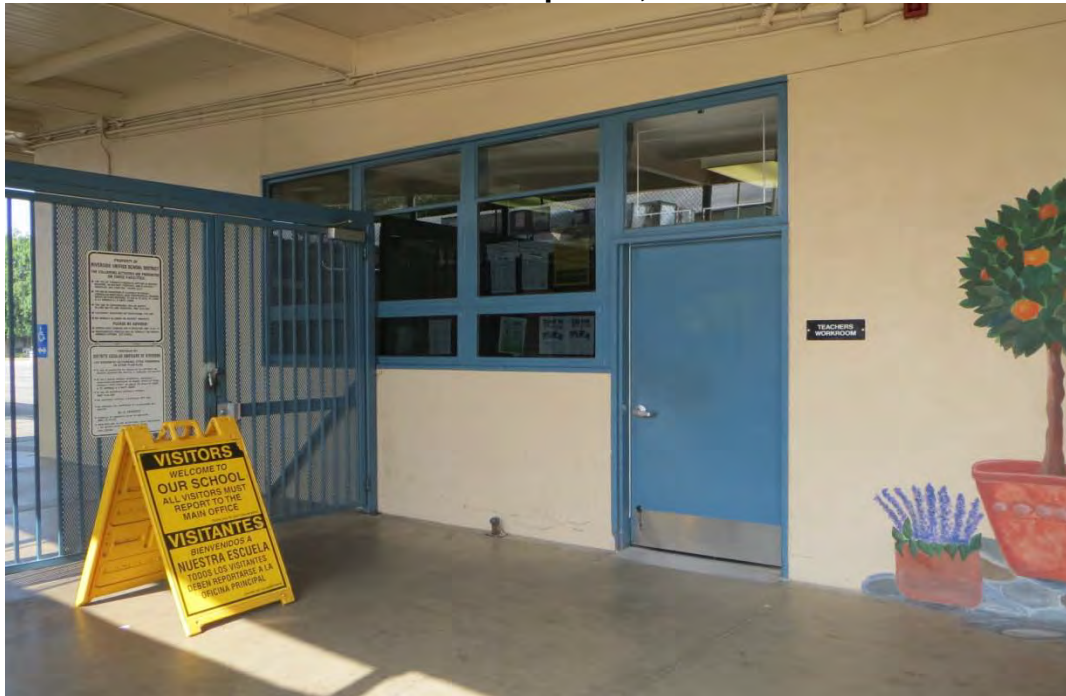


Photo 2: Main Gate into the Campus and workroom door.



Photo 3: Two doors leading into the Main Office

The interior of the workroom will need to be modified so that visitors are not directed past teacher mail boxes so that an appropriate level of confidentiality can be maintained.

**Security Audit of Facilities
Operations Division
Bryant Elementary School
April 22, 2013**

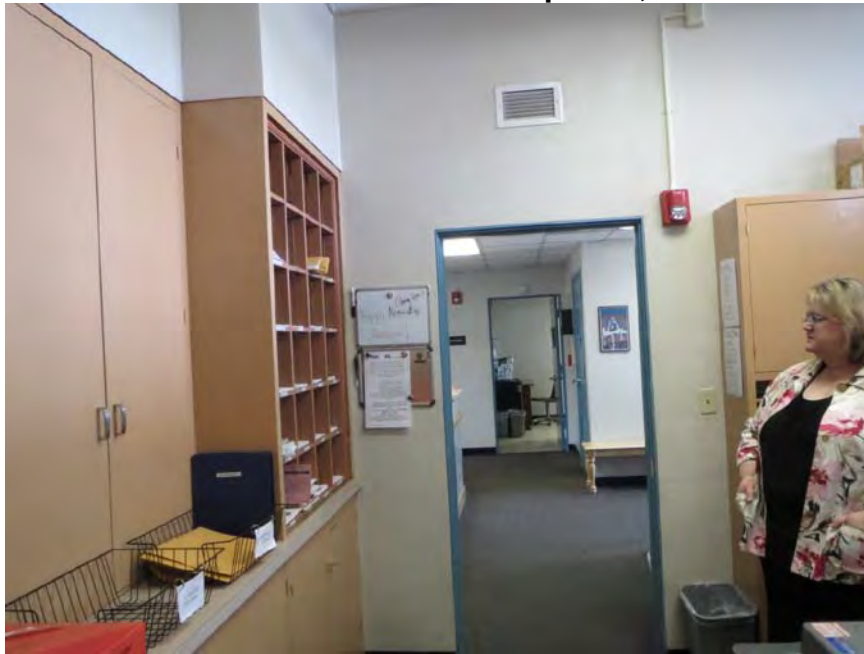


Photo 4: Interior of
Workroom

There are locations where roofs can be accessed, however it has not been an issue to date.



Photo 5: Possible Roof entry
from MPR on Cedar Street

**Security Audit of Facilities
Operations Division
Bryant Elementary School
April 22, 2013**



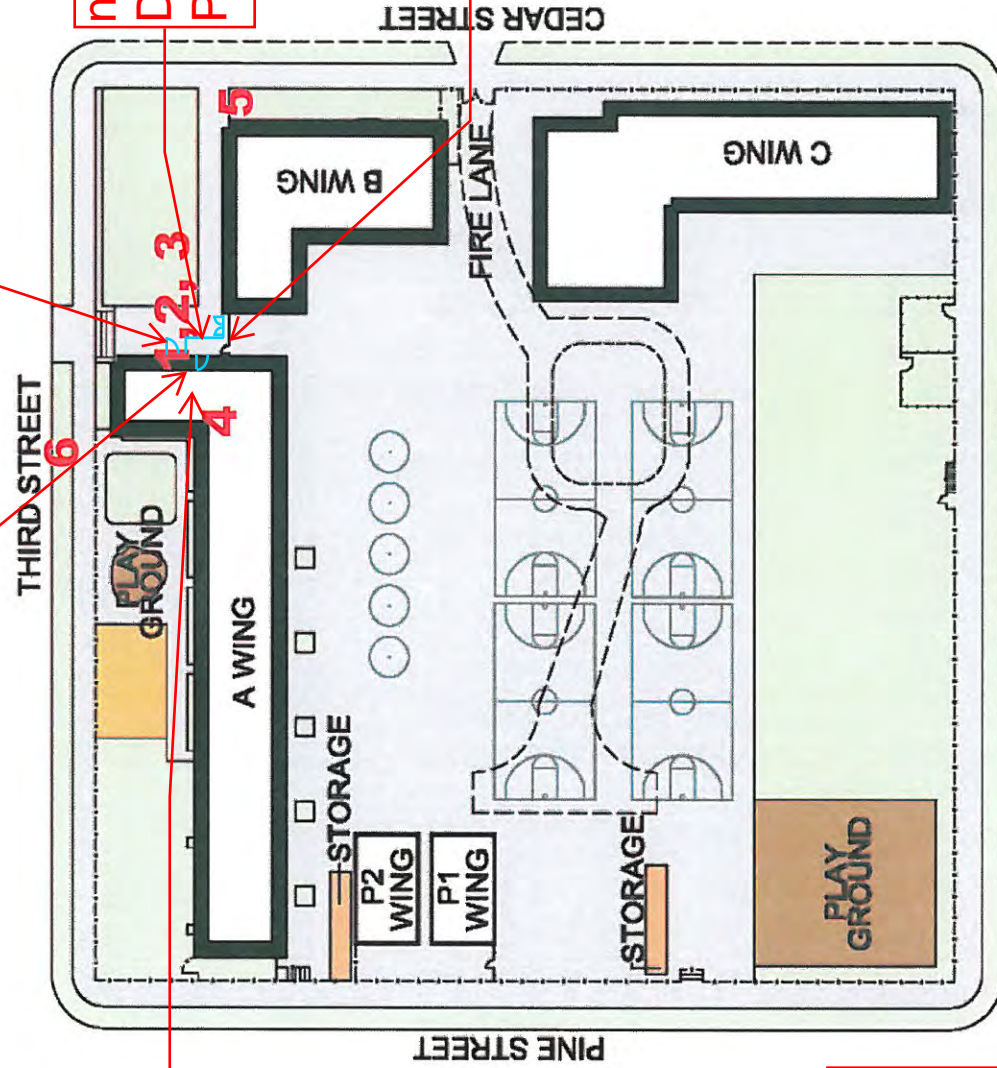
Photo 6: Possible roof entry
onto office on Third Street.

Estimate: \$79,110

relocate existing
mailboxes

replace existing glass
door with HM door

modification to
interior: removal of
3 walls, move IDF
cabinets, 1 new wall,
modification to
existing casework



new HM FENCE WITH
DOUBLE GATES AND
PANIC HARDWARE

remove existing
rolling gate

vague right now
until I have access
to floor plan



SITE PLAN - GENERAL

BRYANT Elementary School

RIVERSIDE UNIFIED SCHOOL DISTRICT

4324 3RD ST. Riverside, CA 92501

Tel. # (951) 788-7453

**Security Audit of Facilities
Operations Division
Castle View Elementary School
May 2, 2013**

The office at Castle View is visible, and visitors can find their way to the office to sign in before accessing the rest of the campus.

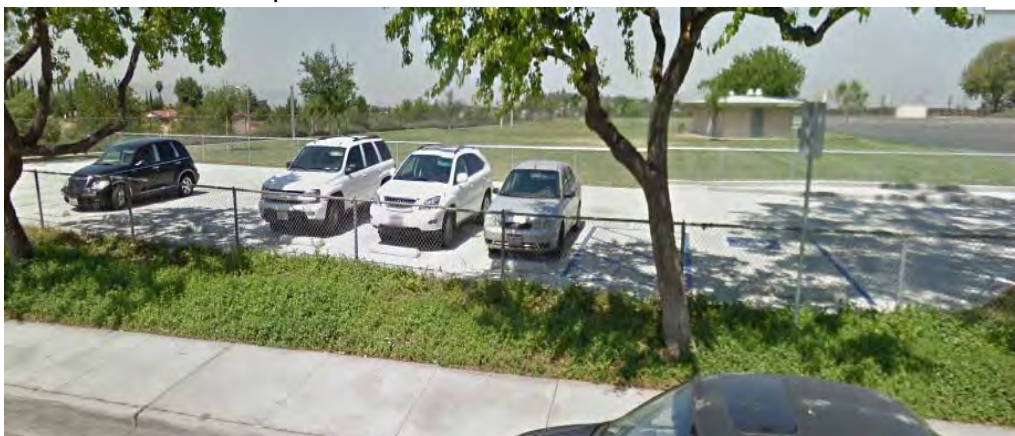
The front of the site has a short fence which does not adequately secure the site. The fence height needs to be increased to the standard 6 feet from the access ramp to the lower parking lot, and then between the lower parking lot and the play field. The gate to the fire lane can be moved back to the inside edge of the lower parking lot. Since the route from the lower parking lot to the ramp is an accessible path of travel, a gate with an means of access for those with mobility issues will be necessary. When the short fence is replaced, the trees overhanging the fence will need to have any close branches trimmed to discourage people from using the trees to climb the fence.

Fences along the front of the school should be ornamental iron as is the district standard.

Photo 1: Short fence and fire lane gate on lower campus



Photo 2: Lower campus from Shaker Drive



**Security Audit of Facilities
Operations Division
Castle View Elementary School
May 2, 2013**

Photo 3: Trees overhanging short fence on Shaker Drive



Photo 4: Accessible ramp leading from upper campus to lower campus.



Photo 5: Location of proposed gate with accessible lock.



Picnic tables in the lunch area should be secured to deter moving the tables to climb on the roof. This can be done by the M&O department.

**Security Audit of Facilities
Operations Division
Castle View Elementary School
May 2, 2013**

Estimate:

\$144,784.00

Work Order: minimal cost. Work order has already been entered.

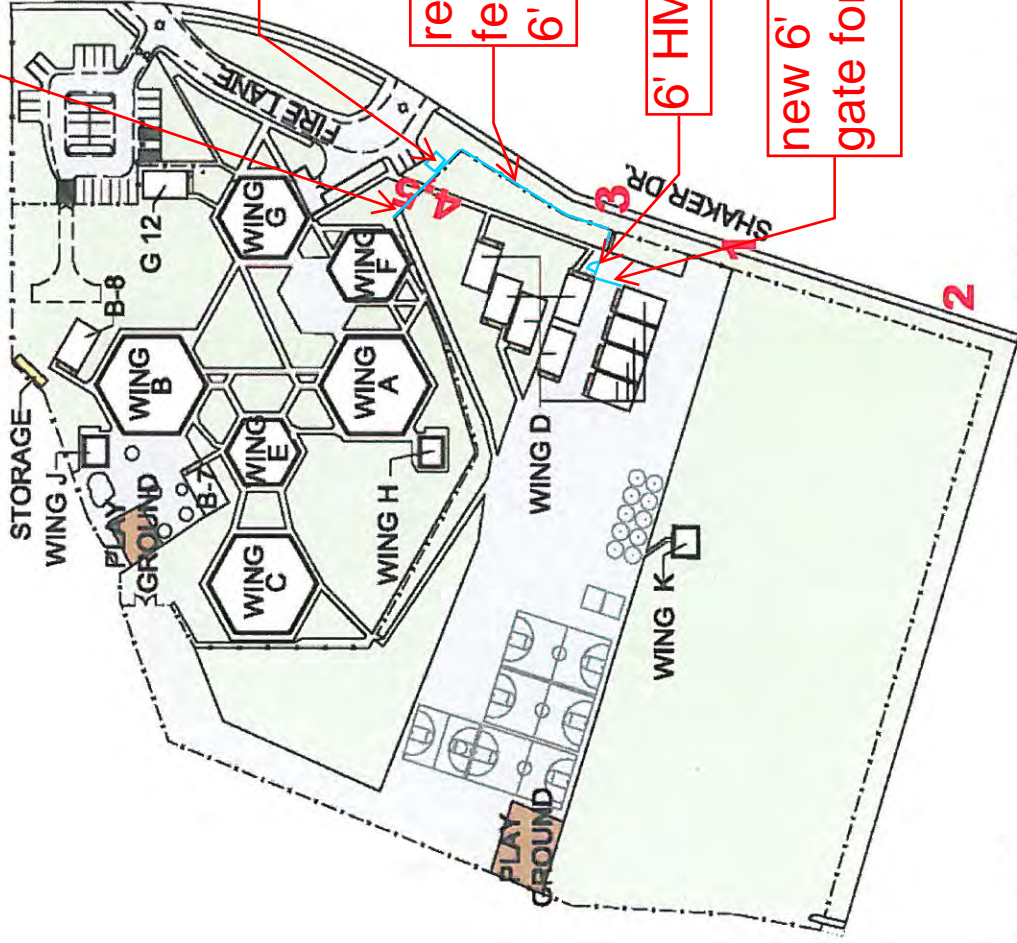
remove existing 3'
C.L. fence and
replace with 6' C.L.
fence

new 6' HM gate with
lock and modification
to exist. ramp

remove exist. 3' C.L.
fence and replace with
6' HM fence

6' HM fence with single gate

new 6' C.L. fence with rolling
gate for fire access



SITE PLAN- General

RIVERSIDE UNIFIED SCHOOL DISTRICT

CASTLE VIEW Elementary School

6201 SHAKER DR. Riverside, CA 92506

Tel. # (951) 788-7460



**Security Audit of Facilities
Operations Division
Central Middle School
April 25, 2013**

The office at Central Middle School is somewhat difficult to locate and is easily bypassed by visitors on campus. A six foot gate is needed to close off the hallway to the 100 wing. A 30' ornamental iron fence with two gates is needed between the administration building and the fence by the MPR to close the walkway down to the 400 wing. Because the path of travel is effected, the project will need to go through DSA for approval.



Photo 1: Existing entry gates

**Security Audit of Facilities
Operations Division
Central Middle School
April 25, 2013**



Photo 2: 100 wing hallway



Photo 3: Walkway past administration building to 400 wing.

Fencing on the rest of the site is secure. There are some locations where it is easy to access the roof.

**Security Audit of Facilities
Operations Division
Central Middle School
April 25, 2013**

The equipment room for the elevator adjacent to the gym has a very low roof, and can be accessed fairly easily.



Photo 4: Elevator equipment room

There is a large tree in the courtyard that people climb to access the roof. Due to the size of the tree and the limbs that would need to be trimmed, an arborist will most likely be needed.



Photos 5 and 6: Tree outside courtyard side of 300 wing

Estimate:

\$50,051.00

TERRACINA DRIVE

BROCKTON AVE

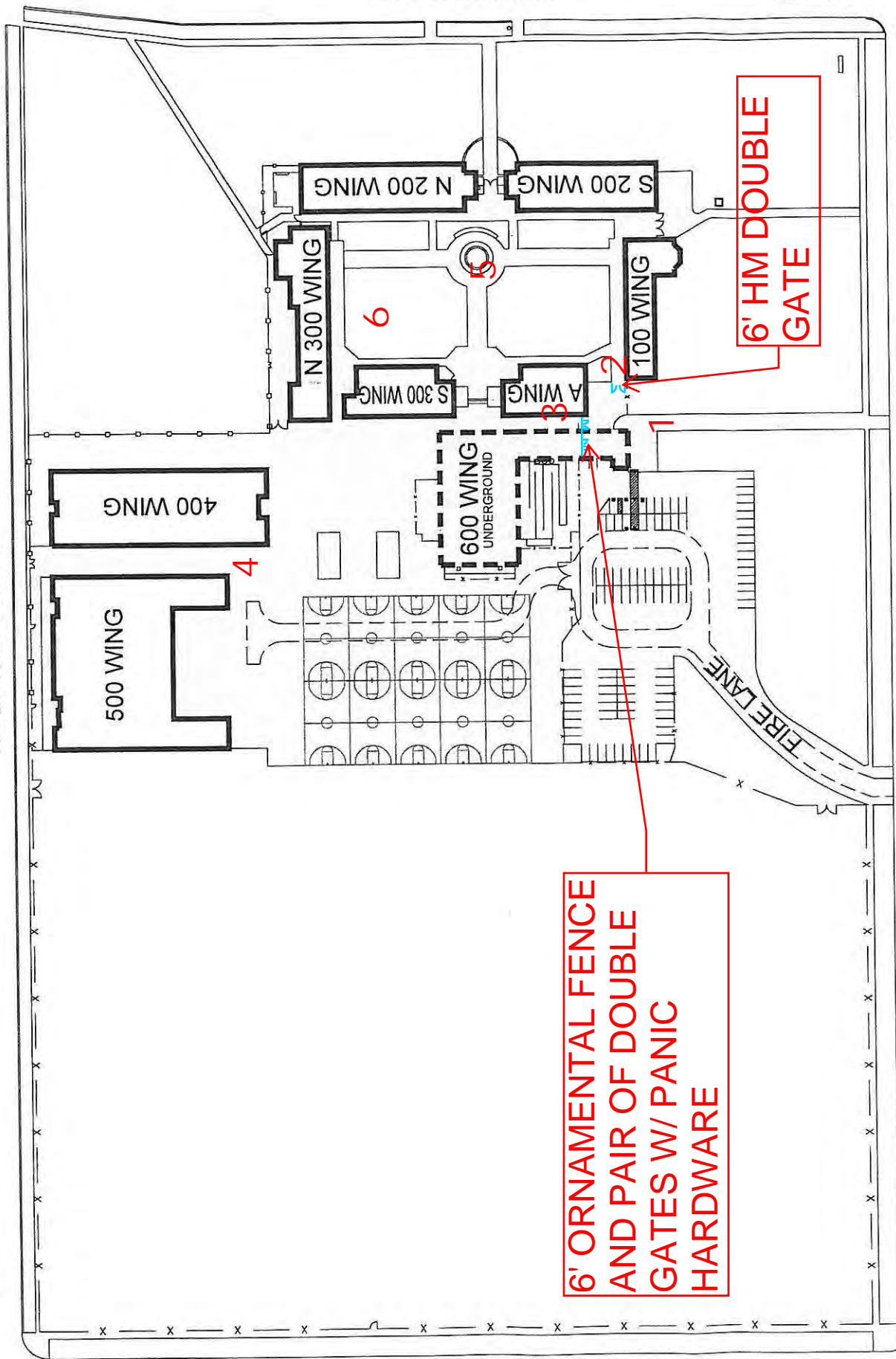
RAMONA DRIVE

SITE PLAN - General

RIVERSIDE UNIFIED SCHOOL DISTRICT

CENTRAL Middle School

4795 Magnolia Ave, Riverside, 92506



6' ORNAMENTAL FENCE
AND PAIR OF DOUBLE
GATES W/ PANIC
GATES W/ PANIC
HARDWARE

6' HM DOUBLE
GATE

**Security Audit of Facilities
Operations Division
Educational Options Center
May, 2013**

The Educational Options Center campus is divided into two sections, both served by separate offices. Visitors are requested to check in at the offices, but there is no fencing to require this. Both offices would need secondary doors added to facilitate checking in at the office prior to accessing the rest of the campus, along with additional fencing required.

Photo 1



The parking lots are open to the classroom buildings without any fencing separating them. Fencing would be required to be added along the parking lots to separate the lots from the classroom areas, with gates added to control access.

Photo 2



Photo 3



**Security Audit of Facilities
Operations Division
Educational Options Center
May, 2013**

Photo 4



Photo 5



Due to the topography of the site, path of travel issues will need to be addressed. There are access upgrades required elsewhere on campus, particularly in the restrooms. These requirements will likely be triggered by the extent of the other upgrades. Parking lots are out of compliance with current code as well and will need to be modified.

Photo 6



Photo 7



**Security Audit of Facilities
Operations Division
Educational Options Center
May, 2013**

To monitor the access of the campus by motor vehicles during school hours, the administration requests parking lot changes to link both parking lots to a single access point that could then be monitored by a campus supervisor.

Photo 8



Estimate: Approximately \$1,021.509.

new door and new ramp
to replace existing

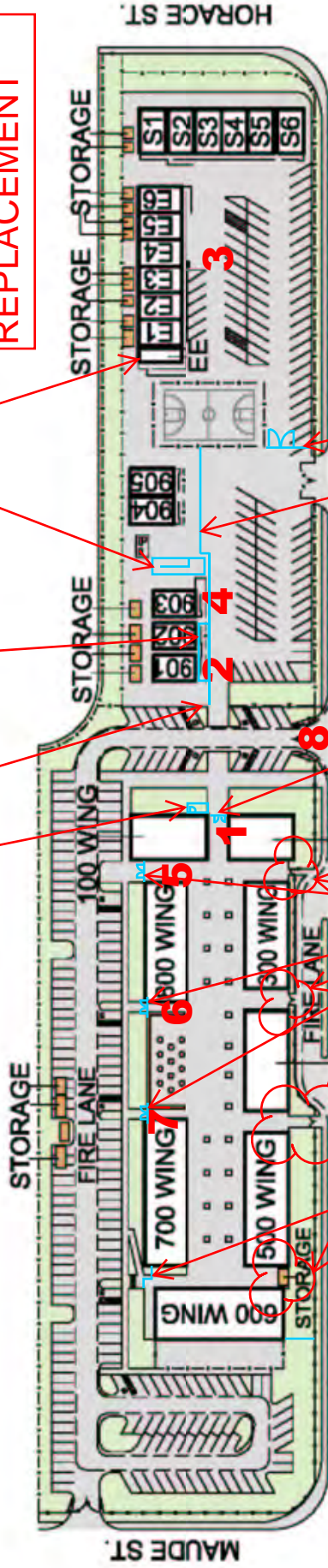
add new conc. steps

new door in existing window
opening. new landing

ADD \$40K ALLOWANCE
FOR FENCING

new switchback
ramp with railings

RESTROOM
REPLACEMENT



6' C.L. fence with
20' wide gate

6' C.L. fence

6' HM fence
with gate

new 6' HM fence

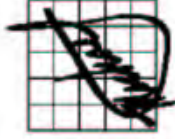
SITE PLAN - General

EDUCATIONAL OPTIONS CENTER

RIVERSIDE UNIFIED SCHOOL DISTRICT

6401 LINCOLN AVE., Riverside, CA 92506

Tel. # (951) 276-7670



**Security Audit of Facilities
Operations Division
Abraham Lincoln High School
May 1, 2013**

Lincoln High School is extremely open and has no physical security measures separating the parking lots from the classrooms or students, or directing campus visitors to check in at the administration office. The school relies on the human intervention of their very diligent campus supervisors and the site custodian to direct visitors where they need to go.

Substantial modifications would need to be made to make the campus secure. The extent of these modifications will also trigger ADA upgrades, which would be extensive as well.

The student parking lot off of 13th street is surrounded primarily by a 3 foot fence. The location where a gate should be is open with no gate. There is a portable classroom used by the COPE program on the opposite side of the parking lot from the Lincoln school. These recommendations assume that the COPE portable can remain unfenced and separate from the rest of the site since it is a self contained program.



Photos 1 and 2: Student lot separated from campus by 3' chain link fence

The staff and visitor parking is accessed from 14th Street. The parking lot is not separated from the classrooms or the athletic fields. The parking lot should be fenced from the rest of the campus. Staff could access the campus via gates that would be closed at the start of school.

**Security Audit of Facilities
Operations Division
Abraham Lincoln High School
May 1, 2013**



Photo 3: Staff parking lot open to 14th Street and directly accessible to classrooms

The administration office is remote from either of the existing parking lots, and it would not be possible to create a fencing option that would direct visitors directly to the office without them accessing the rest of campus.. There is a large grass area directly in front of the administration office. A portion of the grass area could be converted to a visitor parking lot. The site reports they receive 5-10 visitors a day. A small parking lot with 10 spaces should be more than sufficient to accommodate an average of the daily visitors, most of whom stay only a short time on campus. There is a rear entrance to the administration building where visitors could be directed after checking in, and could also serve as a student entrance.

**Security Audit of Facilities
Operations Division
Abraham Lincoln High School
May 1, 2013**



Photo 4: Potential visitor parking lot

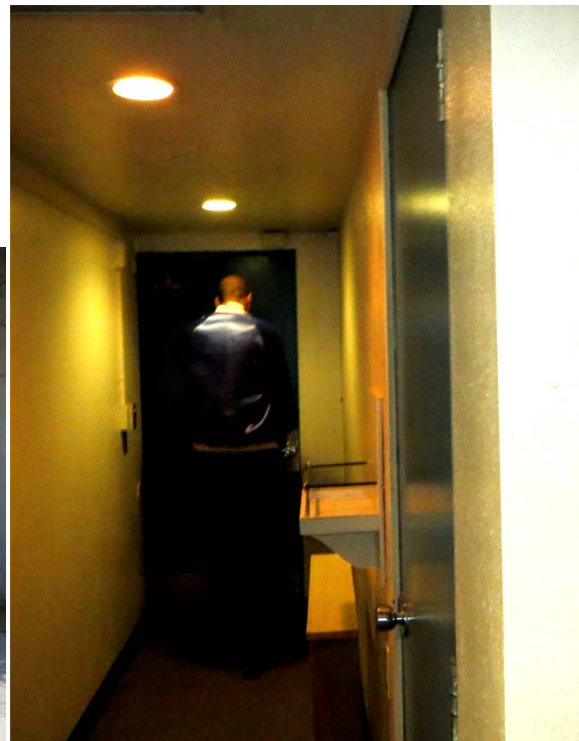


Photo 5 and 6: Location of Office Rear (Potential Student) Entrance

Estimate: \$840,004

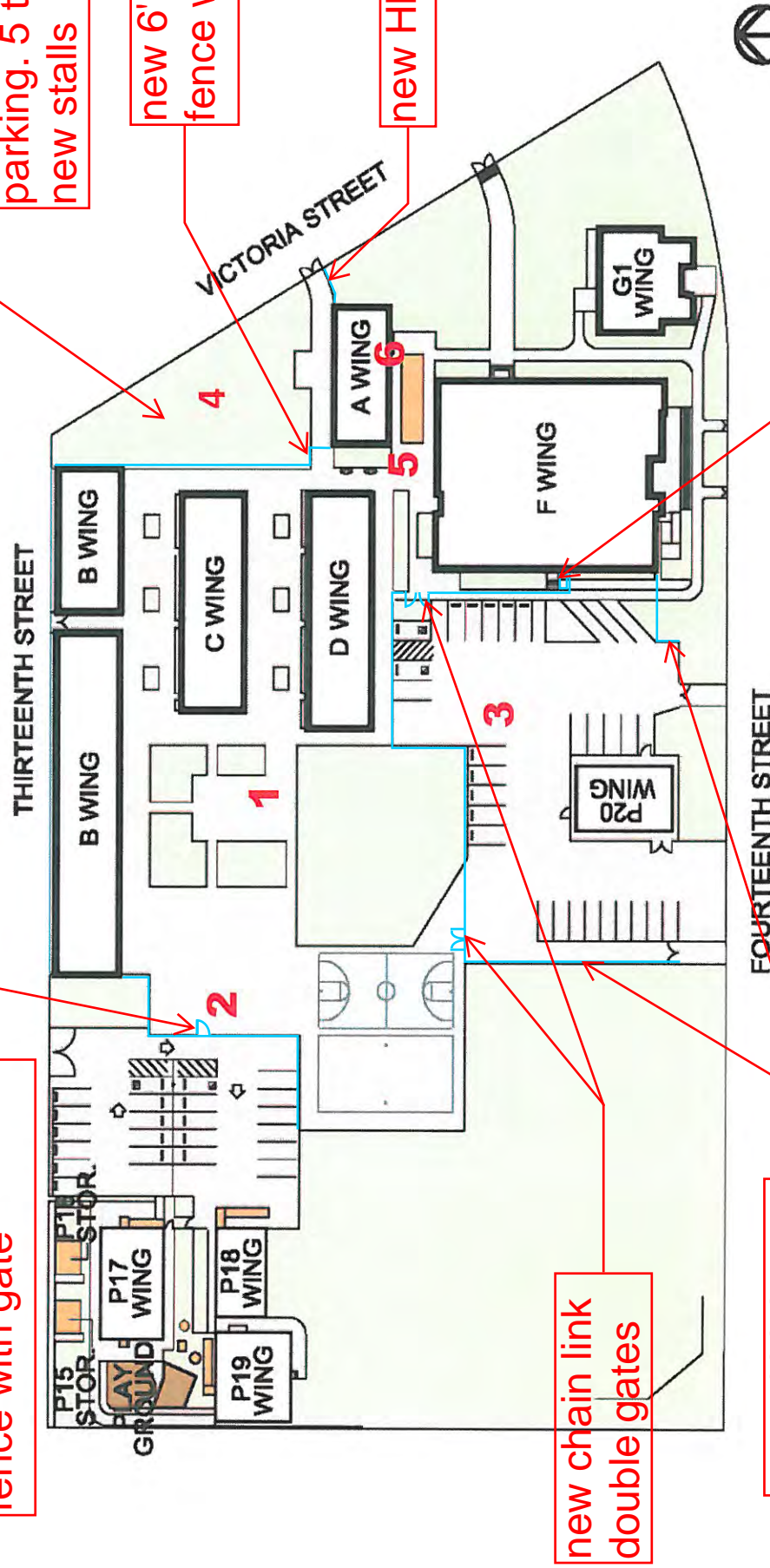
remove existing 3' chain
link fence and replace
with new 6' chain link
fence with gate

existing
landscape. new
paving for new
parking. 5 to 10
new stalls

new 6' HM
fence with

new HM fence

new paving and stair with handrails



new chain link
double gates

new 6' high
chain link fence



ABRAHAM LINCOLN High School

4341 VICTORIA AVE. RIVERSIDE. CA 92507

Tel. # (951) 788-7371



**Security Audit of Facilities
Operations Division
Magnolia Elementary School
April 17, 2013**

Magnolia Elementary School has considerable security issues, and should be amongst the highest priority campuses for improvements.

Although visitor's are encouraged to check into the office via signage, there is no fencing compelling them to do so, and the office is easily bypassed and free entry given to the rest of the site.

Photo 1



Photo 2



There has been a fence installed along the front of the campus to separate the classrooms in the front from entry from the street, however the gates are left unlocked to provide access from the parking lot since this is the only accessible entry from the lot. Leaving the gate unlocked defeats the purpose of the gate in the first place.

Photo 3



Photo 4



**Security Audit of Facilities
Operations Division
Magnolia Elementary School
April 17, 2013**

Classroom No. 22's only outside access is directly into the parking lot. The only other door is an interior door that leads into another classroom. Fencing needs to be added to separate the classroom from the parking lot and allow students access to the campus without traveling outside the fence lines.

Photo 5



Photo 6



Magnolia has a historical fence separating the playground from Magnolia Avenue. Unfortunately, the fence is only 3-4 feet tall, and also has footholds that would make even that low fence even easier to climb. Students aren't allowed to use much of the playfield area due to its proximity to Magnolia Avenue. A standard 6' fence should be installed on the interior of the historic fence to secure the playground area from unauthorized access. The fence would need to be 450' in length with gates that mirror the gate locations of the historic wall.

**Security Audit of Facilities
Operations Division
Magnolia Elementary School
April 17, 2013**

Photo 7



Photo 8



Photo 9



Estimate:

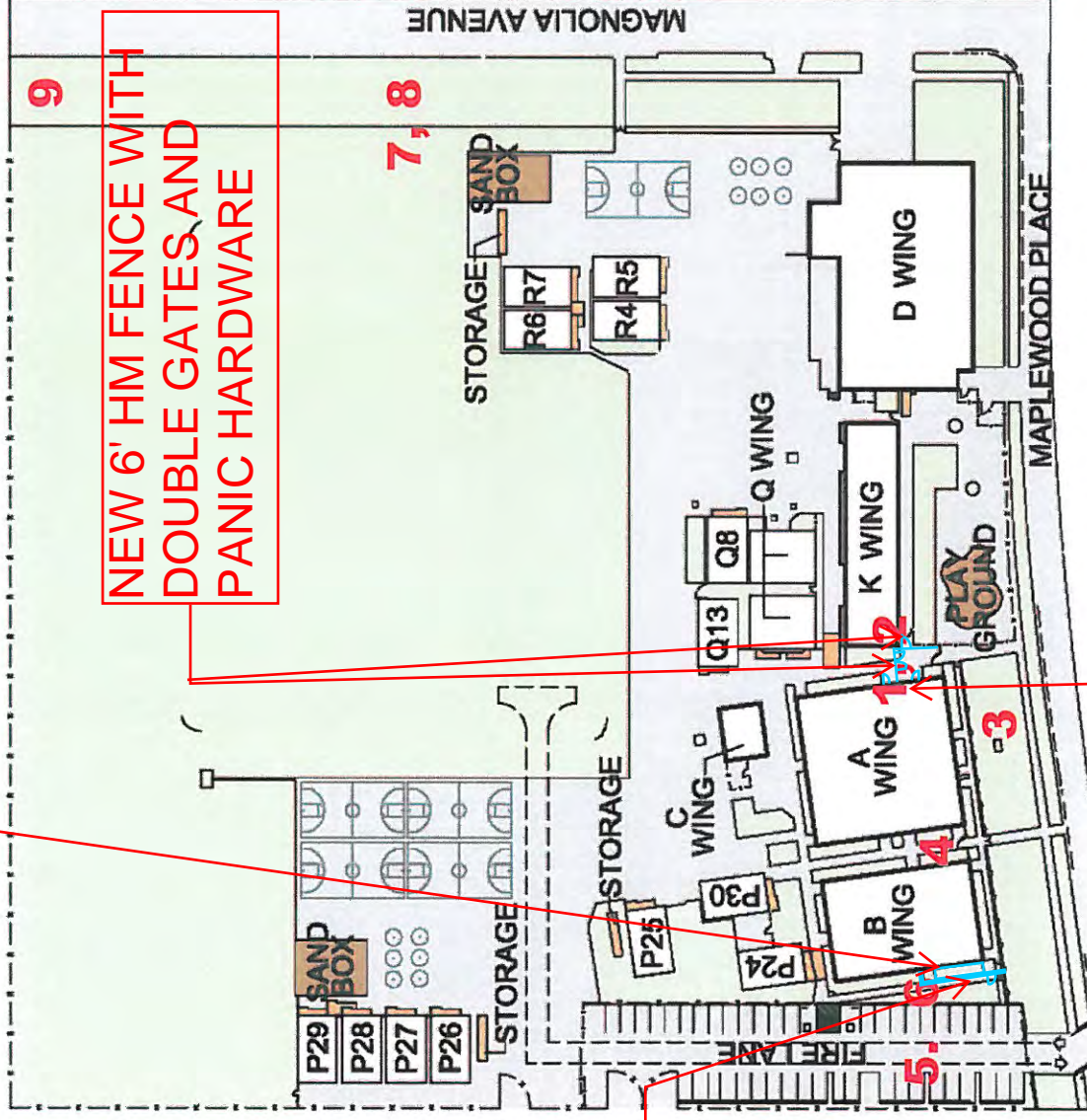
\$173,467.00

NEW PAVING

NEW 6' HM FENCE WITH
DOUBLE GATES AND
PANIC HARDWARE

6' HM FENCE
WITH A
SINGLE GATE

NEW STOREFRONT
WITH 2 DOORS



MAGNOLIA Elementary School

3975 MAPLE WOOD PL, Riverside, CA 92506

Tel. # (951) 788-7274

SITE PLAN - General

RIVERSIDE UNIFIED SCHOOL DISTRICT

**Security Audit of Facilities
Operations Division
Martin Luther King High School
April 25, 2013**

Martin Luther King High School has a number of security issues.

The administration entry needs to be manned at all times by a campus supervisor to ensure that visitors sign in to the campus. Since the administration offices are on the second floor, this has to be a separate duty. If the campus supervisor was located outside the main building, although in the weather, they would be able to make additional observations of the parking lot and gates leading into the sites.

Photo 1



**Security Audit of Facilities
Operations Division
Martin Luther King High School
April 25, 2013**

The large gates located primarily in the front of the school, but also elsewhere on the campus have automatic closers that do not function properly. Although they have been adjusted, the closers no longer maintain the adjustment need to be replaced. Since all of the gates are not needed for emergency egress, gates can be locked during the day to prevent added wear, and to ensure that gates are not left open. Students can be more readily monitored through the unlocked gates.

Photo 2



There are two portable classrooms, B139 and B141, which extend into the parking lot, requiring that the gates into campus remain open. If fencing is extended around these two buildings, this part of the campus will be secured. The fence extension does interfere with a current accessible parking spot however, which will need to be accommodated.

Photo 3

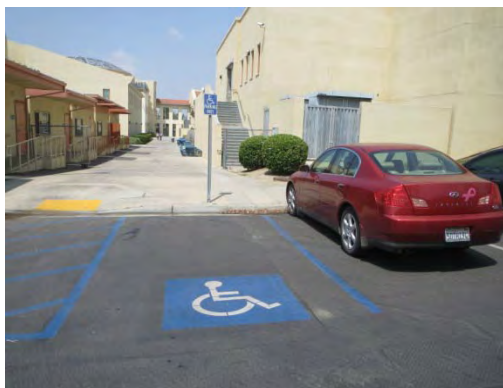


Photo 4



**Security Audit of Facilities
Operations Division
Martin Luther King High School
April 25, 2013**

The staff parking lot is open via the gate on the south side of the campus. There is also a man-gate in this location, which is also left open. Currently the site posts a campus supervisor in this location periodically throughout the day due to the number of students who were walking off site via this route during the day. Ideally, the gates would be secured.

A number of teachers leave the site during the day for lunch, via this route, which would either not be possible, or the gate would have to be opened and closed as teacher's went in and out. An automated gate, such as one would find in a gated community would also be a possibility, though not the most secure solution.

Photo 5



The site suggested that a sidewalk along the southern side of the bus loop would aide in easing traffic congestion. Currently the crosswalk crosses the bus loop, and crossing students impede the flow of traffic. The south side of the bus loop would have to be built up to add the sidewalk to that area.



Photo 6

**Security Audit of Facilities
Operations Division
Martin Luther King High School
April 25, 2013**

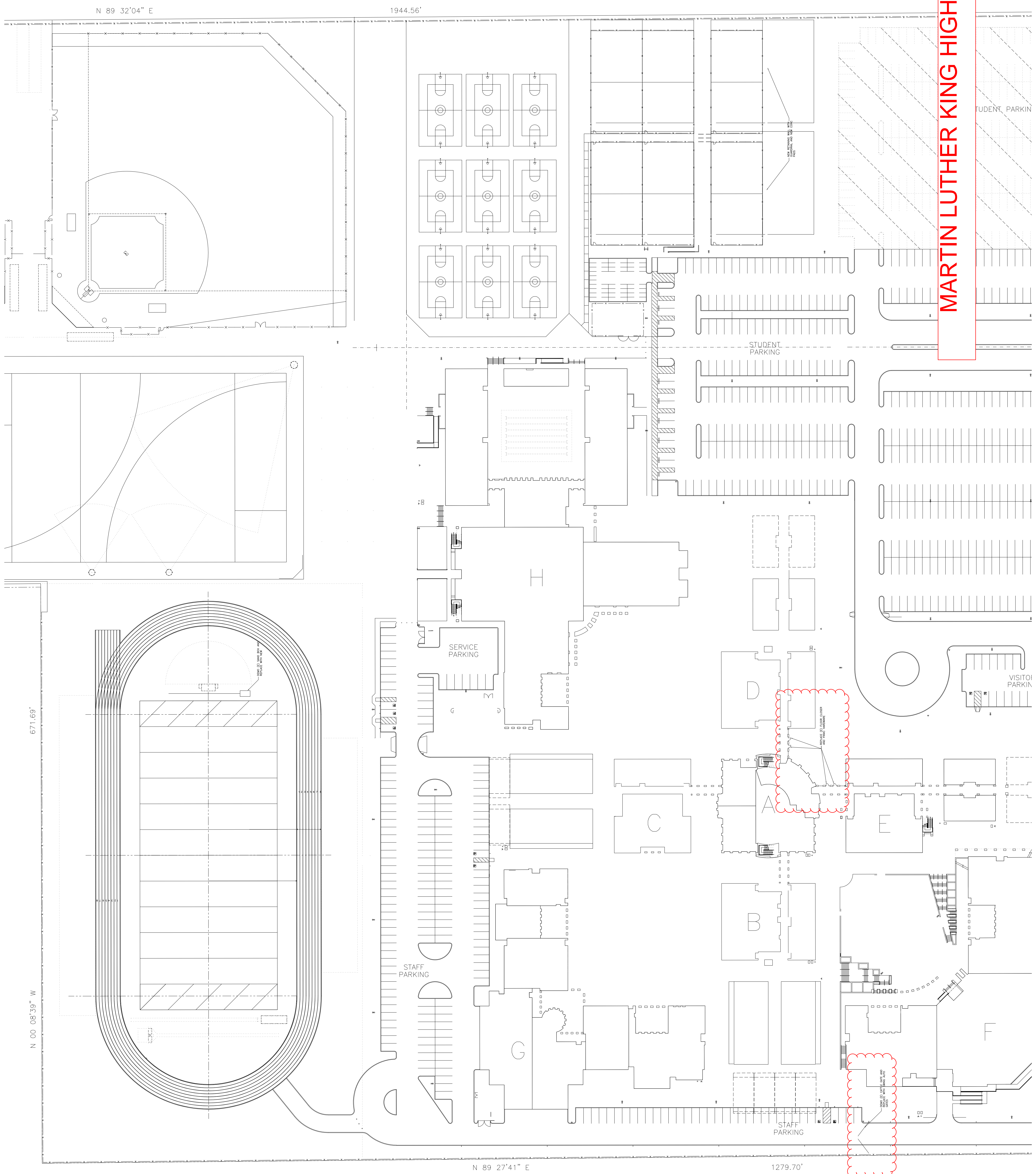
There are portables near the athletic fields that would be impossible to include within the building perimeter fence, however if the rear parking lot were secured, this would not be an issue. Classroom D101 has one door that opens onto the exterior of the campus. The site has solved this issue procedurally.

Photo 7



Estimate: \$102,142

MARTIN LUTHER KING HIGH SCHOOL



**Security Audit of Facilities
Operations Division
John W. North High School
April 30, 2013**

The John W. North High School office is clearly labeled.

Photo No. 1



The site has a campus supervisor stationed at the gate east of the office to check visitors into the site. The gate west of the office was locked on the day of the visit. Since both gates are used for evacuation routes, the gates need to remain unlocked during school hours. Both gates should be equipped with panic hardware.

Photo No. 2



Photo No. 3



**Security Audit of Facilities
Operations Division
John W. North High School
April 30, 2013**

The west gate is particularly easy to climb with footholds, and the height should be increased to discourage climbing. There is additional fencing scheduled to be installed during Phase I of the security modifications to separate students from the parking lot.

Care needs to be taken to ensure that adequate evacuation routes are considered. The new tennis courts impede evacuation routes to the playfields, so the evacuation routes are planned to go toward the student parking lot. Currently, gates near the portables are locked. These gates must remain unlocked, and panic hardware should be added to the gates.

Photo No. 4

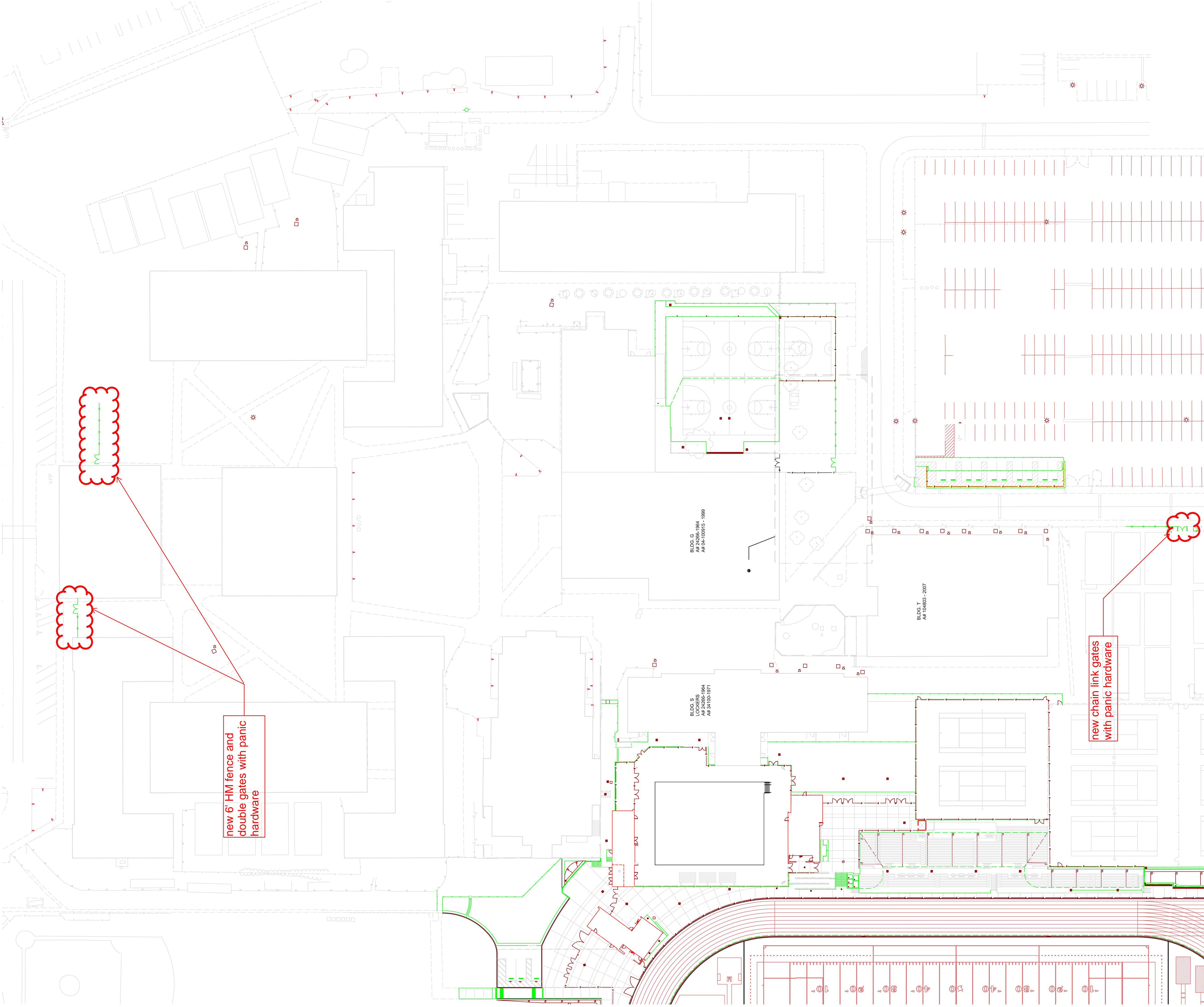


The old agriculture area is accessed primarily by the Maintenance and Operations Division. M and O should take care to secure the gate to the area to keep students from entering the area.



Photo 5

Estimate: \$138,064



Agency Approval

FILE NO. 3349
DESIGNATION CAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APPL. _____
AC _____ FLS _____ SS _____
DATE _____

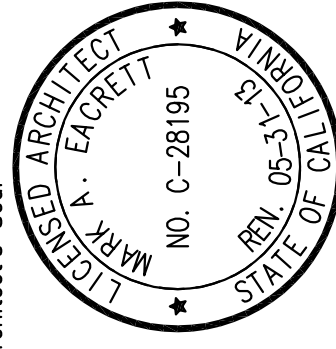
Project Title:

RIVERSIDE UNITED SCHOOL DISTRICT
JOHN W. NORTH
HIGH SCHOOL
RIVERSIDE
SECURITY UPGRADES
United School District
1500 THIRD STREET
RIVERSIDE, CA 92507

No.	Description	Date	No.	Description	Date

Drawing Title: PARTIAL SITE PLAN

Architect's Seal



Designed:	Project No.	3152149-000
Drawn:	Scale:	AS NOTED
QA/QC:	Drawing No.	A1.0
Date:	06/10/2013	

**Security Audit of Facilities
Operations Division
Sierra Middle School
May 2013**

Sierra Middle Schools main entrance needs alteration to direct visitors into the office to check in prior to accessing the rest of the campus.

Photo 1



A second door can be added in the storefront of the office, also necessitating the moving of a trophy case. Fencing can then be added allowing people to enter the office. Gates can allow free access and egress at the start of school and dismissal, but will remain closed during the school day.

Photo 2

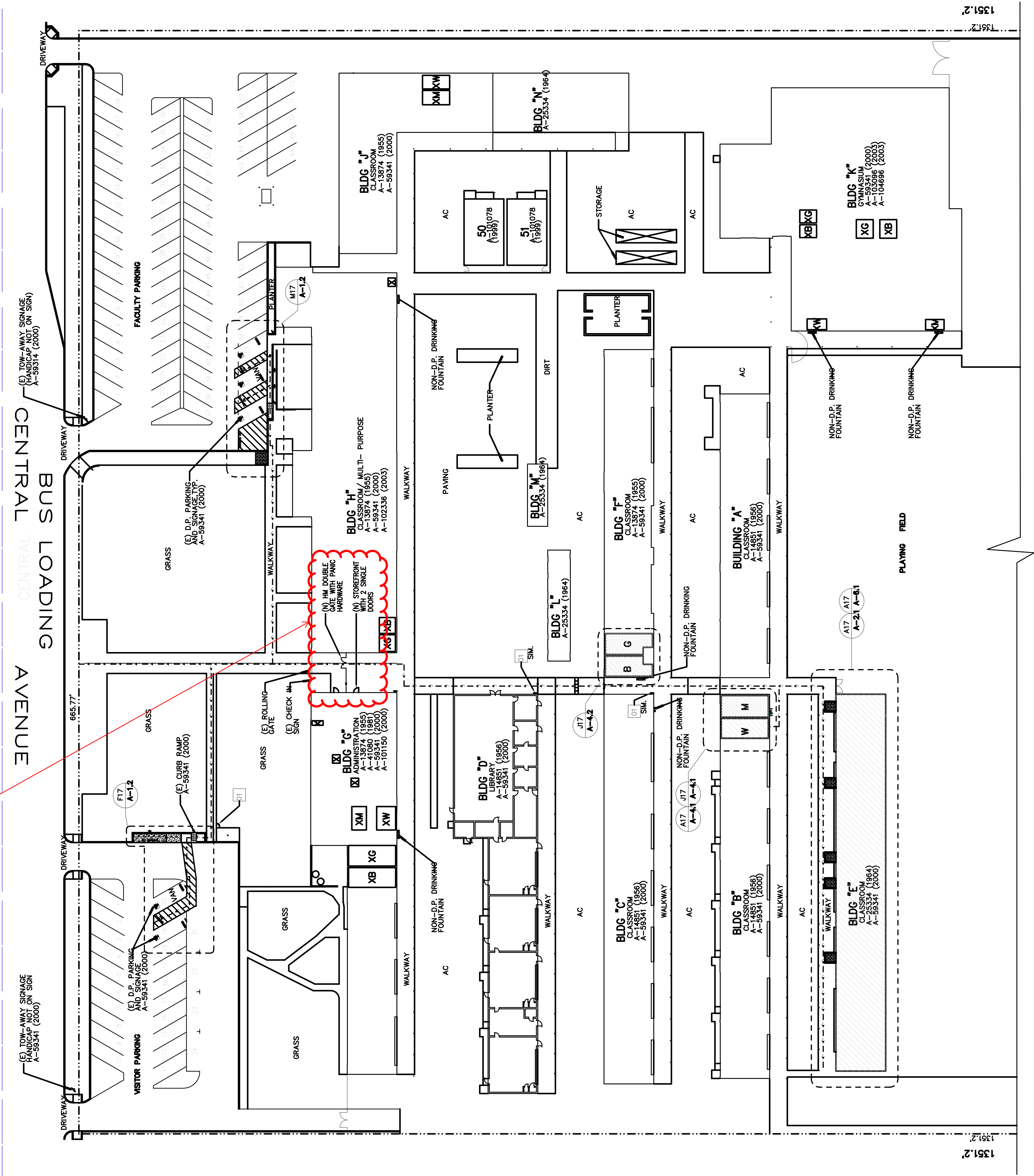


The remainder of the campus is secure.

Estimate: \$130,613

SIERRA MIDDLE SCHOOL

SCOPE OF WORK.
DISREGARD ALL OTHER
NOTES ON THIS SHEET



**Security Audit of Facilities
Operations Division**

**Franklin Elementary School
April 17, 2013**

Phase III Samples

The entrance to the office is well-defined and encourages people to check in to the office. The first gate under the archway seems to be redundant and does not prevent entry into the site.



Photo 1: Redundant front gate that doesn't prevent entry

There are a number of fencing issues at the site.

The planter to the immediate east of the main entrance does not have a fence separating the exterior of the school from the interior. Anyone entering the planter can simply walk onto the interior of the campus. Twenty (20) feet of ornamental iron fence will need to be added in this location.



Photo 2: Planter east of main entrance from campus interior

Security Audit of Facilities Operations Division

The fence surrounding the kindergarten area is only about four feet tall. Approximately 324 feet of 6 foot tall chain link fencing will need to replace two sides of the fence. Access to the third side can be limited by tying the fence line into the property line with an additional 10 feet of fencing. The gate to the kindergarten area should also be secured except at the start of school and at dismissal. The short gate can be relocated to the east side of the kindergarten yard to allow access for landscaping maintenance.



Photo 3: 4' kindergarten fence



Photo 4: Short kindergarten gate



Photo 5: East side of kindergarten yard, showing area where access can be controlled

Security Audit of Facilities Operations Division

Fencing by the delivery dock is short. A stairway leading from the driveway up to the delivery platform makes it very easy to climb over the fence into the lunch court area. The gate leading from the delivery area to the lunch area is left unlocked since the custodian to access a storage room and trash bins, particularly during lunch. I would recommend that a drive gate be installed further down the driveway to enclose the area from outside access during school hours. This would require 30.5 feet of 6' high chain link fencing, including a drive gate.

Photo 6 and 7: Stairway leading from driveway to lunch court area, and gate leading from delivery area



Security Audit of Facilities Operations Division



Photo 8: Suggested location to install drive gate leading to loading dock and trash enclosure

There are some obvious areas that provide easy access to the roof.

At the entrance to the school, the front fence intersect is the covered walkway providing an easy means to climb onto the walkway roof. Once someone is on top of the covered walkway, they have access to most of the roofs on the campus.

Estimates:

DSA: None Required

Non-DSA: \$16,400

Work Orders: Work order for door contact on patio has been entered

Security Audit of Facilities Operations Division



Photo 9: Access to Roof from front entry fence

In the enclosed storage courtyard at the front of the campus, there are equipment cabinets that are tall enough to provide easy access to the roof. Currently, the Team Cleaning van is stored in this area, which provides even easier access to the cabinets, and then the roof.

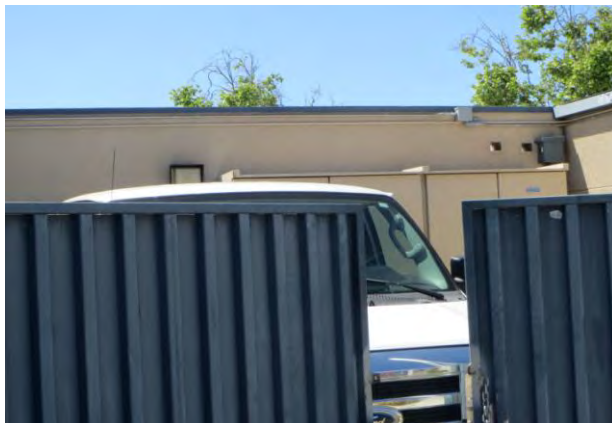


Photo 10: Equipment cabinets providing access to the roof.

The covered walkway and equipment cabinet locations would be ideal to pilot the installation anti-climbing spikes as a deterrent to people accessing the roof since we have a history of people climbing onto the roof at this site, and these locations are not legitimately accessed by outside visitors. Warning signs will need to be installed warning of the anti-climbing spikes.

The wall enclosing the patio outside the teacher's lounge is vulnerable to being climbed. Once inside, no one is visible from the street. There is a door that can be opened via the panic hardware on the inside.

Security Audit of Facilities Operations Division



Photo 11: Block wall enclosing patio outside teacher's lounge



SITE PLAN - General **BENJAMIN FRANKLIN Elementary School**

RIVERSIDE UNIFIED SCHOOL DISTRICT 19661 Orange Terrace Pkwy, Riverside, CA 92508
 Tel. # (951) 697-5755

**Security Audit of Facilities
Operations Division
Taft Elementary School
April 17, 2013**

Phase III Samples

The entrance to the office is well-defined and encourages people to check in to the office. There is however a number of fencing issues at the site.

Photo 1



The planter adjacent to the kindergarten entrance does not have a fence separating the exterior of the school from the interior. Anyone entering the planter can simply walk onto the interior of the campus. A fence will need to be added in this location.

Photo 2



**Security Audit of Facilities
Operations Division
Taft Elementary School
April 17, 2013**

The fence surrounding the kindergarten area is short in some areas. Some parts of the fencing will need to be replaced. Photo3



Fencing by the delivery dock is short. A stairway leading from the driveway up to the delivery platform makes it very easy to climb over the fence into the lunch court area. The fencing will need to be augmented in this area probably by installing a taller fence adjacent to or on top of the existing stucco fence.

Photo 4



Fencing adjacent to loading dock

Photo 5



Low fence by lunch court

**Security Audit of Facilities
Operations Division
Taft Elementary School
April 17, 2013**

At the entrance to the school, the front fence intersect is the covered walkway providing an easy means to climb onto the walkway roof. Once someone is on top of the covered walkway, they have access to most of the roofs on the campus.



Fence provides access to covered walkway. The walkway accesses most buildings on site. Photo 6

Although the means of access is not immediately obvious, there has been considerable history of people accessing the roof over the office area. Most likely it is accessed by climbing the wall of the teacher's lounge patio area.

Photo 7

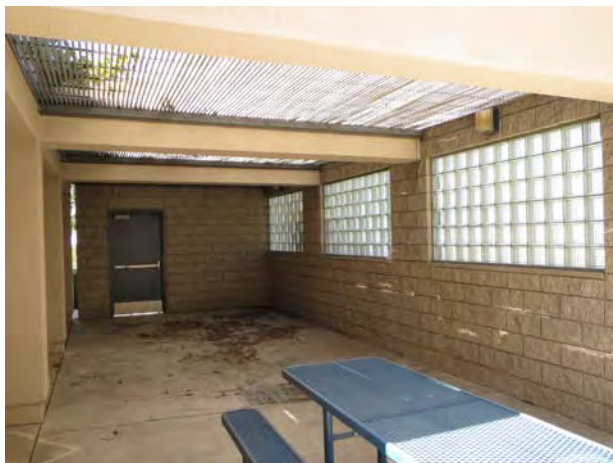


Photo 8



Interior and exterior of teachers' lounge patio

**Security Audit of Facilities
Operations Division
Taft Elementary School
April 17, 2013**

These locations would be well suited to pilot the installation anti-climbing spikes as a deterrent to people accessing the roof since we have a history of people climbing onto the roof at this site, and these locations are not legitimately accessed by outside visitors. Warning signs will need to be installed warning of the anti-climbing spikes.

Cleveland and Myers



Selected parcel(s):
239-180-003 239-180-017

IMPORTANT

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REPORT PRINTED ON...Tue Jan 29 15:32:06 2013

Version 121101

[CITY HOME](#)[PLANNING HOME](#)

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

[ADDRESS](#)[APN](#)[OTHER CRITERIA](#)[VIEW RESULTS](#)[VIEW MAP](#)[VIEW REPORT](#)[ZONING DESIGNATIONS](#)**:: PROPERTY REPORT: 2440 MYERS , UNIT , , CA 92503****Property Information**

Parcel # 239180003

Map Grid: 745 A2

Infill Parcel: No

Land Assessment: \$0.00

Structure Assessment: \$0.00

Gross Assessment: \$0.00

Airport Influence:

Arroyos:

Kangaroo Rat Habitat:

Gnat Catcher Habitat:

Seismic Zone: II

Seismic Potential: Not subject to liquefaction

Census Tract: 031702

Census Block: 2014

General Plan: Agricultural/Rural Residential

Specific Plan:

Annexation Date:

RESULT 1 OF 1 <-PREVIOUS NEXT->**Additional Links****Ward:** 5**Council Representative:** CHRIS MACARTHUR**Neighborhood:** Arlington Heights**Police Reports Part I:** Reporting District J16**Police Reports Part II:****Historic Designation:****Trash Services:** CITY

ZONING	GENERAL PLAN	Acreage	Designator
RA-5	A/RR	10.0	RA-5
Total Acreage:		10.0	

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RIVERSIDE Property VIEWER

CITY HOME

PLANNING HOME

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

ADDRESS

APN

OTHER CRITERIA

VIEW RESULTS

VIEW MAP

VIEW REPORT

ZONING DESIGNATIONS

:: PROPERTY REPORT: 9711 DUFFERIN , UNIT , , CA 92503

Property Information

Parcel # 239180017
 Map Grid: 745 A2
 Infill Parcel: No
 Land Assessment: \$0.00
 Structure Assessment: \$0.00
 Gross Assessment: \$0.00
 Airport Influence:
 Arroyos:
 Kangaroo Rat Habitat:
 Gnat Catcher Habitat:
 Seismic Zone: II
 Seismic Potential: Not subject to liquefaction
 Census Tract: 031702
 Census Block: 2014
 General Plan: Agricultural/Rural Residential
 Specific Plan:
 Annexation Date:

RESULT 1 OF 1<-PREVIOUS NEXT->



Additional Links

Ward: 5
Council Representative: CHRIS MACARTHUR
Neighborhood: Arlington Heights
Police Reports Part I:
Police Reports Part II: Reporting District J16
Historic Designation:
Trash Services: CITY

ZONING	GENERAL PLAN	Acreage	Designator
RA-5	A/RR	10.0	RA-5
Total Acreage:		10.0	

SEARCH THE CITY'S SITE:



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District Office



RIVERSIDE Property VIEWER

[CITY HOME](#)[PLANNING HOME](#)

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

[ADDRESS](#)[APN](#)[OTHER CRITERIA](#)[VIEW RESULTS](#)[VIEW MAP](#)[VIEW REPORT](#)[ZONING DESIGNATIONS](#)**:: PROPERTY REPORT: 3380 14TH , UNIT , RIVERSIDE, CA 92501****Property Information**

Parcel # 219041001
Map Grid: 685 H5
Infill Parcel: No
Land Assessment: \$517,323.00
Structure Assessment: \$1,330,220.00
Gross Assessment: \$1,330,220.00
Airport Influence:
Arroyos:
Kangaroo Rat Habitat:
Gnat Catcher Habitat:
Seismic Zone: III
Seismic Potential: Not subject to liquefaction
Census Tract: 030300
Census Block: 2024
General Plan: Downtown Specific Plan
Specific Plan: Downtown Specific Plan
Annexation Date:

Additional Links

Ward: 1
Council Representative: MIKE GARDNER
Neighborhood: Downtown
Police Reports Part I: Reporting District C14
Police Reports Part II:
Historic Designation:
Trash Services: CITY

RESULT 1 OF 1<-PREVIOUS NEXT->

ZONING	GENERAL PLAN	Acreage	Designator
DSP-PPO-sp	DSP	1.07	DSP-PPO
Total Acreage:		1.07	

[SEARCH THE CITY'S SITE:](#)**311 CALL CENTER****One call does it all!**[Website Disclaimer](#)[Privacy Policy](#)[Contact Webmaster](#)[Riverside City Home](#)

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Grant Educational Center



RIVERSIDE Property VIEWER

CITY HOME

PLANNING HOME

3900 MAIN STREET • RIVERSIDE, CA 92522 • 951-826-5311

ADDRESS

APN

OTHER CRITERIA

VIEW RESULTS

VIEW MAP

VIEW REPORT

ZONING DESIGNATIONS

:: PROPERTY REPORT: 4011 14TH, UNIT,, CA 92505

Property Information

Parcel # 215240001
 Map Grid: 685 G5
 Infill Parcel: No
 Land Assessment: \$0.00
 Structure Assessment: \$0.00
 Gross Assessment: \$0.00
 Airport Influence:
 Arroyos:
 Kangaroo Rat Habitat:
 Gnat Catcher Habitat:
 Seismic Zone: III
 Seismic Potential: Not subject to liquefaction
 Census Tract: 030300
 Census Block: 3015
 General Plan: Downtown Specific Plan
 Specific Plan: Downtown Specific Plan
 Annexation Date:

RESULT 1 OF 1<-PREVIOUS NEXT->



Additional Links

Ward: 1
Council Representative: MIKE GARDNER
Neighborhood: Downtown
Police Reports Part I: Reporting District C11
Police Reports Part II:
Historic Designation: City Landmark
Trash Services: CITY

ZONING	GENERAL PLAN	Acreage	Designator
DSP-AS-sp-cr	DSP	5.49	DSP-AS
Total Acreage:		5.49	

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Old Hawthorne



RIVERSIDE Property VIEWER

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ADDRESS

APN

OTHER CRITERIA

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VIEW MAP

VIEW REPORT

ZONING DESIGNATIONS

:: PROPERTY REPORT: 9170 INDIANA, UNIT,, CA 92506

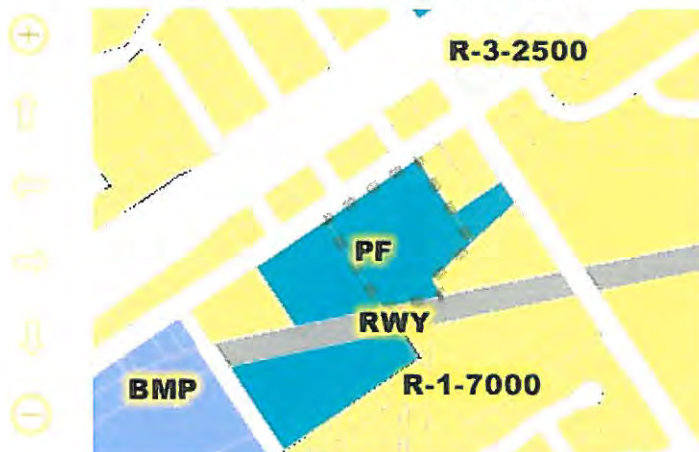
Property Information

Parcel # 233180007
 Map Grid: 715 A6
 Infill Parcel: No
 Land Assessment: \$0.00
 Structure Assessment: \$0.00
 Gross Assessment: \$0.00
 Airport Influence:
 Arroyos:
 Kangaroo Rat Habitat:
 Gnat Catcher Habitat:
 Seismic Zone: II
 Seismic Potential: Not subject to liquefaction
 Census Tract: 031703
 Census Block: 1003
 General Plan: Business/Office Park
 Specific Plan:
 Annexation Date:

Additional Links

Ward: 5
 Council Representative: CHRIS MACARTHUR
 Neighborhood: Arlington South
 Police Reports Part I:
 Police Reports Part II: Reporting District I16
 Historic Designation:
 Trash Services: CITY

RESULT 1 OF 1<-PREVIOUS NEXT->



ZONING	GENERAL PLAN	Acreage	Designator
PF	B/OP	4.29	PF
Public Facilities Zone	B/OP	9.62	PF
Single Family Residential	MHDR		R-1-7000
Total Acreage:		4.29	

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MARTIN LUTHER KING HIGH



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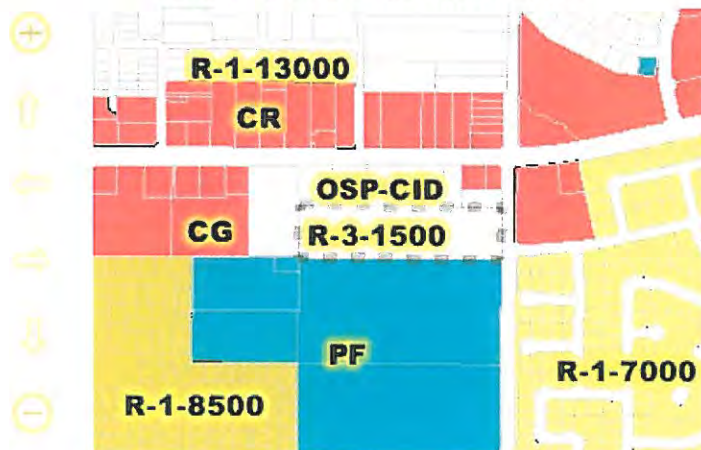
[ADDRESS](#)[APN](#)[OTHER CRITERIA](#)[VIEW RESULTS](#)[VIEW MAP](#)[VIEW REPORT](#)[ZONING DESIGNATIONS](#)**:: PROPERTY REPORT: 18945 VAN BUREN , UNIT , RIVERSIDE, CA 92508****Property Information**

Parcel # 266040050
Map Grid: 746 D3
Infill Parcel: No
Land Assessment: \$66,958.00
Structure Assessment: \$74,249.00
Gross Assessment: \$74,249.00
Airport Influence:
Arroyos:
Kangaroo Rat Habitat:
Gnat Catcher Habitat:
Seismic Zone: II
Seismic Potential: Not subject to liquefaction
Census Tract: 042005
Census Block: 2021
General Plan: High Density Residential
Specific Plan: Orangecrest Specific Plan
Annexation Date:

Additional Links

Ward: 4
Council Representative: PAUL DAVIS
Neighborhood: Orangecrest
Police Reports Part I: Reporting District K05
Police Reports Part II:
Historic Designation:
Trash Services: BURTEC

RESULT 1 OF 1<-PREVIOUS NEXT->



ZONING	GENERAL PLAN	Acreage	Designator
R-3-1500-sp	HDR	9.69	R-3-1500
Total Acreage:		9.69	

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UNOFFICIAL

This is an uncorrected copy of Board Operations Subcommittee Minutes. The Minutes do not become official until they are approved by the Board Subcommittee at the next meeting.

ITEM No. 7

**Riverside Unified School District
Operations Division**

Board Operations Subcommittee Meeting
3380 14th Street, Riverside, Conference Room 3 A/B
May 16, 2013 – 10:00 a.m.

MINUTES

CALL TO ORDER: 10:00 a.m.

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

Also present were Mr. Mike Fine, Mr. Orin Williams, Mrs. Janet Dixon, Mr. Kevin Hauser, Mr. Dan Brooks, Mr. Coleman Kells, Ms. Debbie Ausman-Haskins, Ms. Hayley Calhoun, Ms. Shani Dahl, Ms. Ellen Parker, Mr. Marco Eacrett, HMC, Mr. Ron Kuehl, Neff Construction, and Ms. Lizette Delgado (Recorder).

Discussion Items

1. Guidelines for Implementing Title IX Requirements – Email to Principals

Staff presented the guidelines issued to high school principals concerning requests for adding, modifying, or improving athletic facilities. Dr. Lewis emphasized that as a general rule, any modification, addition, or improvement made for boys facilities, must also be made for girls facilities (and vice versa). He also noted, that if a means (funding) to provide equal modifications, additions, or improvements is not identified or forthcoming, the initial modification, addition, or improvement should not be approved or will need to be removed (in after the fact situations). Dr. Lewis added that enforcement of the guidelines is the responsibility of the site administration.

Subcommittee members recommended that a Board Policy and Administrative Regulations be developed to include the guidelines for meeting and maintaining Title IX requirements in the District. Issues concerning access to District facilities and issuance of keys and alarm codes to staff were also discussed by the subcommittee. The Subcommittee also recommended that Assistant Principals, with Athletic Director duties, play a major role with the enforcement of these guidelines.

2. Hawthorne Elementary School Traffic Concerns

Ms. Ellen Parker presented an overview of the concerns that have been expressed about the traffic around Hawthorne Elementary School. She gave a PowerPoint presentation and discussed the strategies that have been implemented to improve the flow of pedestrian and vehicular traffic. Additional strategies recently proposed by the City Traffic Engineer were also reviewed and discussed. After discussing the information presented, subcommittee members asked staff to document all the steps the District has taken to remedy the situation and to provide the information to Councilman McArthur.

3. Review of Measure B Projects

Staff reviewed the status of the Measure B projects that have been approved by the Board of Education. Subcommittee members agreed to submit for the approval of the Board of Education at a future meeting, the designation of some Measure B funds for Deferred Maintenance needs.

Public Relations

4. Unscheduled Communications

Ms. Janet Dixon, spoke to the Subcommittee concerning the design of the Arlington High School varsity baseball field. It was explained that the original design had the field oriented along Jackson St. While foul balls onto Jackson Street was a concern, the driving factor for re-orienting the field to its current location was the desire by Coach Rungo to maintain the orientation of the field where it had been previously. The primary reason was sun orientation –to not have the first baseman looking into the sun (towards the west). While other options were presented, Coach Rungo preferred the current location even though foul balls onto the railroad tracks were a recognized consequence of the decision.

Subcommittee members asked staff to send a letter to the Booster Club and to copy the baseball coaches to let them know that the subcommittee concurred that everything concerning the field has been done properly and that they are satisfied with the design and construction of the field.

Action Items

5. Approval of Minutes

Dr. Beaty moved and Mr. Hunt seconded to approve the minutes of the January 31, 2013, meeting, as presented.

6. Hawthorne 1 Letter – Site Disposition

Staff presented the letter sent to the Office of Public School Construction concerning the District's progress with respect to the sale of the Hawthorne 1 site. In the letter, we requested their input regarding obtaining a tentative tract map on the property to increase the selling value of the site and the possibility of the District being able to deduct the costs of obtaining the entitlements from the sales price of the land prior to splitting the proceeds. The Office of Public School Construction responded that the proposal does not appear to meet the requirements as outlined in the conceptual approval board item and that any and all differing proposal changes from the original approval must be submitted as a *School District Appeal Request* (Form SAB 189) seeking State Allocation Board approval.

The subcommittee reviewed and made comments concerning the information presented. Staff informed the subcommittee that prior to the sale of the property, the Board of Education must appoint a 7-11 Advisory Committee to evaluate the property to determine whether to recommend that it be surplussed. Subcommittee members recommended bringing this item back for review and discussion at a future meeting.

7. School Security Audit (Fencing and Gates) – Status Update

Staff informed the subcommittee that every school is being inspected to evaluate the fencing and gate conditions with respect to security. The goal is to develop a recommendation for improvements to ensure that security at the entrances to schools and perimeter fencing meets a common standard. Mrs. Dixon detailed the progress regarding the audits that have been conducted to date and stated that she will write a report of findings from her audits. Mrs. Dixon mentioned that some sites will cost more to bring them up to the desired standards. While all of the sites have not been audited, the current estimated cost for security modifications is \$1,396,750.

8. School Security Measures

A general discussion about potential security measures was held with the subcommittee members. Information concerning intruder locks and a review of security procedures was presented as follows:

Intruder Locks – Dr. Lewis informed the subcommittee that most school classrooms have locksets that can be locked from the inside and that it is estimated that 338 “intruder” locksets are needed to retrofit the remaining classrooms that do not have this capability. A rough estimate: based on the need for 338 locksets at \$320/lockset (time and materials), equals \$108,160. He also stated that if the subcommittee wishes to utilize Measure B funds for this installation, an amendment to the Facilities Improvement Plan will be necessary.

Review of Security Procedures – Dr. Lewis informed the subcommittee that a number of meetings were held with principals to review and discuss existing security measures. Staff and representative principals reviewed these procedures with the subcommittee.

After discussing the security issues and receiving input from staff, the subcommittee recommended that the School Security Measures be presented as a report/discussion item to the Board of Education at the June 17, 2013, regular meeting. The subcommittee also recommended that the intruder locks item and the amendment to the Facilities Improvement Plan be submitted for approval by the Board of Education.

9. Recommendation for Improving the Security at the Entrance of Highland Elementary School

Dr. Lewis stated that on January 31, 2013, the subcommittee agreed that the two options for securing the entrance at Highland Elementary School be presented for consideration of approval by the Board of Education. At the Board of Education meeting on February 19, 2013, it was decided that the subcommittee re-examine the two options so that a recommendation could be developed and brought back for consideration by the whole Board.

The subcommittee re-evaluated the options presented and agreed to recommend the Highland Elementary School modification option for design approval by the Board of Education. The estimated cost of \$504,000 includes \$300,000 for construction, soft costs (\$120,000), and contingency (\$84,000).

It was noted that the estimated amount could be dramatically affected by further DSA review and requirement that “ADA enhancements” be performed, such as restroom remodels,

drinking fountains, parking alternations, and path-of-travel such as walkways and ramps. Also, the architect has stated his best estimate with the limited knowledge of actual existing grades and cross-slopes, utilizing a Smart Level in select locations; however, it will require a civil survey and review to know exactly what grades would need to be addressed and the extent of the work.

Public Relations

10. Subcommittee Member Comments

Mr. Hunt and Dr. Beaty asked staff to present an information item at a future meeting concerning the housing developments in the different parts of the city and their impact on the student population and schools.

Mr. Hunt requested that an update on the status of the Glass property be presented to the subcommittee for further discussion at a future meeting. He also made comments on the City's budget and the impact on the Crossing Guard and Riverside Police Department SRO programs.

Adjournment

Mr. Hunt adjourned the meeting at 1:45 p.m. in appreciation and recognition of Mrs. Janet Dixon for her years of service in the Riverside Unified School District.