

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

Operations Board Subcommittee Meeting

February 2, 2018

2:00 p.m. – 4:00 p.m.

Conference Room 3

3380 14th St., Riverside, CA 92501

A G E N D A

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.

Call Meeting to Order

Public Input

The subcommittee will consider requests from the public to comment. Comments should be limited to three minutes or less. If you wish to address the subcommittee concerning an item already on the agenda, please indicate your desire to do so on a provided card. You will have an opportunity to speak prior to the subcommittee's deliberation on that item.

Pursuant to Section 54954.2 of the Government Code, no action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of the Subcommittee or staff may briefly respond to statements made or questioned posed by persons exercising their public testimony rights. Discussion of items brought forward that are not on the agenda shall be considered for future agendas by the Subcommittee Chair.

Action/Discussion Items

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

1. Approval of Minutes

The subcommittee will be asked to approve the minutes of the January 12, 2018, and the minutes of the January 24, 2018, meetings.

2. Measure O Project Groups A – C Update

Staff and design teams will present project boots on the ground assessments, schematics, design scope of work, cost estimates and schedule.

3. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Friday, March 2, 2018 at 2:30 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

Adjournment

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
January 12, 2018
2:00 p.m. – 4:00 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 2:19 p.m. a.m. by Mr. Lee

PRESENT: Brent Lee and Tom Hunt, Board Members, and Sergio San Martin, Assistant Superintendent, Operations.

Also present were Mays Kakish, Chief Business Officer; Ana Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance and Operations; Jessica Mears, Assistant Director, Facilities Planning; Gaby Adame, Facilities Analyst; Richard Prince, Community Relations Manager, Wilson Cuellar, RASM President; Sandy Garcia, CSEA Chapter 506 President, Jamelia Oliver, Harrison Elementary School Principal; Ratmony Yee, Sierra Middle School Principal, Willis Fisher, TBP Architects; Jim Pan, ATI Architects, and Lizette Delgado, (Recorder).

Public Input

There were no requests to speak to the subcommittee members.

Action/Discussion Items

1. Approval of Minutes

Mr. Hunt moved and Mr. Lee seconded to approve the minutes of the December 20, 2017, meeting, as presented.

2. Measure O Project Groups A – C Update

Staff and design teams presented information on Harrison and Magnolia Elementary Schools, and Sierra Middle Schools projects. Information such as budget summary, project summary, site renderings, and schedule was presented for subcommittee members' approval.

Harrison Elementary School: Project total budget: \$12,369,531. Project description: new parent parking and drop-off area, replace portables with new classroom building, Building A and Library modernization; improve drainage conditions, shade structures, and covered walkways; replace Heating, Ventilation, and Air Conditioning (HVAC) system (all buildings and Library, except Building B); replace electrical switchboards (Building A); replace exterior lighting with LED; replace fire alarm system. Estimated project duration: February 2018 through May 2020.

Magnolia Elementary School: Project total budget: \$10,569,976. Project description: replace portables with new single-story building; install new drop-off/pick-up area (replaces existing Kindergarten play area); replace parking lot lighting; upgrade plumbing infrastructure

(Buildings A and M); improvement of hardscape/floor drainage conditions; 4 portable classrooms furniture upgrade; Building M modernization and kitchen upgrades; classrooms interior renovation; new Kindergarten play area; Auditorium/Multipurpose (MPR) upgrades; playfield and landscape renovation; power upgrade. Estimated project duration: February 2018 through February 2019.

Sierra Middle School: Project total budget: \$9,981,631. Project description: classroom buildings modernization (HVAC, lighting, fire alarm); MPR/kitchen/Gym buildings modernization (HVAC, lighting, electrical upgrade, fire alarm, interior finishes, roofing, kitchen wasteline replacement); Administration Building and Severe Handicap classrooms modernization (HVAC, electrical upgrades, fire alarm; interior finishes, reconfigure administration layout, diapering stations); Library modernization (electrical upgrade, fire alarm, interior finishes); paving demolition; ADA accessibility improvements (campus-wide paving, sinks, drinking fountains, etc.); site drainage; landscaping and irrigation (front of campus and all existing planters); parking lot extension (convert turf area at the front of campus to additional parking); new student drop-off (construct drop-off lane). Estimated project duration: June 2017 through May 2020.

Subcommittee members discussed the information presented for each one of the projects and received input from each of the school principals who attended the meeting. Subcommittee members asked the Community Relations Manager to work with school site Principals to develop a plan to present the information concerning their site's Measure O projects to their respective communities and staff. They also emphasized the importance of including all stakeholders in the project design process/phase. Subcommittee members also requested that signage be designed and placed at the project's site.

The subcommittee approved the project budget, project summary, site rendering, and schedule for each one of the projects as presented.

3. Schedule of Meetings

The subcommittee's next meeting has been scheduled for January 24, 2018 at 8 a.m., in Conference Room 1, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

Meeting was adjourned at 3:39 p.m.

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
January 24, 2018
8:00 a.m. – 10:00 a.m.
Conference Room 1
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 8:00 a.m. by Mr. Lee

PRESENT: Brent Lee Board Member, and Sergio San Martin, Assistant Superintendent, Operations.

ABSENT: Mr. Tom Hunt, Board Member

Also present were Mays Kakish, Chief Business Officer; Ana Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance and Operations; Kevin Hauser, Assistant Director, Facilities Projects; Gaby Adame, Facilities Analyst; Richard Prince, Community Relations Manager, Sandy Garcia, CSEA Chapter 506 President; Trisha Tran, Louisa May Alcott Elementary School Principal; Shani Dahl, Fremont Elementary School Principal; Elizabeth Gosnell, Highgrove Elementary School Principal; Geri Castro, Henry W. Longfellow Elementary School Principal; and Lizette Delgado, (Recorder).

Public Input

There were no requests to speak to the subcommittee members.

Action/Discussion Items

1. Approval of Minutes

The minutes of the December 20, 2017, meeting, were not approved due to Mr. Hunt's absence. They will be presented again for approval at the February 2, 2017, meeting.

2. Measure O Project Groups A – C Update

Staff and design teams presented information on Highgrove, Fremont, Louisa May Alcott, and Henry W. Longfellow Elementary Schools. Information such as budget summary, project summary, site renderings, and schedule was presented for subcommittee members' approval.

Highgrove Elementary School: Project total budget: \$20,566,715. Project description: new construction/general site work (grading, utilities, paving, re-stripe, refurbish north parking lot, new drop-off area, new curb and gutter, ornamental gate, new ball wall, site signage, field irrigation); new two-story Kindergarten building (includes six Kindergarten/Transitioning Kindergarten classrooms and play area, new playground equipment, six second floor classrooms); lunch area and outdoor learning environment (new concrete, landscape and irrigation, remove existing containers, fencing, concrete block wall at service yard); site work (accessibility upgrades, replace playground equipment/surfacing; modernization (replace

HVAC, roof, interior finishes, lights, casework, modular restroom building). Estimated project duration: January 2018 through October 2020.

The Subcommittee discussed the information presented and received input from the staff, school principal, and architects, and agreed to move forward the project as presented.

Fremont Elementary School: Project total budget: \$5,350,141. Project description: site work (accessibility upgrades, new playground equipment and surfacing, new chain link fence, new ornamental fencing, new marquee); buildings modernization (HVAC replacement, re-roofing, replace carpet in classrooms, Administration, and Library; paint exterior of all buildings, exterior graphics, new Kindergarten restroom modular building, restroom doors in administration building). Estimated project duration: January 2018 through October 2020.

Discussion was held concerning the project and after receiving input from staff, school principal, and architects, the subcommittee agreed to move forward with the current project (Phase I) as presented,. The subcommittee also asked staff to work on a Phase II for the project, which would include options and design for a permanent classroom building to replace most of the existing relocatable classrooms. Phase II option will be presented to the Board of Education at the March 20, 2018, Measure O Projects Update Board Study Session. The subcommittee also asked staff to hold meetings with the City and County concerning the timeline for future developments in the Fremont Elementary School area.

Louisa May Alcott Elementary School: Project total budget: \$15,770,788. Project description: site work (removal of relocatable classrooms, grading, Kindergarten play yard, hard court play area, new turf, ADA upgrades); site utilities (domestic water, sewer, storm drain, gas, electrical power upgrades, data, communications); classrooms modernization; Library/Media Lab renovation; new two-story building (ten classrooms including four Kindergarten classrooms); Multipurpose Room expansion. Estimated project duration: January 2018 through May 2021.

The Subcommittee discussed the information presented and received input from the staff, school principal, and architects, and agreed to move forward the project as presented. Staff was asked by the subcommittee to include, as an alternate to the project, the addition of two Kindergarten classroom to the two-story building.

Henry W. Longfellow Elementary School: Project total budget: \$12,638,170. Project description: site work (removal of relocatable classrooms, grading, Kindergarten play yard, hardcourt play area, courtyard, new drop-off area); site utilities (domestic and fire water, sewer, storm drain, gas, electrical power upgrades); classrooms and Multipurpose Room modernization; new two-story (ten classrooms, including four Kindergarten classrooms), and new single story buildings (two Kindergarten classrooms). Estimated project duration: January 2018 through May 2021.

The Subcommittee discussed the information presented and received input from the staff, school principal, and architects, and agreed to move forward with the current project design (Phase I). The subcommittee asked staff to present the subcommittee at the next scheduled meeting, with a new design for a Phase II, which would include options for site expansion through the construction of a new permanent building.

3. Schedule of Meetings

The subcommittee's next meeting has been scheduled for February 2, 2018 at 2:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

Meeting was adjourned at 9:20 a.m.



JACKSON ELEMENTARY SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

February 2, 2018

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1) Budget Summary

2) Project Summary

3) Site Renderings

4) Schedule

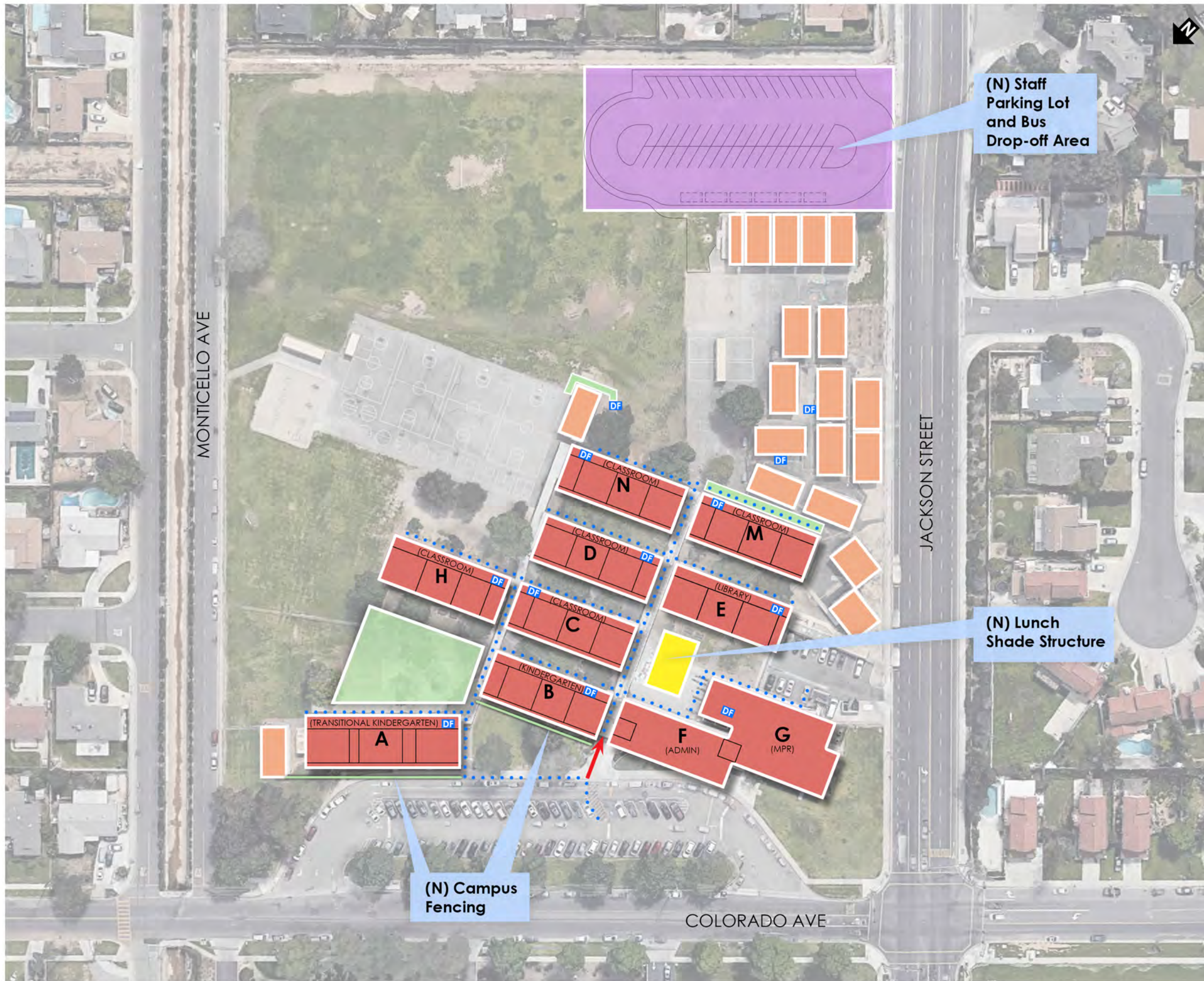
Measure O Project Budget Summary

Project: **Jackson Elementary**




Group: **B**

A	Total Allocation:	\$ 8,709,265
	Modernization Allocation:	\$ 8,709,265
	New Construction Allocation:	\$ -
Funding Sources:		
	Measure O:	\$ 4,685,100
	*State Match:	\$ 4,024,165
	Other:	\$ -
	Total:	\$ 8,709,265
*Pending State application and award of funds		
Project Budget:		
	Hard Construction Cost:	\$ 5,721,048
	Constr. Escalation/Contingency:	\$ 975,438
	Soft Costs (design, survey, etc.):	\$ 1,150,373
	Furniture/Equipment:	\$ 175,000
	Interim Housing:	\$ 400,000
	Project Contingency	\$ 287,406
	Total:	\$ 8,709,265

B	Hard Cost Budget + escalation:	<u><u>\$ 6,696,486</u></u>
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PROPOSED ACTIONS OF PRIORITIES

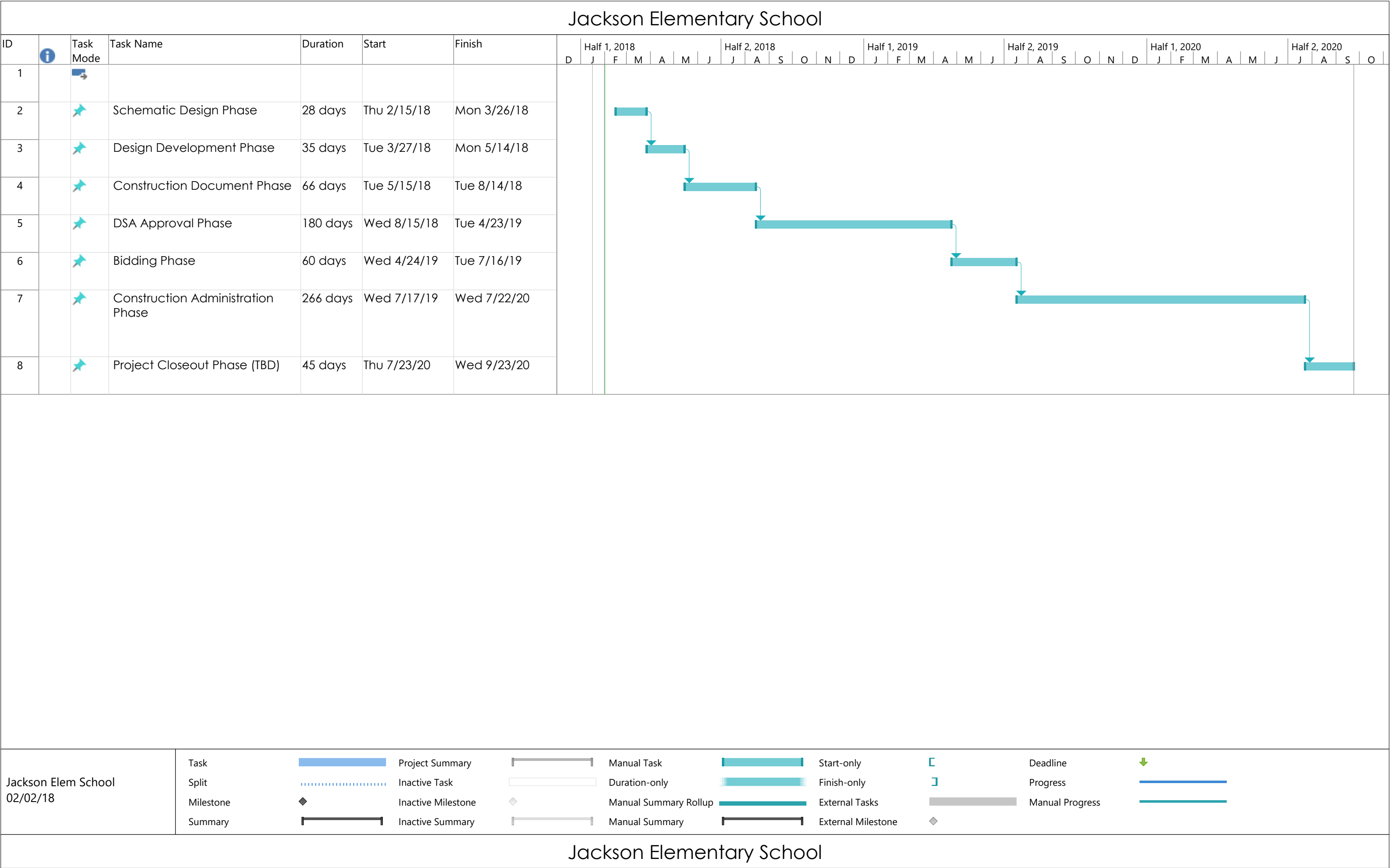
	Minor Campus-Wide Modernization at All Existing Permanent Buildings	\$4,757,000
<ul style="list-style-type: none"> • Replace PA system • Replace low voltage conduit and cable • Replace fire alarm system • Replace roofing • Replace HVAC rooftop units, ductwork, and controls • Replace exterior light fixtures • Upgrade restroom facilities 		
	Minor Campus-Wide Modernization at All Existing Portable Classrooms	\$298,200
<ul style="list-style-type: none"> • Replace PA system • Replace low voltage conduit and cable • Replace fire alarm system • Replace exterior lighting fixtures • Replace handrails/ ramp slopes 		
	Construction of New Shade Structure	\$213,000
	Drinking Fountain Replacement	\$78,100
	Site Improvements	\$228,620
<ul style="list-style-type: none"> • Provide new playground equipment/apparatus at kindergarten area • Provide new fencing at school front of kinder classroom buildings • Replace campus fencing • Replace concrete walkway along POT 		
	Construction of New Staff Parking Lot and Bus Drop-off Area	\$890,340
Projected Construction Cost Total:		\$6,465,260
	School Main Entrance	
	Existing Path of Travel	



JACKSON ELEMENTARY SCHOOL

RIVERSIDE UNIFIED SCHOOL DISTRICT

Site Plan - Proposed Modernization - Option 2





JEFFERSON ELEMENTARY SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

February 2, 2018

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Measure O Project Budget Summary

Project: **Jefferson Elementary**

Group: **A**

A	Total Allocation:	\$ 16,577,715
	Modernization Allocation:	\$ 10,624,755
	New Construction Allocation:	\$ 5,952,960
	Funding Sources:	
	Measure O:	\$ 11,809,964
	*State Match:	\$ 4,767,751
	Other:	\$ -
	Total:	\$ 16,577,715
	*Pending State application and award of funds	
	Project Budget:	
	Hard Construction Cost:	\$ 9,747,696
	Constr. Escalation/Contingency:	\$ 1,856,704
	Soft Costs (design, survey, etc.):	\$ 3,576,251
	Furniture/Equipment:	\$ 350,000
	Interim Housing:	\$ 500,000
	Project Contingency	\$ 547,064
	Total:	\$ 16,577,715

B	Hard Cost Budget + escalation:	\$ 11,604,400
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RIVERSIDE UNIFIED SCHOOL DISTRICT
Jefferson Elementary School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Construction of New 1-Story Kinder Building	New Bldg and Expand playground area	\$ 6,560,400.00	6 kinder classrooms & support spaces
2	Full Modernization at Existing M&N Buildings	Renovate complet interior, replace sinks, replace cabinetry, PA system, low voltage, roofing, HVAC units and duct work, exterior windows, paint exterior buildings, replace exterior light fixtures, upgrade restrooms	\$ 1,491,000.00	
3	Minor campus wide modernization at all existing permanent bldgs	Replace PA System, Replace low voltage conduit and cable, replace roofing, Replace HVAC rooftops units, Connect walkway to Admin, upgrade restroom facilities	\$ 2,499,200.00	
4	Minor campus wide modernization at all existing portable bldgs	Replace PA System, Replace low voltage conduit and cable, Replace exterior lighting, Replace handrails/ramp slopes, Dismantle and relocate existing 9 portables	\$ 255,600.00	
5	Replace Drinking Fountains		\$ 35,500.00	
6	Site Drainage Conditions		\$ 213,000.00	
TOTAL PROJECT COST			\$ 11,054,700.00	



PROPOSED ACTIONS OF PRIORITIES

Construction of New 1-Story Kindergarten Classroom Building, approx. 10,000sf (Total 6 Kindergarten Classrooms & Support Spaces)

\$6,560,400

- Expanded playground area

Full Modernization at Existing Buildings M & N

\$1,491,000

- Renovate complete interior
- Replace sinks
- Replace cabinetry
- Replace PA system
- Replace low voltage conduit and cable
- Replace roofing
- Replace HVAC rooftop units, ductwork, and controls
- Replace exterior windows
- Paint exterior buildings
- Replace exterior lighting fixtures
- Upgrade restroom facilities

Minor Campus-Wide Modernization at All Existing Permanent Buildings

\$2,499,200

- Replace PA system
- Replace low voltage conduit and cable
- Replace roofing
- Replace HVAC rooftop units, ductwork, and controls
- Connect walkway to Admin
- Upgrade restroom facilities

Minor Campus-Wide Modernization at All Existing Portable Classrooms

\$255,600

- Replace PA system
- Replace low voltage conduit and cable
- Replace exterior lighting fixtures
- Replace handrails/ ramp slopes
- Dismantle existing (9) portables

DF

Drinking Fountain Replacement

\$35,500

Site Drainage Corrections

\$213,000

Projected Construction Cost Total: \$11,054,700

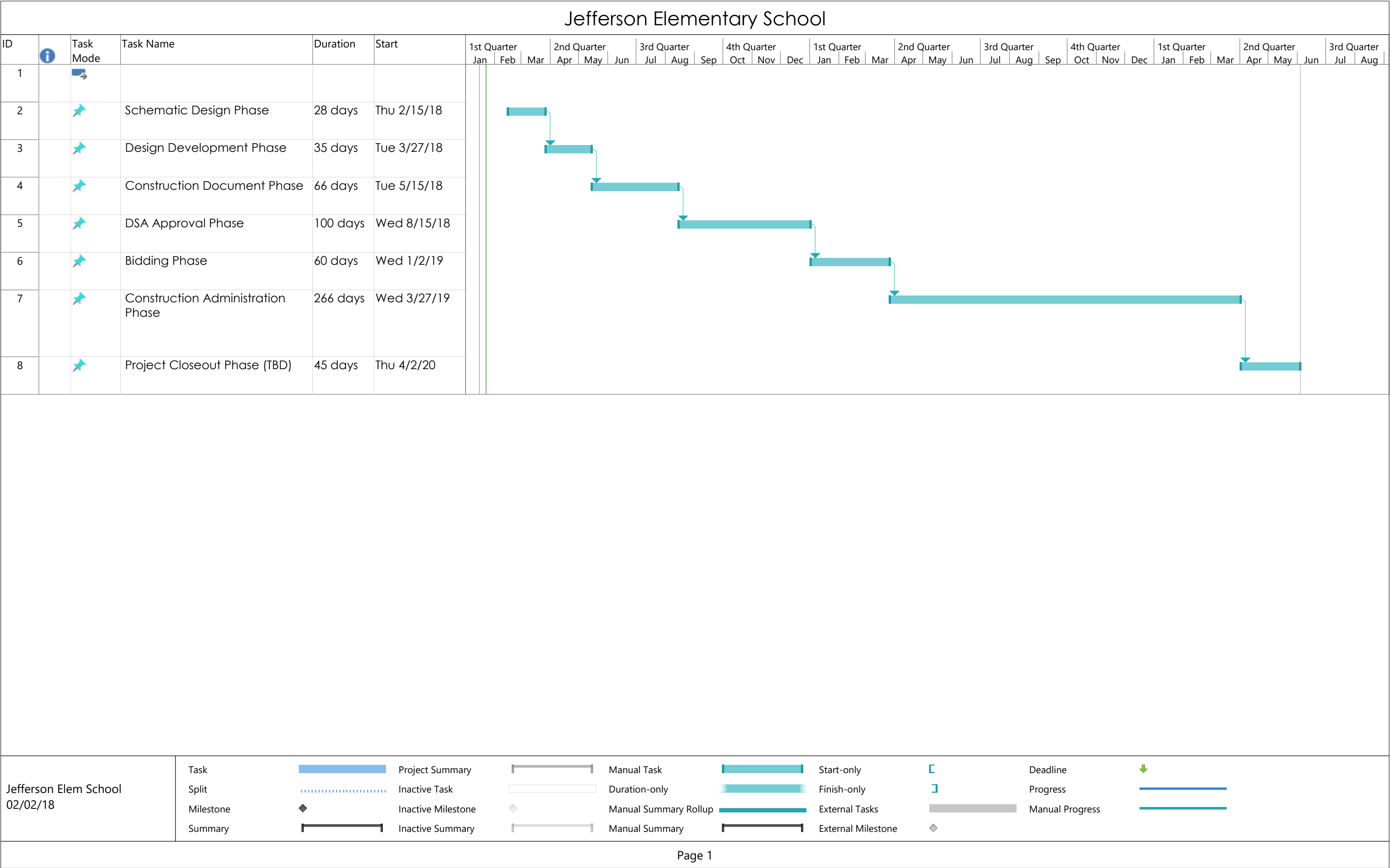


JEFFERSON ELEMENTARY SCHOOL
RIVERSIDE UNIFIED SCHOOL DISTRICT

Site Plan - Proposed New Construction & Modernization



February 2, 2018





POLY HIGH SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

February 2, 2018

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Measure O Project Budget Summary

Project: **Poly High School**

Group: **B**

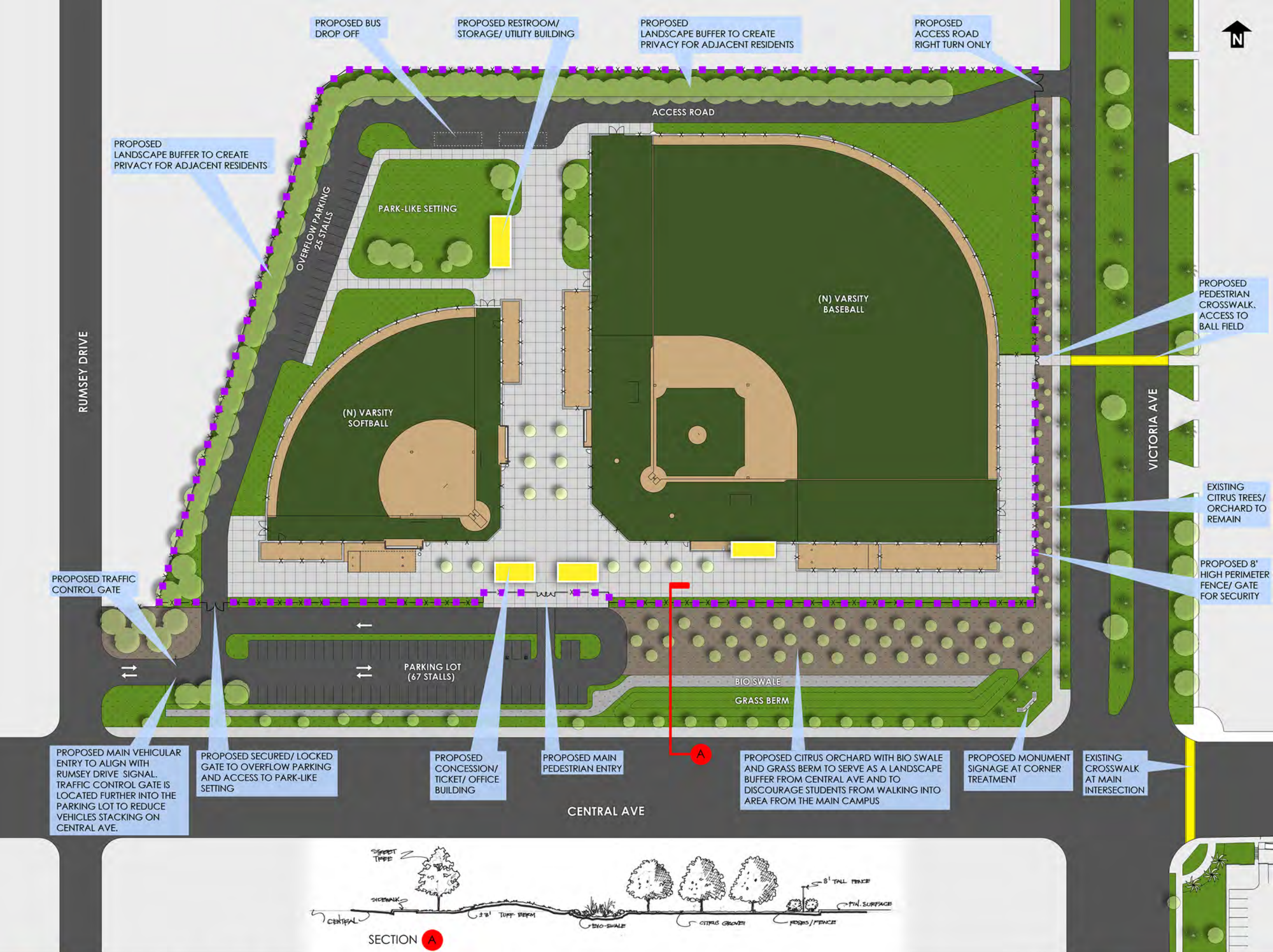
A	Total Allocation:	\$	24,039,894
	Modernization Allocation:	\$	12,350,334
	New Construction Allocation:	\$	11,689,560
Funding Sources:			
	Measure O:	\$	20,379,682
	*State Match:	\$	3,660,212
	Other:	\$	-
	Total:	\$	24,039,894
*Pending State application and award of funds			
Project Budget:			
	Hard Construction Cost:	\$	14,135,457
	Constr. Escalation/Contingency:	\$	2,692,468
	Soft Costs (design, survey, etc.):	\$	6,193,652
	Furniture/Equipment:	\$	225,000
	Interim Housing:	\$	-
	Project Contingency	\$	793,316
	Total:	\$	24,039,893

B	Hard Cost Budget + escalation:	\$	16,827,925
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RIVERSIDE UNIFIED SCHOOL DISTRICT
Poly High School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Main Campus ADA	Demo/Grading, concrete flat work, asphalt, landscape, sloped ramps, raised concrete, stairs, retaining walls, seat wall, shade structures, light pole fixtures, elevator, balcony structure	\$ 3,179,238.00	ADA upgrades are required before any other work at Poly is started.
2	Parking Lot	Demo/Grading, driveway, asphalt, raised curb, light pole fixtures	\$ 1,106,890.00	
3	New Ball Fields	Underground utilities, concrete flat work, asphalt, raised curb, landscape, trees, chainlink fence, chainlink gate, Traffic control gate, backstops, brick dust and bases, ball fields fence and gates, bleachers, dougouts, scoreboard, foul pole, retaining walls, corner monument, concessions/ticket/office/team rooms/utilities, crosswalk	\$ 12,473,138.00	
TOTAL PROJECT COST			\$ 16,759,266.00	





RIVERSIDE POLYTECHNIC HIGH SCHOOL

RIVERSIDE UNIFIED SCHOOL DISTRICT

Site Plan - Proposed Ball Field at Expansion Lot



ID	Task Mode	Task Name	Duration	Start	Finish
1					
2		Schematic Design Phase	30 days	Thu 2/15/18	Wed 3/28/18
3		Design Development Phase	45 days	Thu 3/29/18	Wed 5/30/18
4		Construction Document Phase	65 days	Fri 6/1/18	Thu 8/30/18
5		DSA Approval Phase	180 days	Fri 8/31/18	Thu 5/9/19
6		Bidding Phase	60 days	Fri 5/10/19	Thu 8/1/19
7		Construction Administration Phase	375 days	Fri 8/2/19	Thu 1/7/21
8		Project Closeout Phase (TBD)	45 days	Fri 1/8/21	Thu 3/11/21
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					

Poly New Parking & Ball Fields 02/02/18	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Riverside Poly HS New Parking Lot & Ball Fields at Expansion Lot

