

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

Operations Board Subcommittee Meeting

November 14, 2017

1:00 p.m. – 3:00 p.m.

Conference Room 1

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 August 7, 2017, meeting.

2. Ramona High School Theater Renovation Project – Update

The Ramona High School Theater Renovation Project is currently under construction and scheduled to be completed in November 2017. Staff will present the current progress of construction of the project.

3. Summer 2017 Project Recap

Staff will provide a recap of the several projects that were completed during the summer.

4. Solar Power Purchase Agreement Project Update

On October 20, 2017, in response to a Request for Proposal (RFP), seven firms submitted proposals for the installation of photo voltaic systems at our three schools serviced by Southern California Edison. The proposals are currently being evaluated by our consultant, Sage Renewables, using predetermined criteria in order to establish a short list of three to four firms that will go onto the next stage of the selection process. Eighteen firms responded to the initial Request for Information (RFI) and attended the mandatory job walk.

5. Martin Luther King High School Wrestling Modular Building Project Update

Staff will provide an update on the Martin Luther King High School Wrestling Modular Building project.

6. Security Measures Update

Staff will present an update on the District's security measures currently in place.

7. Lincoln High School Ribbon Cutting Ceremony Update

Staff will provide an update on the Lincoln High School Ribbon Cutting Ceremony scheduled for Monday, November 27, 2017, at 8:15 a.m.

Conclusion

Subcommittee Members Comments

Adjournment

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
August 7, 2017
7:30 a.m. – 9:30 a.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 7:36 a.m. by Mr. Hunt

PRESENT: Tom Hunt and Angelov Farooq, 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; Kevin Hauser, Assistant Director, Facilities Projects; Jessica Mears, Assistant Director, Facilities Planning, Victor Cisneros, RASM President; David Eaves, LPA Architects, Robert Hensley, WLC Architects, Troy Molaug, Epic Engineers, and Lizette Delgado, (Recorder).

Public Input

There were no requests to speak to the subcommittee members.

Action/Discussion Items

1. Approval of Minutes

Dr. Farooq moved and Mr. Hunt seconded to approve the minutes of the May 12, 2017, meeting, as presented.

2. New Residential Community Development in the Lake Mathews and Highgrove Areas

Staff provided an update on the new housing development in the Lake Mathews and Highgrove areas at the request of the subcommittee. Potential Residential/Housing Projects – Tentative Tract Maps and Community Facilities Districts (CFD) data was discussed. It was mentioned that two CFDs have already been formed: CFD 32 (Harrison Area) and CFD 33 (Lake Mathews Area). Staff informed the subcommittee that the Board of Education has already approved boundaries changes for CDF 32. Staff will work on a boundaries changes proposal for CFD 33, which will be presented to the Board of Education at a future meeting. School capacity, current and projected enrollment information for Harrison, Highgrove, and Lake Mathews Elementary Schools was also discussed.

Staff mentioned that the housing development in the Highgrove Area will generate an estimate of 446 more elementary students and that the developer will be contacted regarding a property for a new elementary school in the area. Staff added that there have been conversations with the developer representatives but they are not willing to form a CFD.

Subcommittee members asked staff to add a Closed Session item to the September 5, 2017, Board of Education meeting agenda, to discuss the impact of the new housing developments

and the options the District has regarding the potential construction of a new elementary school in the area.

3. Ramona High School Theater Renovation Project – Update

Ramona High School is considered the Performing Arts Magnet School of the District, yet the theater has not been touched since 1956, other than some ADA restroom upgrades. With a seating capacity of 977, the theater is the largest in the District and one of the largest in the city. The Ramona High School Theater Renovation Project is currently under construction and it is scheduled to be completed in November 2017. The construction phase has been challenged with the ongoing operation of an active high school campus.

Staff and David Eaves, LPA Architects, gave a PowerPoint presentation on the current progress of construction of the project. The project began on July 16, 2016, and it is scheduled to be completed by November 17, 2017. The project's budget is \$17.4 million, funded through Measure B, Career and Technical Education, and State Seismic funds. A draft design of the graphics for the East wall of the building was discussed. At the request of the Ramona High School staff, subcommittee members asked staff to insert pictures of actual Ramona High School students. The Visual and Performing Arts Department will provide the pictures, with permission from the students. Victor Cisneros, Ramona High School Principal, will work with Kevin Hauser concerning this request. Subcommittee members stated that the building is an arts building and that no school-specific visual and performing arts graphics and symbols should also be displayed outside the building.

The subcommittee also discussed staff's recommendation concerning the pipe organ that has been in the theater for the past 22 years. The organ was originally purchase by Ramona High School booster groups from a private party. After delivery, the Ballantyne family donated the parts and labor for the restoration of the organ, which greatly exceeded the purchase price. Staff is recommending returning the organ's ownership to the Ballantyne family, with appreciation from the Board of Education. Subcommittee members asked staff to add a Consent item to a future Board of Education meeting agenda regarding the recommendation.

Operations Division staff will work, in coordination with the Communications Office, on the theater's grand reopening ceremony in November. Staff will update the subcommittee on the plans for the ceremony, dedication plaque and possible location of the plaque.

4. Martin Luther King High School Parking and Traffic Issues Update

Due to the increase of enrollment and volume of traffic of the school campus, the Martin Luther King High School's traffic flow and parking lot use is currently being evaluate to increase efficiency and public safety.

Staff and Robert Hensley, WLC Architects, presented a Parking and Traffic Study update and shared meeting discussions that have taken place with staff and the City of Riverside Traffic Engineering Department. The Design Team presented their assessment findings and several mitigation proposals.

Subcommittee members discussed the information that was presented. They asked staff to bring back an update with cost information for Option 4, which will provide access from Van Buren and Wood Road, and information about options for the future use of the properties adjacent to the school.

5. Solar Energy Feasibility Study on Schools Within the Southern California Edison Company Area

The Maintenance and Operations Department (M & O) has contracted with Sage Environmental to help develop and administer a Request for Qualifications (RFQ) process to solicit Power Purchase Agreement (PPA) proposals for our three (3) Southern California Edison Schools. Sage Environmental originally conducted a solar feasibility study for the District in late 2015. Maintenance and Operations is using utility rebate proceeds to fund these services.

Staff shared with the subcommittee that the feasibility study is being reviewed and that the RFQ process is anticipated to begin in July 2017, with the goal of receiving proposals by the end of September and commencing construction in the summer of 2018. Staff mentioned that the scheduled is being revised and that the Board of Education will be updated as soon as the new scheduled is received.

The subcommittee briefly discussed the information received and asked staff to bring back an update at a future meeting.

6. Local Hazard Mitigation Plan (LHMP)

The subcommittee was informed that the Federal Disaster Mitigation Act of 2000 requires all cities, counties, and special districts to adopt a Local Hazard Mitigation Plan (LHMP) to receive disaster mitigation funding from the Federal Emergency Management Agency (FEMA). RUSD has fully participated in the FEMA prescribed mitigation planning process to prepare the plan. The 2012 RUSD LHMP Annex and the 2012 Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan were adopted as the official plans by the Board of Education by Resolution No. 2015/16-01, on July 20, 2015.

Staff presented an updated plan to the subcommittee before submission to the Riverside County Emergency Management Department. The subcommittee briefly discussed the plan.

7. Calendar of Meetings

The subcommittee accepted the calendar of meetings for the remaining 2017 year as presented:

Wednesday, September 20, 2017 – 1:00 – 3:00 p.m.

Wednesday, October 25, 2017 – 1:00 – 3:00 p.m.

Tuesday, November 14, 2017 – 1:00 – 3:00 p.m.

Location to be determined.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

Meeting was adjourned at 8:50 a.m.



Innovation in Education

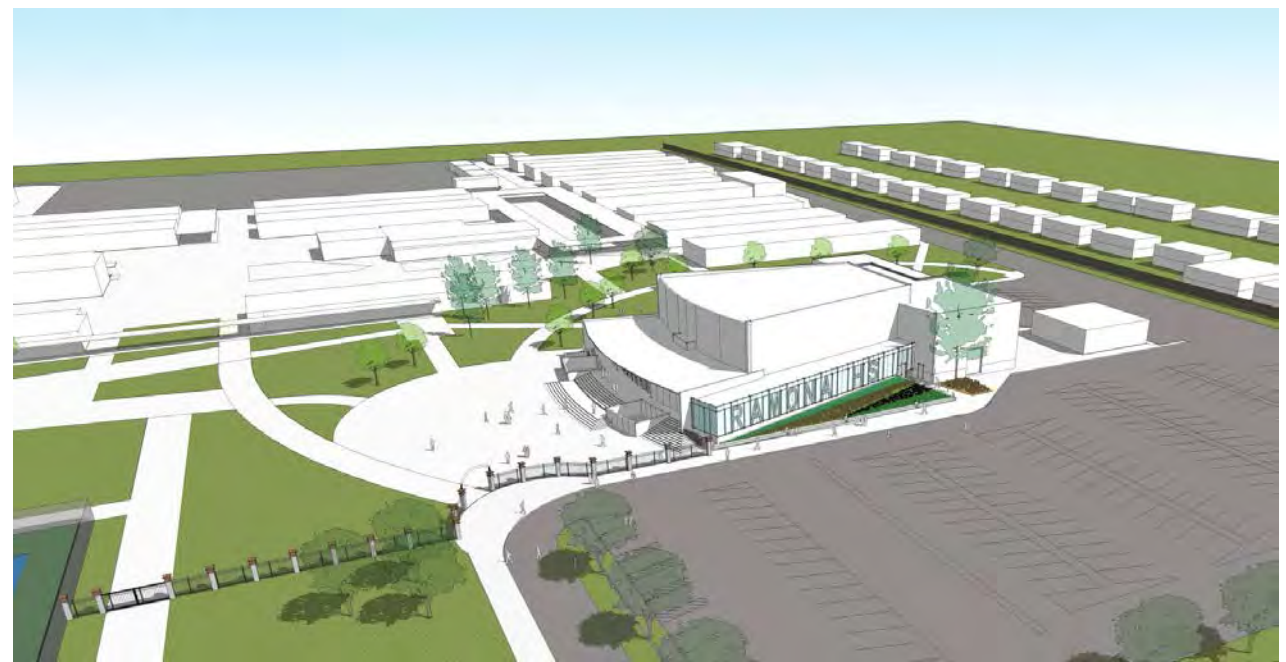
**RAMONA HIGH SCHOOL
THEATER RENOVATION**

Project Update

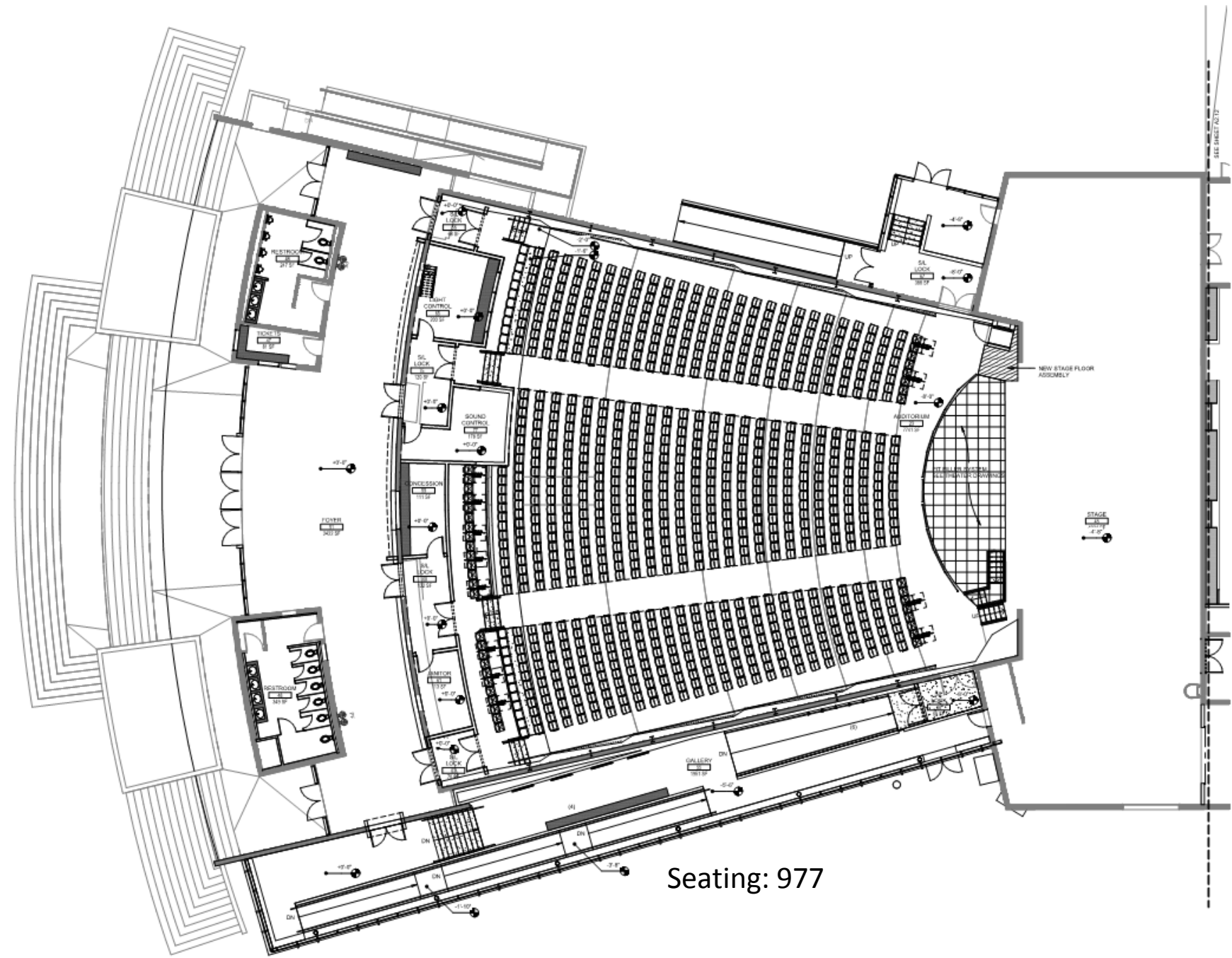
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PROJECT OVERVIEW

- **Project Start/End:** 7/16/16 – 11/9/17
- **Project Budget :** \$17.4 million
- **Funding Source:** Measure B, CTE, State Seismic
- **Percent Complete:** 98%



Lobby/Theater/Stage Improvements



Seating: 977



EAST WALL
GRAPHICS

chora



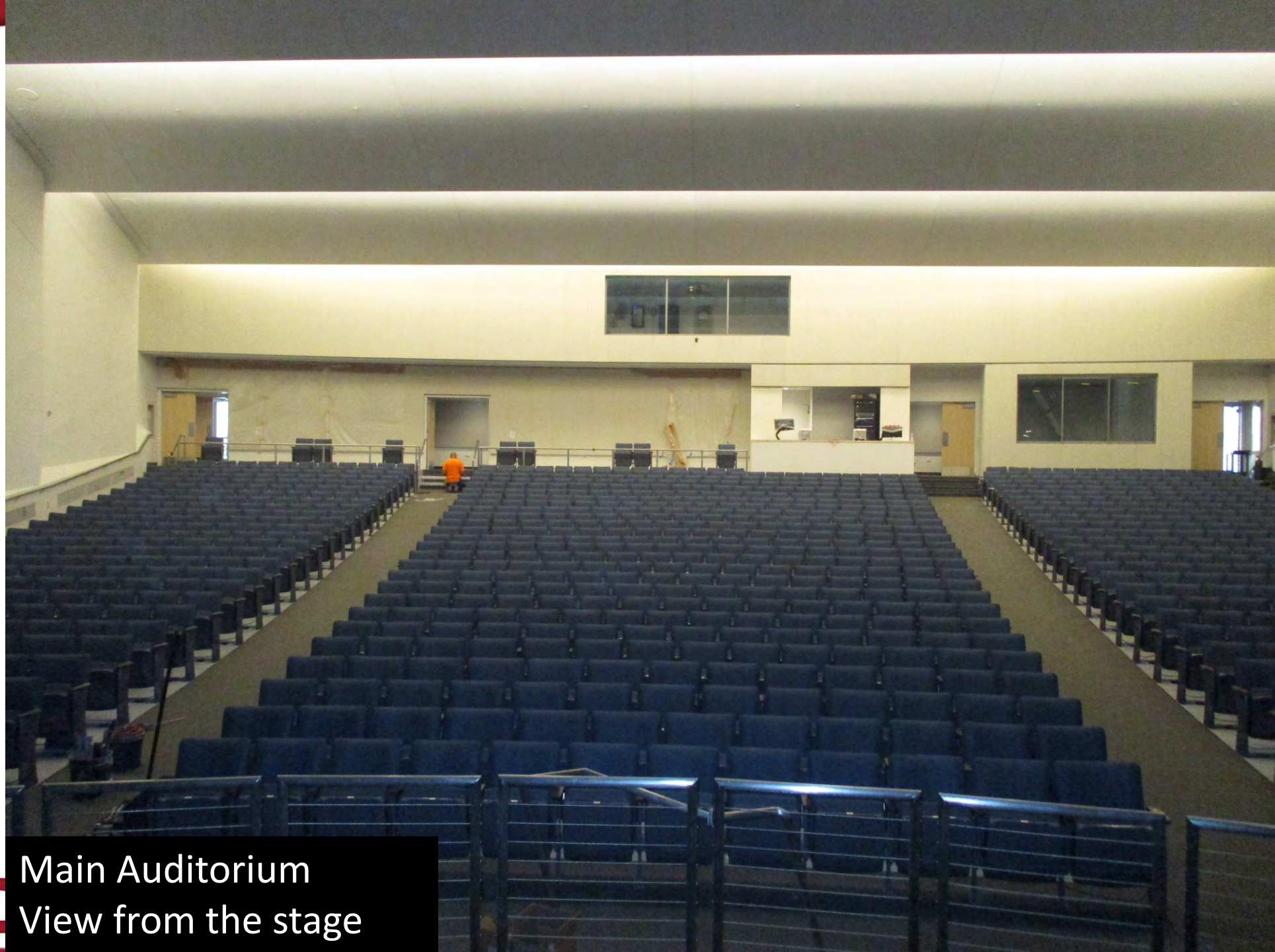
CURRENT PROGRESS





Gallery Walk Exterior –
Front Landscaping





Main Auditorium
View from the stage



Main Auditorium –
Orchestra Pit



Main Auditorium—
View from the catwalk







Theater Lobby—
Recycled Stage Flooring



Drama Classroom/
Dressing Rooms





Band Classroom-
Instrument Storage





Band Classroom—
Percussion Storage



Theater Lobby—
Restroom



Classroom Wing—
Restroom

Turnover to site: November 9

Training scheduled for:

- Stage Lighting
- Audio/Visual
- Rigging and Scaffolding
- 3-Stop Pit Elevator, fire pump

Ribbon Cutting Ceremony:

December 7th, 4:00 to 6:00 PM

- 4:00 Opening Ceremony
- 4:10 Ribbon Cutting
- 4:30 Superintendent's address, Board Member comments, main auditorium
- 4:45 Student performance, main auditorium
- 5:00 to 6:00 Theater and performing arts wing tours, student performances spread throughout
- Light refreshments on the patio provided by Tilden-Coil, LPA Architects

WINDOW GRAPHICS



Perforated vinyl wrap quote from SoCal Wraps: \$5,400







SUMMER 2017 PROJECT RECAP

MAINTENANCE & OPERATIONS / PLANNING & DEVELOPMENT

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DEFERRED MAINTENANCE

Asphalt Repair (\$395,281)

- Alcott Elementary
- Central Registration Center
- Emerson Elementary
- Educational Options Center
- Franklin Elementary
- Jackson Elementary
- Kennedy Elementary
- Liberty Elementary
- Monroe Elementary
- Tomas Rivera Elementary
- Riverside Adult School
- Sunshine Early Childhood Center
- Taft Elementary
- Washington Elementary

DEFERRED MAINTENANCE

Exterior Paint (\$491,300)

- Alcott Elementary
- Castle View Elementary
- Amelia Earhart Middle School
- Emerson Elementary
- Jackson Elementary
- Monroe Elementary
- Riverside Adult School
- Sierra Middle School
- Washington Elementary



Painting at Alcott and Monroe

DEFERRED MAINTENANCE

Fire Alarm Upgrade (\$122,914)

NEW CPU AT POLY



CODE UPGRADE IN SIERRA 100 WING



DEFERRED MAINTENANCE

Flooring Replacement (\$521,908)

- District-Wide Various Sites - Carpet
- Harrison Elementary - MPR
- Lake Mathews Elementary - MPR



DEFERRED MAINTENANCE

Landscape and Irrigation Replacement (\$1,260,000)

- Gage Middle School
- Sierra Middle School
- STEM



DEFERRED MAINTENANCE

Roofing Repair (\$1,835,876)

- Alcott Elementary
- Arlington High School
- Education Options Center
- Fremont Elementary
- Gage Middle School
- Highland Elementary
- Martin Luther King High School
- John W. North High School
- Taft Elementary
- Victoria Elementary

Completed Roofs at Gage and Taft



DEFERRED MAINTENANCE

Sewer Replacement / Repair (\$ 775,000)

- Highland Elementary School
- Monroe Elementary School
- Washington Elementary School
- Arlington High School Kitchen (To be completed over Winter Break)



8 Foot Deep Sewer Trench at Washington

DEEP CLEANING AND GYM FLOORS



PROP 39

2017 Energy Savings Measures (\$1,950,000)

- Arlington High School – Theater HVAC Replacement, Update EMS Infrastructure and Lighting Retrofit
- Longfellow Elementary – HVAC Replacement and Lighting Upgrade
- John W. North High School – Theater HVAC Replacement, GYM and Library Lighting Retro Fit & Update EMS Infrastructure
- Ramona High School - Update EMS Infrastructure
- University Heights Middle School – Update Gym and Classroom Lighting

GROWTH PORTABLES – EMERSON

(\$581,000)



GROWTH PORTABLES – KENNEDY

(\$581,000)



HVAC REPLACEMENT PHASE II – POLY

(\$3,900,000)



NEW DUCT WORK STAGED IN THE GYM

RAMONA THEATER REMODEL

(\$17,400,000)



LINCOLN SERVING KITCHEN

(\$638,371)



WASHINGTON PLAY STRUCTURE

(\$116,278)



HIGHGROVE SEWER CONNECTION

(\$134,628)





Riverside USD Phase 1 Solar PV Project Proposals Overview



Metrics	Borrego Solar	Current/ Baker Elec.	Forefront Power	Opterra Energy	PCI Solar	PermaCity Solar	PFMG Solar	REC Solar
Total System Size (kW DC)	686.40	680.40	702.90	691.20	712.80	749.16	N/A	707.94
Year 1 PPA Price (\$/kWh)	\$0.1850	\$0.1693	\$0.1548	\$0.1410	\$0.1890	\$0.1810	N/A	\$0.1558
PPA Term (years)	25	25	25	25	25	25	N/A	25
PPA Price Escalation (%/year)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	N/A	0.0%
PPA Cost Adjustment per \$25k Dev. Cost Delta (\$/kWh)	\$0.00000	\$0.00136	\$0.00528	\$0.00140	\$0.00150	\$0.00100	N/A	\$0.00150
Cash Price (\$)	\$2,422,992.00	\$2,805,867.00	\$2,759,588.15	\$2,207,794.25	\$2,516,249.00	\$2,539,652.40	N/A	\$2,401,534.00
Cash Price per Watt (\$/W)	\$3.53	\$4.12	\$3.93	\$3.19	\$3.53	\$3.39	N/A	\$3.39
Yr. 1 Production (kWh)	1,199,238	1,205,680	1,165,500	1,217,935	1,136,672	1,216,047	N/A	1,205,604
Average Annual Yield (kWh/kW DC)	1,747	1,772	1,658	1,762	1,595	1,623	N/A	1,703
Annual Degradation (%)	0.05%	0.60%	0.50%	0.50%	0.50%	0.75%	N/A	0.50%
Performance Guarantee (%)	95%	95%	95%	95%	90%	90%	N/A	100%
Cost for PeGu (\$)	\$137,037	\$69,788	\$0	\$226,047	\$98,062	\$82,123	N/A	\$340,357

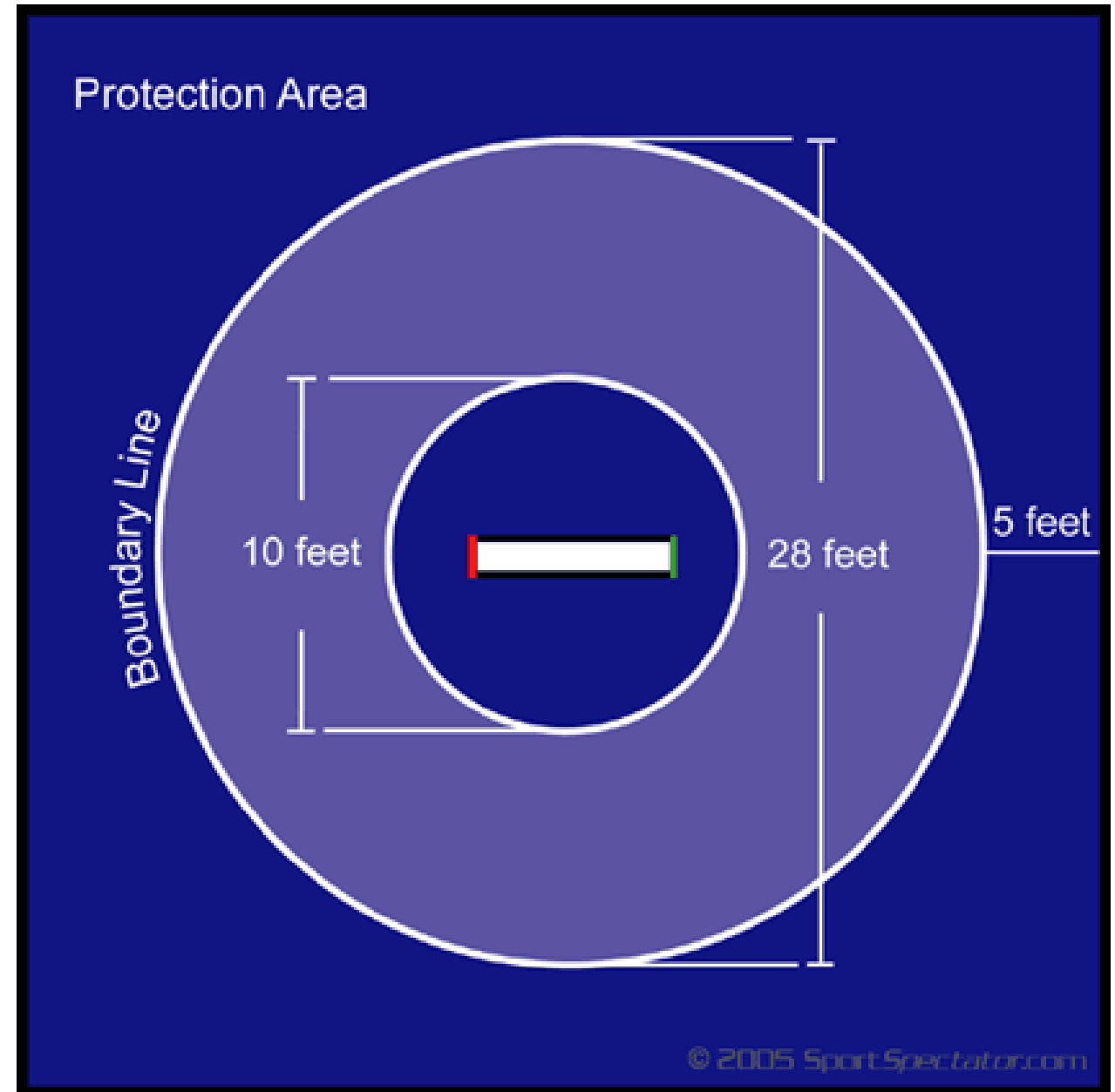


Martin Luther King High School Wrestling Room Feasibility

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Specifications:

- (2) mats 38' x 38' = 45' x 80' building
- Adjacent to restrooms, locker rooms, weight room, and the gym
- Sports impact flooring





WRESTLING ROOM FEASIBILITY
MARTIN LUTHER KING HIGH SCHOOL
RIVERSIDE UNIFIED SCHOOL DISTRICT
KH 10.24.17

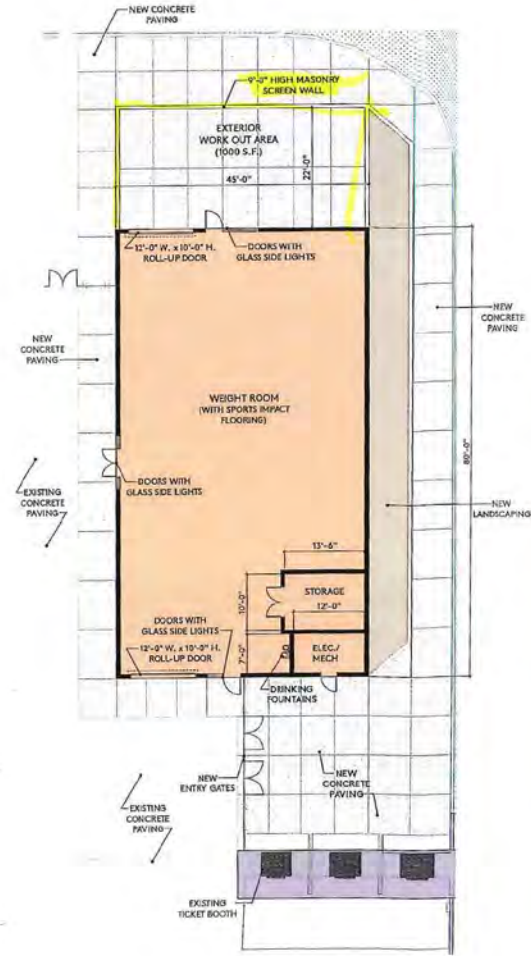
A1

Silver Creek Industries
 Modular 48x80 Building
 Concrete foundation
 Stucco Sides

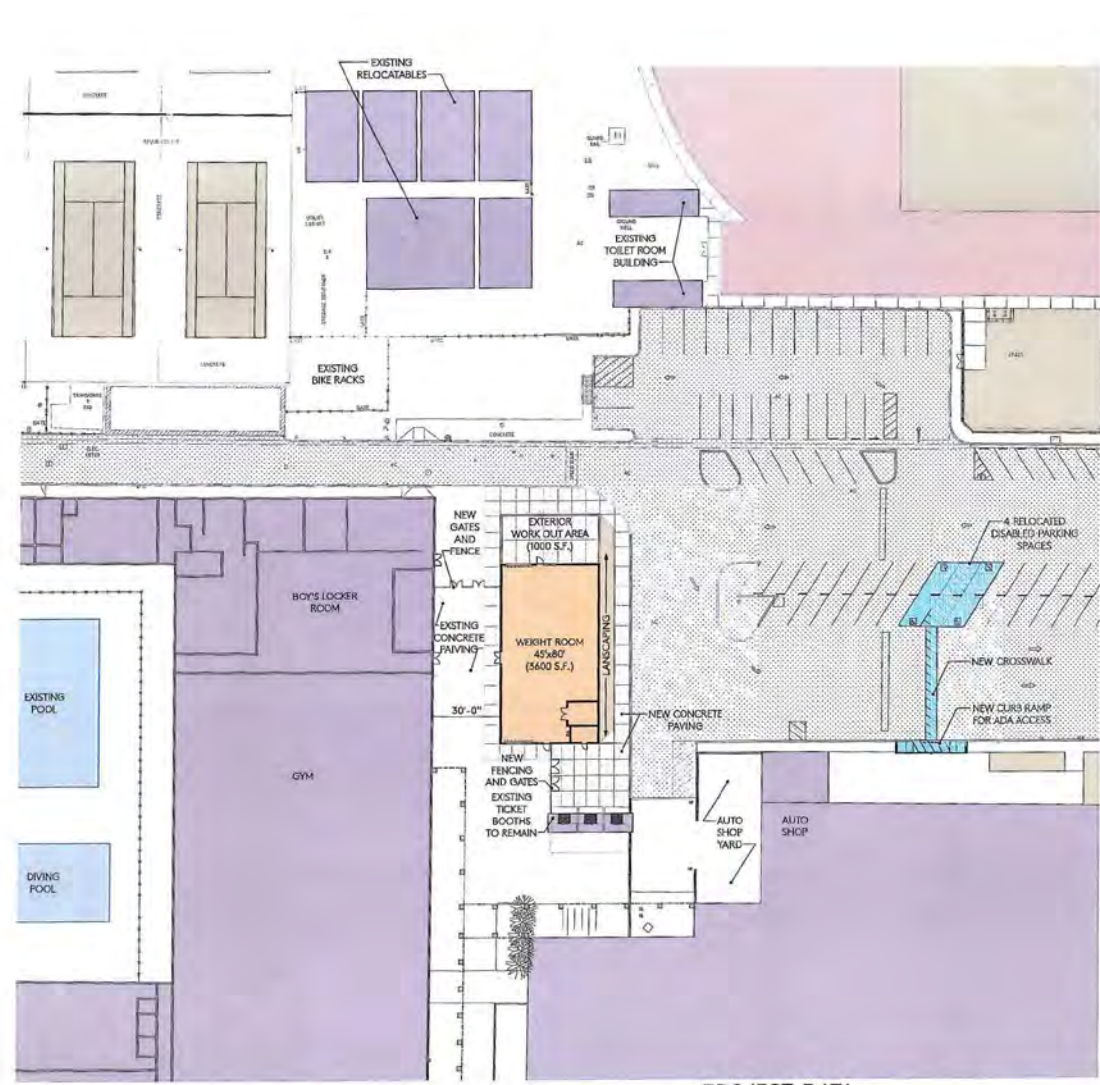
Marina High School
 Huntington Beach

Building only cost:
 \$683,722

FLOOR PLAN



PARTIAL SITE PLAN OPTION 1A



- PROJECT DATA**
- NEW 3600 S.F. WEIGHT ROOM
 - 1000 S.F. EXTERIOR WORK OUT AREA
 - EXISTING TICKET BOOTHS TO REMAIN
 - RELOCATE 4 DISABLED PARKING SPACES

PARTIAL SITE PLAN
 OPTION 1A



Sprung Building System

Pros:

- Fast installation
- Large clear span

Cons:

- Limited sizes - 40' or 60' widths
- Membrane sides
- Not cheap (quote pending)

Budget Estimate:

Building Cost	\$ 700,000
Soft Costs	\$ 75,200
Construction	\$ 380,350
Contingency	\$ 33,000
Total	\$ 1,188,550