

**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

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, meeting.

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, February 2, 2018 at 2:00 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.



ALCOTT ELEMENTARY SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

January 24, 2018

Table of Contents

1) Budget Summary

2) Project Summary

3) Site Renderings

4) Schedule

Measure O Project Budget Summary

Project: **Alcott Elementary**

Group: **B**

A	Total Allocation:	\$ 15,770,788
	Modernization Allocation:	\$ 8,329,588
	New Construction Allocation:	\$ 7,441,200
Funding Sources:		
	Measure O:	\$ 12,708,616
	*State Match:	\$ 3,062,172
	Other:	\$ -
	Total:	\$ 15,770,788
*Pending State application and award of funds		
Project Budget:		
	Hard Construction Cost:	\$ 9,273,224
	Constr. Escalation/Contingency:	\$ 1,766,328
	Soft Costs (design, survey, etc.):	\$ 3,105,799
	Furniture/Equipment:	\$ 305,000
	Interim Housing:	\$ 800,000
	Project Contingency	\$ 520,437
	Total:	\$ 15,770,788

B	Hard Cost Budget + escalation:	\$ 11,039,552
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RIVERSIDE UNIFIED SCHOOL DISTRICT
Alcott Elementary School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Site Work	Removal of relocatable classrooms, grading, kindergarten play yard, hard court play area, new turf, ADA upgrades	\$ 1,026,787.00	New Parking Lot included in cost
2	Site Utilities	Domestic water, sewer, storm drain, gas, electrical power upgrades, data, communications	\$ 506,698.00	
3	Modernization	Multipurpose, classrooms	\$ 1,602,946.00	
4	Renovation	Library/Media Lab	\$ 547,200.00	
5	Buildings	Two-Story Building, MPR Expansion	\$ 4,070,400.00	
TOTAL PROJECT COST			\$ 7,754,031.00	



SITE WORK + UTILITIES

Demo of relocatables: \$75,187
 Grading:: \$182,991
 K playground: \$195,952
 Parking: \$271,333
 Hardcourts: \$296,395
 Turf + Path: \$370,761
 Site Utilities: \$506,698
 ADA Upgrades: \$6,720
\$1,975,669

MODERNIZATION

MPR: \$550,656
 (Necessary modernization to match expansion)
 Classrooms: \$2,653,152
 (Interior finishes, HVAC, & casework)
\$3,203,808

RENOVATION

Library/Media Lab: \$547,200
\$547,200

NEW CONSTRUCTION

2-Story Building (6 Classrooms + 4 Kindergartens): \$4,070,400
 MPR Expansion: \$1,008,000
\$5,078,400

CONSTRUCTION COST

Hard costs: \$10,805,077
 Escalation: \$1,565,656
 Contingency: \$1,080,508
\$13,451,240

TOTAL PROJECT COST

Soft Costs: \$4,035,372
\$17,486,612

- Light Mod.
- Renovation
- New Construction

ID	Task Name	Duration	Start	Finish	Predecessors	2018	2019	2020	2021
1	PROGRAMMING	4 wks	Fri 1/5/18	Thu 2/1/18		Jan	Jan	Jan	Jan
2	SCHEMATIC DESIGN	5 wks	Fri 2/2/18	Thu 3/8/18	1	Jan	Jan	Jan	Jan
3	DESIGN DEVELOPMENT	6 wks	Fri 3/9/18	Thu 4/19/18	2	Jan	Jan	Jan	Jan
4	CONSTRUCTION DOCUMENTS	12 wks	Fri 4/20/18	Thu 7/12/18	3	Jan	Jan	Jan	Jan
5	DSA	25 wks	Fri 7/13/18	Thu 1/3/19	4	Jan	Jan	Jan	Jan
6	BID	8 wks	Fri 1/3/20	Thu 2/27/20	5	Jan	Jan	Jan	Jan
7	CONSTRUCTION ADMINISTRATION	64 wks	Fri 3/6/20	Thu 5/13/21	6	Jan	Jan	Jan	Jan

Project: Longfellow ES - Mod & NC
Date: Thu 1/4/18

Task

Split

Milestone

Summary

Project Summary

External Task

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Progress

Deadline



FREMONT ELEMENTARY SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

January 24, 2018

Table of Contents

1) Budget Summary

2) Project Summary

3) Site Renderings

4) Schedule

Measure O Project Budget Summary

Project: **Fremont Elementary**

Group: **C**

A	Total Allocation:	\$	5,350,141
	Modernization Allocation:	\$	5,350,141
	New Construction Allocation:	\$	-
Funding Sources:			
	Measure O:	\$	3,631,207
	*State Match:	\$	1,137,052
	Past Project Savings (State):	\$	581,882
	Total:	\$	5,350,141
*Pending State application and award of funds			
Project Budget:			
	Hard Construction Cost:	\$	3,145,883
	Constr. Escalation/Contingency:	\$	599,216
	Soft Costs (design, survey, etc.):	\$	1,172,629
	Furniture/Equipment:	\$	35,000
	Interim Housing:	\$	220,858
	Project Contingency	\$	176,555
	Total:	\$	5,350,141

B	Hard Cost Budget + escalation:	\$	3,745,099
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RIVERSIDE UNIFIED SCHOOL DISTRICT
Fremont Elementary School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Site Work	Site accessibility upgrades, new playground equipment and surfacing, new chainlink fence, new ornamental fencing, new marquee	\$ 302,000.00	
2	Modernization - Buildings	HVAC replacement, re-roofing, replace carpet classrooms and kinder, replace carpet admin & library, paint exterior of all buildings, exterior graphics, new kinder modular building, restroom doors in admin	\$ 3,025,746.00	
TOTAL PROJECT COST			\$ 3,327,746.00	



SUMMARY OF WORK	
DESCRIPTION	ESTIMATE
A. SITE WORK	\$ 302,000
(INCLUDES MARQUEE/ PLAYGROUND/ FENCING)	
B. MODERNIZE BUILDINGS	
HVAC/ROOF/EXT. PAINT/CARPET	\$2,900,747
KINDERGARTEN RESTROOM	\$ 125,000
C. NO WORK (RELOS /MPR/ FS)	\$ 0
PROBABLE CONSTRUCTION COST =\$3,327,747 TOTAL	

PROJECT SCHEDULE

1/24/18

Project Name:

Fremont ES - Modernization

Client:

Riverside Unified School District
3380 14th st
Riverside, CA 92501

Project Number:

1-75-10

- **Schematic Design Phase :**
 - Schematic Design Options
 - Sub-Committee Review
 - Finalize Schematic Design
 - District Approval to move into DD

January - March 2018
January 17, 2018
January 24, 2018
February 23, 2018
March 2, 2018
- **Design Development Phase:**
 - Prepare 50% Design Development
 - District Comments Due on 50% set
 - Finalize Design Development
 - District Approval to move into CD

March - May 2018
March 23, 2018
March 30, 2018
April 27, 2018
May 4, 2018
- **Construction Documents Phase:**
 - Prepare 50% Construction Documents
 - District Comments Due on 50% set
 - Finalize Construction Documents

May - June 2018
June 8, 2018
June 15, 2018
July 13, 2018
- **Agency Approval Phase:**
 - DSA Submittal
 - DSA Comments & Corrections
 - DSA Approval

July - January 2019
July 20, 2017
November 16, 2018
January 18, 2019
- **Bidding Phase:**
 - Advertise
 - Bid Opening
 - Board Award

February 2020 - May 2020
February 2020
April 2020
May 2020
- **Construction Admin Phase:**

June 18, 2020 - Aug. 2021
- **Project Closeout**

Aug. 2021 - October 2021



HIGHGROVE ELEMENTARY SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

January 24, 2018

Table of Contents

- 1) Budget Summary**
- 2) Project Summary**
- 3) Site Renderings**
- 4) Schedule**

Measure O Project Budget Summary

Project: **Highgrove Elementary**

Group: **A**

A	Total Allocation:	\$ 20,566,715
	Modernization Allocation:	\$ 7,854,688
	New Construction Allocation:	\$ 12,712,027
	Funding Sources:	
	Measure O:	\$ 9,929,193
	*State Match:	\$ 6,854,935
	Past Project Savings (State):	\$ 3,782,587
	Total:	\$ 20,566,715
	*Pending State application and award of funds	
	Project Budget:	
	Hard Construction Cost:	\$ 12,093,229
	Constr. Escalation/Contingency:	\$ 2,323,472
	Soft Costs (design, survey, etc.):	\$ 4,646,313
	Furniture/Equipment:	\$ 275,000
	Interim Housing:	\$ 550,000
	Project Contingency	\$ 678,701
	Total:	\$ 20,566,715

B	Hard Cost Budget + escalation:	<u>\$ 14,416,701</u>
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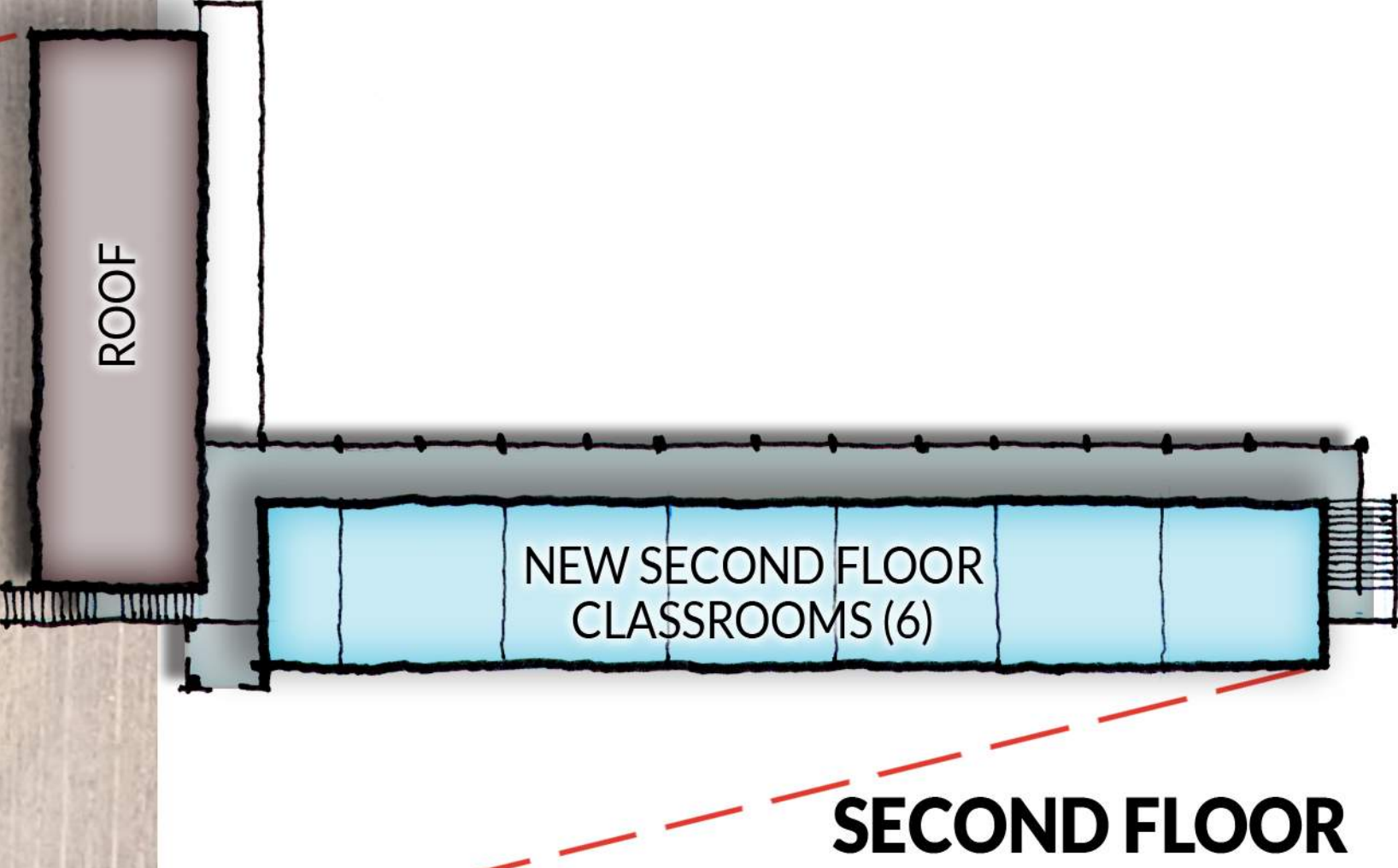
RIVERSIDE UNIFIED SCHOOL DISTRICT
Highgrove Elementary School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	New Construction-General Site Work	Grading, Utilities, Paving, re-stripe, refurbish north parking lot, new curb and gutter, ornamental gate, new ball wall, site signage, field irrigation	\$ 1,294,800.00	
2	New Kinder Building	2-Story - 12 Classrooms, kinder play area, new play equipment	\$ 6,651,250.00	
3	Lunch Area and Outdoor Learning Environmebt	New concrete, landscape and irrigation, remove exising containers, fencing, CMU wall at service yard,	\$ 341,400.00	
4	Site Work	Accessibility upgrades, replace playground equipment/surfacing	\$ 265,000.00	
5	Modernization	Replace HVAC, roof, interior finishes,lights, casework, modular restroom building,	\$ 3,755,350.00	
Subtotal New Construction			\$ 8,287,450.00	
Subtotal Modernizations			\$ 4,020,350.00	
TOTAL PROJECT COST			\$ 12,307,800.00	



SUMMARY OF WORK

DESCRIPTION	ESTIMATE
NEW CONSTRUCTION	
A. GENERAL SITE WORK (INCL. GRADING/ PLAYGROUNDS/ PARKING)	\$1,294,800
B. NEW KINDERGARTEN/ CLASSROOM (INCLUDES KINDERGARTEN PLAY AREA)	\$6,651,250
C. LUNCH AREA/OUTDOOR LEARNING	\$ 341,400
SUBTOTAL NEW CONSTRUCTION	\$8,287,450
MODERNIZATION	
A. SITE WORK (ACCESS/ PLAYGROUNDS)	\$ 265,000
B. MODERNIZE BUILDINGS -REPLACE HVAC, ROOF, INTERIOR FINISHES, LIGHTS, CASEWORK, RESTROOMS, EXT. PAINT, WINDOWS, DOORS	
MODULAR RESTROOM BUILDING	\$ 57,600
BLDG. C- CLASSROOMS	\$1,147,000
BLDG. D- LIBRARY/ SDC/CLASSROOM	\$1,302,000
BLDG. E- CLASSROOMS	\$ 740,000
BLDG. K- HEADSTART/ SDC	\$ 508,750
C. NO WORK (ADMIN./MPR/ FS)	\$ 0
SUBTOTAL MODERNIZATION	\$4,020,350
PROBABLE CONSTRUCTION COST =\$12,307,800 TOTAL	



STUDENT LOADING SUMMARY

STUDENT TOTAL REQUIRED =		800
SPACE DESCRIPTION	TEACHING STATIONS	STUDENT LOADING
EXISTING PERMANENT CRS	12	300
EXISTING RELOCATABLE CRS*	24	600
EXISTING SDC CRS	2	24
EXISTING HEAD START (NOT COUNTED AS A TEACHING STATION)	(1)	0
NEW KINDERGARTEN/TK CRS	6	150
NEW 2ND FLOOR CLASSROOMS (*RELOCATABLE CR HOUSING TO REMAIN AS NEEDED)	6	150
TOTAL POSSIBLE PROVIDED* =	50	1,224

PROJECT SCHEDULE

1/24/18

Project Name:

Highgrove ES - Modernization

Client:

Riverside Unified School District
3380 14th st
Riverside, CA 92501

Project Number:

1-75-11

- **Schematic Design Phase :**
 - Schematic Design Options
 - Sub-Committee Review
 - Finalize Schematic Design
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January - March 2018
January 17, 2018
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July - January 2019
July 20, 2017
November 16, 2018
January 18, 2019
- **Bidding Phase:**
 - Advertise
 - Bid Opening
 - Board Award

February 2019 - May 2019
February 2019
April 2019
May 2019
- **Construction Admin Phase:**

June 18, 2019 - Aug. 2020
- **Project Closeout**

Aug. 2020 - October 2020



LONGFELLOW ELEMENTARY SCHOOL

MEASURE O PROJECT

Operation Board Subcommittee

January 24, 2018

Table of Contents

1) Budget Summary

2) Project Summary

3) Site Renderings

4) Schedule

Measure O Project Budget Summary

Project: **Longfellow Elementary**

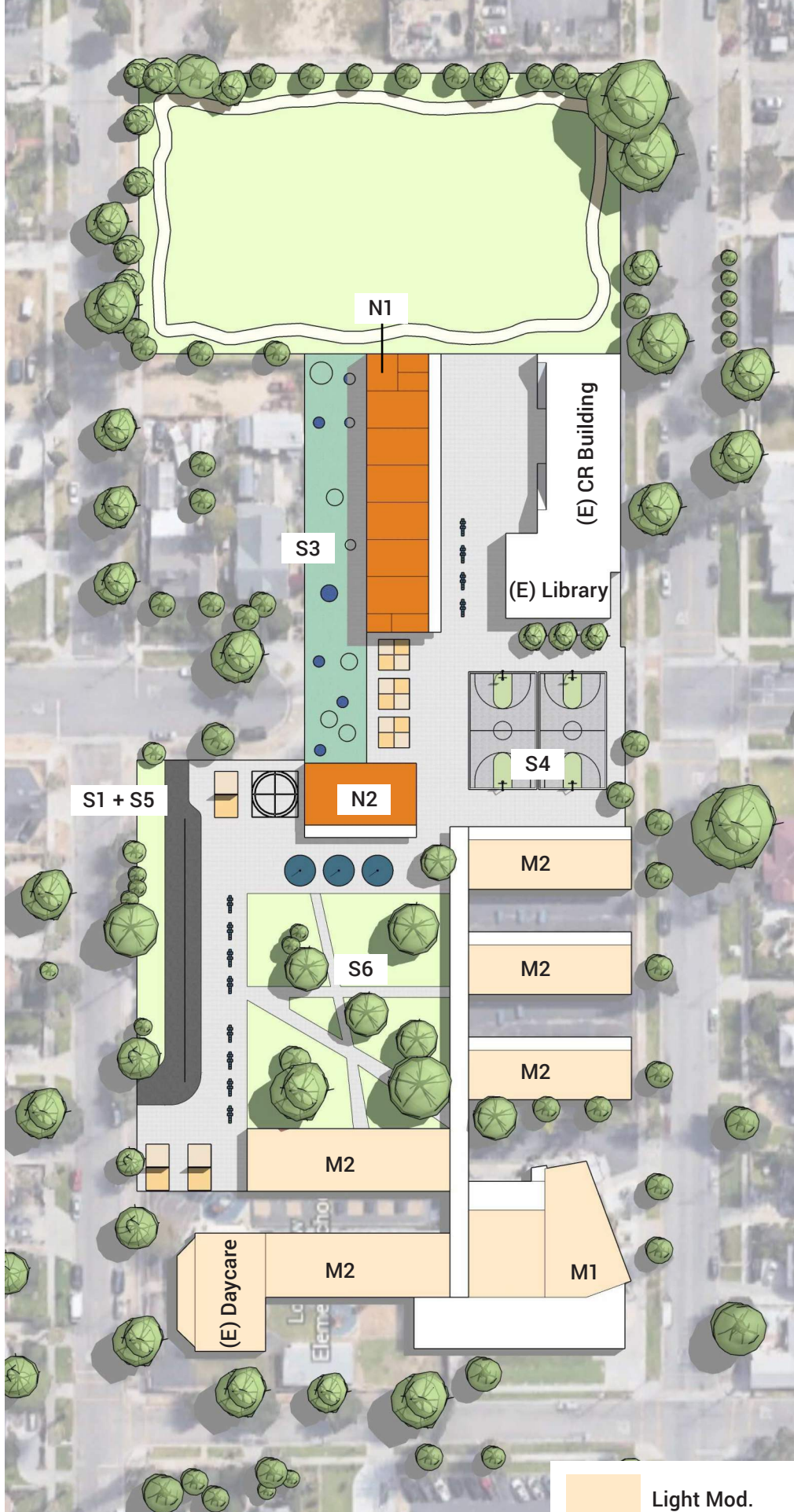
Group: **C**

A	Total Allocation:	\$ 12,638,170
	Modernization Allocation:	\$ 6,685,210
	New Construction Allocation:	\$ 5,952,960
Funding Sources:		
	Measure O:	\$ 9,165,400
	*State Match:	\$ 3,472,770
	Other:	\$ -
	Total:	\$ 12,638,170
*Pending State application and award of funds		
Project Budget:		
	Hard Construction Cost:	\$ 7,431,243
	Constr. Escalation/Contingency:	\$ 1,415,475
	Soft Costs (design, survey, etc.):	\$ 2,655,897
	Furniture/Equipment:	\$ 218,496
	Interim Housing:	\$ 500,000
	Project Contingency	\$ 417,059
	Total:	\$ 12,638,170

B	Hard Cost Budget + escalation:	\$ 8,846,718
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RIVERSIDE UNIFIED SCHOOL DISTRICT
Longfellow Elementary School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Site Work	Removal of relos, grading, kinder play yard, hard court play area, courtyard	\$ 752,043.00	
2	Site Utilities	Domestic and fire water, sewer, storm drain, gas, elclctrical power upgrades, low voltage	\$ 449,490.00	
3	Modernization	Multipurpose, classrooms	\$ 1,699,968.00	
4	Buildings	2-Story building, single story building (12 classrooms)	\$ 4,574,400.00	
TOTAL PROJECT COST			\$ 7,475,901.00	
5	Add Alternates	New parking lot and drop off	\$ 197,422.00	
6	Add Alternates	Administration upgrades	\$ 266,000.00	
Total Alternates			\$ 463,422.00	



SITE WORK + UTILITIES

Demo of relocatables: \$88,858

Grading: \$96,017

K playground: \$163,523

Hardcourts: \$158,950

New Drop-off: \$197,422

Courtyard: \$11,463

Misc: \$35,812

Site Utilities: \$449,490

\$1,201,533

MODERNIZATION

MPR: \$182,400

Classrooms: \$1,517,568

\$1,699,968

NEW CONSTRUCTION

2-Story Building (6 Classrooms + 4 Kindergartens): \$4,070,400

Single Story Building (2 Kindergartens): \$504,000

\$4,574,400

CONSTRUCTION COST

Hard costs: \$7,475,901

Escalation: \$1,083,258

Contingency: \$747,590

\$9,306,749

TOTAL PROJECT COST

Soft Costs: \$2,792,025

\$12,098,774

Task Name	Duration	Start	Finish	Predecessors	2018	2019	2020	2021
PROGRAMMING					Jan	Feb	Mar	Apr
SCHEMATIC DESIGN	4 wks	Fri 1/5/18	Thu 2/1/18		Jan	Feb	Mar	Apr
DESIGN DEVELOPMENT	5 wks	Fri 2/2/18	Thu 3/8/18 1		Jan	Feb	Mar	Apr
CONSTRUCTION DOCUMENTS	6 wks	Fri 3/9/18	Thu 4/19/18 2		Jan	Feb	Mar	Apr
DSA	12 wks	Fri 4/20/18	Thu 7/12/18 3		Jan	Feb	Mar	Apr
BID	25 wks	Fri 7/13/18	Thu 1/3/19 4		Jan	Feb	Mar	Apr
CONSTRUCTION ADMINISTRATION	8 wks	Fri 1/3/20	Thu 2/27/20 5		Jan	Feb	Mar	Apr
	64 wks	Fri 3/6/20	Thu 5/13/21 6		Jan	Feb	Mar	Apr

Task	Task	Project Summary	Inactive Milestone	Inactive Milestone	Manual Summary Rollup	Progress
Split	External Tasks	External Milestone	Inactive Summary	Manual Summary	Manual Summary	Progress
Milestone	External Milestone	Inactive Milestone	Manual Task	Start-only	Start-only	Deadline
Summary	Inactive Task	Inactive Task	Duration-only	Finish-only	Finish-only	Deadline