

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

Operations Board Subcommittee Meeting

March 29, 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 March 2, 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, for John Adams and Madison Elementary Schools.

3. Tomás Rivera Elementary School Traffic Circulation Plan

At the request of Board Member Hunt, staff will present an update to the City of Riverside's Proposed Traffic Circulation Plan for Tomás Rivera Elementary School.

4. 2018 Fee Justification Report

In even-numbered years, the State Allocation Board makes an inflationary adjustment to the statutory residential and commercial/industrial development fees that may be charged by school districts throughout the State of California. On January 24, 2018, the fees were increased from \$3.48 to \$3.79 per square foot for residential development and from \$0.56 to \$0.61 per square foot for commercial/industrial development.

In order to charge higher fees, a district must perform a Fee Justification Study that shows that the impacts of development are equal to or greater than the statutory fees, and adopt the findings of the study. Prior to adoption, a public hearing must be held to receive any public comment regarding the study.

It is recommended that the Operations Board Subcommittee review and approve the 2018 Fee Justification Report to be presented to the Board of Education for adoption at the May 1, 2018 Board meeting.

5. 2018 School Facilities Needs Analysis (SFNA)

Pursuant to Government Code 66995.5 et seq., the District is required to adopt a School Facilities Needs Analysis in order to levy the alternative school facilities fees provided under Senate Bill 50. The School Facility Needs Analysis, dated March 19, 2018, demonstrates that the District may impose \$4.10 per square foot in Level II Fees and \$8.20 per square foot in Level III Fees on new residential construction.

It is recommended that the Operations Board Subcommittee review and approve the 2018 School Facilities Needs Analysis to be presented to the Board of Education for adoption at the May 1, 2018 Board meeting.

6. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Tuesday, April 10, 2018 at 2:00 p.m., in Conference Room 1, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

Adjournment

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.

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
March 16, 2018
2: 00 p.m. – 4:00 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 2:07 p.m. by Mr. Lee

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

Also present were Ana Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance and Operations; Jessica Mears, Facilities Planning Assistant Director; Kevin Hauser, Facilities Projects Assistant Director; Gaby Adame, Facilities Analyst; JoLynn Barnes, Andrew Jackson Elementary School Principal; Tascaie Churchwell, Monroe Elementary School Principal; Geri Castro, Henry W. Longfellow Elementary School; Richard Prince, Communications Relations Manager; Melvin Ritch, Konni Wong and Robert Hensley, WLC Architects; Kevin Fleming, DLR Group; Kevin Wilkeson and Gerardo Sandoval, HMC Architects; Adam Bauer, Fieldman, Rolapp & Associates; Mrunal Shah, Best Best & Krieger, and Lizette Delgado, (Recorder).

Public Input

There were no request to speak with subcommittee members.

Action/Discussion Items

1. Approval of Minutes

Mr. Hunt moved and Mr. Lee seconded to approve the minutes of the March 2, 2018, meeting, with a correction to add Mr. Hunt as being present at the meeting.

2. Measure O Project Groups A – C Update

Staff and design teams presented information on Andrew Jackson, Monroe, and Henry W. Longfellow Elementary Schools. Information such as budget summary, project summary, site renderings, and schedule was presented for subcommittee members' approval.

Andrew Jackson Elementary School: Budget for Original Option 1: \$6,465,260. Budget for Option 2: \$13,951,500.

Option 2 project description: New 2-story classroom building (8 classrooms, student and staff restrooms, and support spaces); interim housing (temporary portable classrooms during construction); existing permanent buildings minus campus-wide modernization; campus-wide drinking fountain replacements; site improvements (replace Kindergarten play equipment, expand upper-grade hard courts, replace portions of campus fencing at front of campus; replace concrete walkways along the path of travel); reconfigure Wing H to Kindergarten classrooms (convert 3 classrooms into 2 Kindergarten classrooms with restrooms). Alternates: new staff parking lot and bus drop-off and new lunch shade structure. Estimated project duration: April 2018 – November 2021.

The subcommittee discussed the information presented and received input from the staff, school principal, and architects, and agreed to move forward the project's Option 2, as presented, with the following changes: add lighting, security cameras, side walk, and path of travel be added to the new staff parking lot and bus drop-off; add new landscaping at the corner of Colorado Avenue and Jackson Street; and remove two portables facing Jackson Street to be replace with new ones, or to replace all portable classrooms with a new, 10-classroom, permanent building. WLC Architects will provide a cost estimate for the replacement of the two portables with new ones, and for the construction of a new, 10-classroom permanent building. The information will be presented to the Board of Education at the March 20, 2018, Measure O Project Update Study Session.

Henry W. Longfellow Elementary School: Budget for Original Option 1: \$12,098,774. Budget for Option 2: \$19,359,139.

Option 2 project description: Site work (new parking/drop-off area, fencing, removal of portable classrooms, grading, Kindergarten play yard, hard court play area); site utilities (domestic and fire water, sewer, storm drain, gas, electrical power upgrades, low voltage); modernization of existing MPR and classrooms (paint, windows, ceilings, flooring, roofing repair, lightning, electrical, low voltage); renovation of existing Administration Building (one new building is complete, existing one can be reconfigure to offices for support staff, parent center, and daycare); new classroom building (2-story, 12-classroom building, including Kindergarten classrooms, 6 upper grade classrooms, student/staff restrooms, and support spaces); new Administration Building (3,000 sq. ft. building); new shade structure. Estimated project design duration: March 2018 – March 2020. Estimated project construction duration: May 2020 – March 2022.

The subcommittee discussed the information presented and received input from the staff, school principal, and architects, and agreed to move forward the project's Option 2, as presented. Subcommittee members emphasized the need for the site's new security fencing. They also asked staff to schedule a meeting with City staff to discuss housing and current criminal activity in the surrounding areas. The Board of Education will receive an update concerning this project on March 20, 2018, during Closed Session and Study Session.

Monroe Elementary School: Budget for Original Option 1: \$7,250,526. Budget for Option 2: \$19,359,139.

Option 2 project description: Modernization of existing buildings (code requirements, fire alarm, HVAC, plumbing, roofing, door hardware, exterior paint); site work (replace Kindergarten play equipment, improve irrigation/drainage near Kindergarten yard); new classroom building (1-story, 5-classroom Kindergarten building, including student/staff restrooms, and support spaces); restroom expansion (2 new restroom facilities with additional boys and girls fixtures). Alternates: new student drop-off and parking lot (improve safety and alleviate issues at the front of campus, includes security lightning); new shade structure (playground shade and lunch shelter). Estimated project design duration: April 2018 – August 2020.

The subcommittee discussed the information presented and received input from the staff, school principal, and architects, and agreed to move forward the project's Option 2, as presented.

3. Formation of Community Facilities District (CFD) No. 29

The subcommittee received general information concerning the formation of Community Facilities District (CFD) No. 29, and the process to complete the formation. The boundaries of CFD No. 29 are proposed to encompass approximately 45 acres of developable land: Improvement Area No. 1 (Highgrove Pass Road and Pigeon Pass Road) and Improvement Area No. 2 (Mt. Vernon Avenue and Palmyrita Avenue). The property is being developed into 210 residential units by MRF-Groves Development, LP and Spring Mountain Investments, LCC.

The initiation of CFD No. 29 will be presented to the Board of Education for approval at the regularly scheduled meeting on April 17, 2018.

4. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Thursday, March 29, 2018 at 2:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

Mr. Hunt, on behalf of the subcommittee, requested that data concerning Measure O approval results by voting areas be presented at a future subcommittee meeting.

Adjournment

Meeting was adjourned at 3:07 p.m.

ADAMS ES – OPT 1

RENOVATION



- VEHICULAR PATH OF TRAVEL
- - - - - PROPERTY LINE

BUILDINGS

LOW-LEVEL RENOVATION TO EXISTING BUILDINGS	
BUILDING A/B	\$ 1,063,291
BUILDING C	\$ 387,032
TOTAL BUILDING RENOVATION	\$ 1,450,323

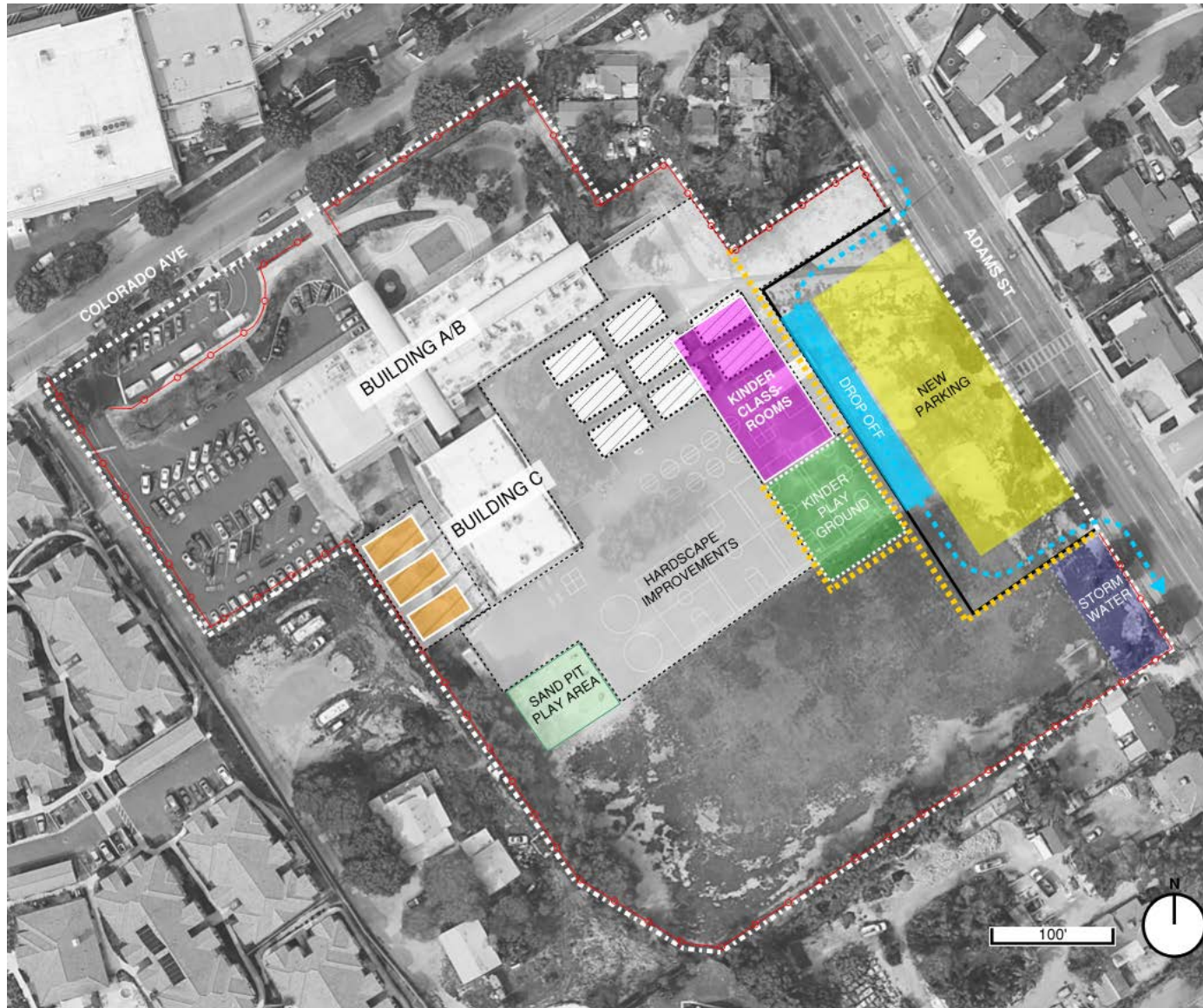
SITE

PARKING LOT IMPROVEMENTS	\$ 315,084
HARDSCAPE IMPROVEMENTS	\$ 482,583
EXTERIOR FENCE IMPROVEMENTS	\$ 33,477
SITE UTILITIES IMPROVEMENTS	\$ 869,670
TOTAL SITE IMPROVEMENTS	\$ 1,700,814

TOTAL CONSTRUCTION ESTIMATE	\$ 3,151,137
ADD LIGHTING & LIGHTING CONTROLS	\$ 1,585,023
TOTAL	\$ 4,736,160

ADAMS ES – OPT 2

NEW KINDER



- VEHICULAR PATH OF TRAVEL
- - - - - PROPERTY LINE

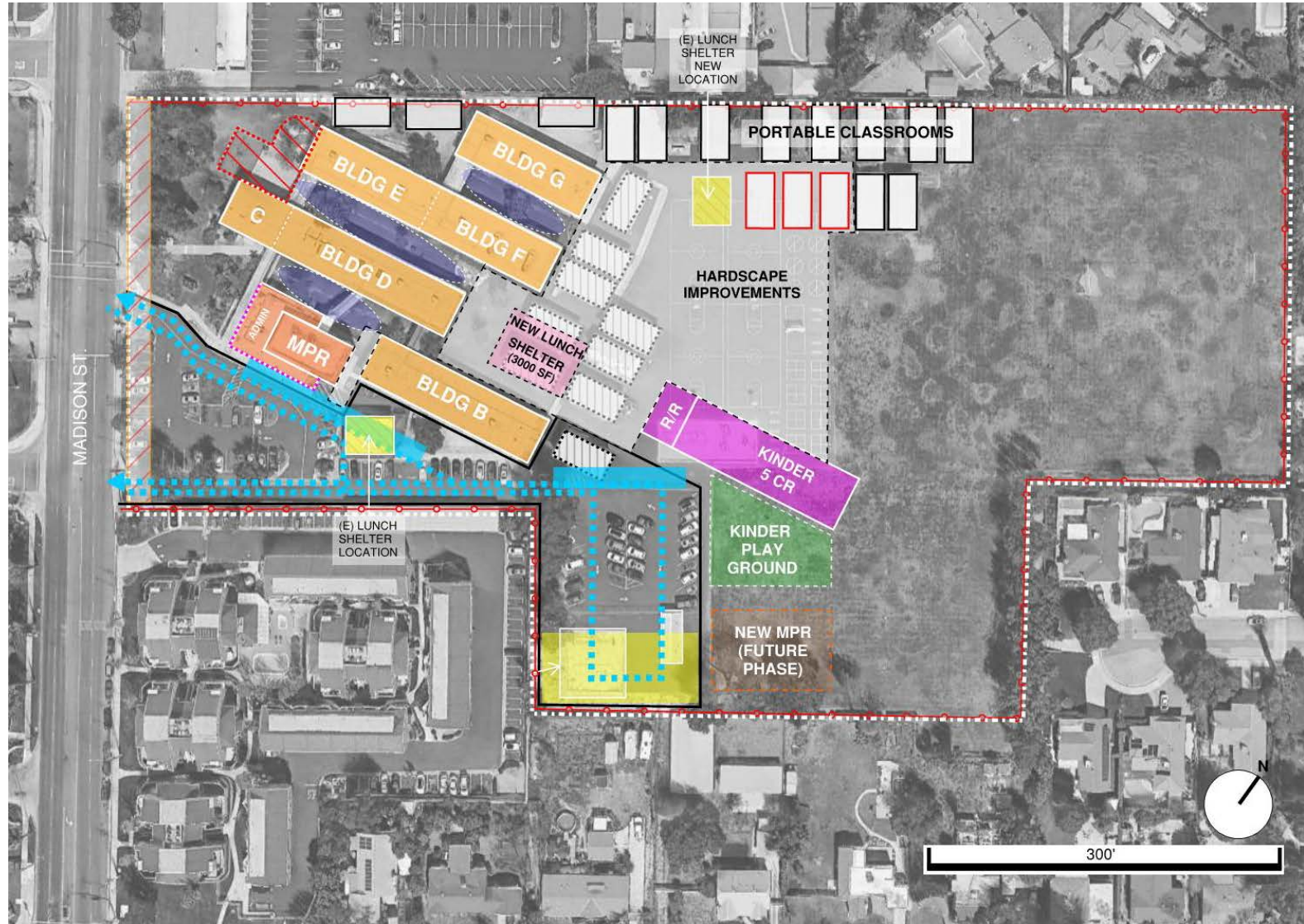
BUILDINGS

	NEW KINDER BUILDING	\$ 3,744,180
	LOW-LEVEL RENO. (3) PORTABLES	
	(5) REMOVE EXISTING PORTABLES	
	(3) RELOCATE EXISTING PORTABLES	
	(1) DEMOLISH STORAGE UNIT	\$ 299,384
	TOTAL BUILDING RENOVATION	\$ 299,384

SITE

	NEW DROP OFF	\$ 187,550
	NEW PARKING	\$ 736,560
	HARDSCAPE IMPROVEMENTS	\$ 864,671
	EXTERIOR FENCE IMPROVEMENTS	\$ 33,477
	NEW FENCE	\$ 136,366
	NEW KINDER PLAY GROUND	\$ 376,420
	NEW STORM WATER TREATMENT	\$ 132,990
	SAND PIT PLAY AREA IMPROVEMENTS	\$ 115,940
	SITE UTILITIES IMPROVEMENTS	\$ 882,080
	TOTAL SITE IMPROVEMENTS	\$ 3,466,054

TOTAL CONSTRUCTION ESTIMATE	\$ 7,509,618
ADD LIGHTING & LIGHTING CONTROLS	\$ 102,709
TOTAL	\$ 7,612,327



BUILDINGS

NEW KINDER CLASSROOM BUILDING	\$ 3,478,527
LOW-LEVEL RENOVATION TO EXISTING BUILDINGS	
MEDIUM-LEVEL RENOVATION TO EXISTING BUILDINGS	
MPR/ADMIN	\$ 860,747
BUILDING B	\$ 337,043
BUILDING C	\$ 108,950
BUILDING D	\$ 354,371
BUILDING E	\$ 306,488
BUILDING F	\$ 233,983
BUILDING G	\$ 291,819
(6) REMOVE EXISTING PORTABLES	\$ 69,564
(3) RELOCATE EXISTING PORTABLES	\$ 71,610
(15) LOW LEVEL RENOVATION	\$ 1,137,888
TOTAL BUILDING RENOVATION	\$ 3,772,463

SITE

NEW DROP OFF	
NEW PARKING	
PARKING LOT IMPROVEMENTS	\$ 589,043
HARDSCAPE IMPROVEMENTS	\$ 1,072,849
(E) PLAYGROUND IMPROVEMENTS.	\$ 203,170
CURB APPEAL IMPROVEMENTS	\$ 84,970
RELOCATE EXISTING LUNCH SHELTER	\$ 34,339
NEW LUNCH SHELTER	\$ 184,140
EXTERIOR FENCE IMPROVEMENTS	\$ 149,818
NEW KINDER PLAYGROUND	\$ 366,190
NEW STORM WATER BASIN	\$ 216,194
SITE UTILITIES IMPROVEMENTS	\$ 1,249,039
TOTAL SITE IMPROVEMENTS	\$ 4,149,752

TOTAL CONSTRUCTION ESTIMATE	\$ 11,400,742
ADD LIGHTING & LIGHTING CONTROLS	\$ 1,274,249
TOTAL	\$ 12,674,991

City of Riverside Proposed Traffic Circulation Plan for Tomas Rivera Elementary School



CIRCULATION WOULD ADDRESS:

1. SOUTHBOUND COYOTE BUSH RD MOTORISTS ATTEMPTING TO MAKE A LEFT-TURN ONTO RED POPPY IN MUST YIELD TO ONCOMING TRAFFIC AND IT CAUSES CONGESTION. QUEUE CAN EXTEND TO APTOS ST.
2. NORTHBOUND COYOTE BUSH RD MOTORISTS CAN QUEUE ONTO VAN BUREN BLVD AS MOTORISTS ON RED POPPY IN ARE WAITING TO TUN LEFT ONTO THE SCHOOL'S MAIN DRIVEWAY (QUEUE IN THE WB DIRECTION CAN BLOCK THE DRIVEWAY)
3. NORTHBOUND COYOTE BUSH RD MOTORISTS WOULD BE ABLE TO USE AVAILABLE ON-STREET PARKING, CURRENTLY UNDER UTILIZED.
4. MAXIMIZE STORAGE CAPACITY BOTH ON COYOTE BUSH RD ADN WITHIN THE SCHOOL'S PARKING IOT.
5. SCHOOL CAN EMPLOY "VALET" PROGRAM TO MAKE DROP OFFS MORE EFFICIENT.
6. INTERSECTION OF RED POPPY IN AT COYOTE BUSH RD WILL BE LESS CONGESTED AND WILL FACILITATE TURNING MANEUVERS.

MORNING DROP OFF CONCEPT FOR TOMAS RIVERA ELEMENTARY

**Operations Board Subcommittee Meeting
March 29, 2018**

2018 Facilities Justification Study – Item No 4

Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication or other form of requirement against any development project for the construction or reconstruction of school facilities.

In order to levy and collect Statutory School Fees (Level 1 Fees), on new residential and commercial/industrial construction and reconstruction, school districts must adopt a Fee Justification Study (FJS). The FJS should be completed in even numbered years after the State Allocation Board (SAB) increases Level I Fees. The FJS serves as the factual basis for justifying the levy and collection of the School Fees and presents and documents the nexus findings required under Government Code Section 66000.

On January 24, 2018, the SAB's biennial adjustment increased the statutory fee to \$3.79 per square foot for residential construction and \$0.61 per square foot for commercial/industrial construction. In order for the School District to levy and collect Statutory School Fees at the increased amounts, an updated Fee Justification Study is required to be prepared and adopted at a public hearing after it has been made available to the public for a period of not less than ten (10) days. The Level I Fees take effect sixty (60) days after adoption and must only be updated again if the School District wishes to capture new and increased statutory fees adopted by the SAB in future years.

2018 School Facilities Needs Analysis (SFNA)– Item No. 5

A School Facilities Needs Assessment (SFNA) is prepared and adopted by the governing board of a school district to determine the need for new school facilities to house pupils that are attributed to projected enrollment growth from the development of new residential units over the next five years. The analysis takes into account current capacity, surplus property, and dedicated local funding sources.

A SFNA is required to be adopted by resolution at a public hearing after it has been made available to the public for a period of not less than thirty days. Alternative Fees Level II and Level III, are adopted by a resolution of the governing board as part of the adoption of the SFNA. The Alternative Fees authorized by the resolution take effect immediately, and are in effect for a maximum of one year.

On May 1, 2018, the Riverside Unified School District Board of Education will consider adoption of a resolution establishing a Level II Fee of \$4.10 per square foot and a Level III fee of \$8.20 per square foot. These Alternative Fees remain in effect through May 2019, or until a revised report is adopted.

The current SFNA provides the determination of eligibility for, and the calculation of, a Level II Fee of \$4.01 and a Level III Fee of \$8.02.

The SFNA will come before the Board on May 1, 2018 for approval. If approved, the Level II and Level III fees become effective May 2, 2017.

A school District must satisfy two of four eligibility requirements to levy alternative fees:

- (i) Substantial enrollment on Multi-track Year-Round Schedule (40%+ for students in K-12 school districts)
- (ii) At least one (1) local bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast.
- (iii) The School District has issued debt of incurred obligations to the percentage (15% or 30% as applicable) of its bonding capacity
- (iv) At least 20% of the teaching stations within the District are portable classrooms

RUSD satisfies (ii), (iii), and (iv) of the eligibility requirements.