

**RIVERSIDE UNIFIED SCHOOL DISTRICT  
OPERATIONS DIVISION**

**Operations Board Subcommittee Meeting**

**March 2, 2018**

**2:30 p.m. – 4:30 p.m.**

**Conference Room 3**

**3380 14<sup>th</sup> 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 February 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 Sunshine Early Childhood Center and University Heights Middle School.

**3. LED Lighting Program Update**

Staff will present an update on the District's LED Lighting Program. The District has an ongoing lighting replacement program that is part of the District's Energy Efficiency initiative. LED lighting has been installed throughout the District on multiple sites and funded through Deferred Maintenance, Routine Maintenance, and Proposition 39 funds. Staff will also provide

information regarding the current Prop 39 LED lighting retrofits that are pending final approval from the California Department of Energy (CDE).

**4. Schedule of Meetings**

The subcommittee's next meeting has been scheduled for Friday, March 16, 2018 at 2:00 p.m., in Conference Room 3, 3380 14<sup>th</sup> Street, Riverside, CA 92501.

**Conclusion**

**Subcommittee Members Comments**

**Adjournment**

**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 14<sup>th</sup> St., Riverside, CA 92501**

**MINUTES**

**CALLED TO ORDER:** 2:00 a.m. by Mr. Lee

**PRESENT:** Brent Lee Board Member, 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; Gaby Adame, Facilities Analyst.; Richard Prince, Community Relations Manager, Sandy Garcia, CSEA Chapter 506 President; JoLynn Barnes, Principal, Andrew Jackson Elementary School; Maria Ortega, Principal, Thomas Jefferson Elementary School; Michael Roe, Principal, and James Vaughan, Assistant Principal, Riverside Polytechnic High School; Konni Wong and Robert Hensley, WLC Architects, and Lizette Delgado, (Recorder).

**Public Input**

Malissa McKeith spoke to the subcommittee regarding the Riverside Polytechnic High School project.

**Action/Discussion Items**

**1. Approval of Minutes**

Mr. Hunt moved and Mr. Lee, seconded to approve the minutes of the January 12, 2018, meeting, and the minutes of the January 24, 2018, meeting as presented.

**2. Measure O Project Groups A – C Update**

Staff and design teams presented information on Thomas Jefferson and Andrew Jackson Elementary Schools; and Riverside Polytechnic High School. Information such as budget summary, project summary, site renderings, and schedule was presented for subcommittee members' approval.

Thomas Jefferson Elementary School: Total project budget: \$16,577,715. Project description: new one-story Kindergarten Building (and expand playground area); fully modernize two classrooms buildings (renovate interior, replace sinks, cabinetry, windows, and exterior light fixtures, PA system, low voltage, roofing, HVAC units and duct work, paint exterior, upgrade restrooms); minor campus modernization to all existing permanent and portable buildings (replace PA system, low voltage conduit and cable, roofing, HVAC rooftop units, replace roofing, connect walkway to Administration Building, exterior lightning, upgrade restroom facilities; replace portables handrails/ram slopes, low voltage conduit and cable, exterior

lightning, dismantle and relocate 9 portables); replace drinking fountains; site drainage corrections. Estimated project duration: February 2018 – September 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. Staff also informed the subcommittee that Prop 39 funds will be used for site upgrades, which will provide additional \$1 Million for the project. Subcommittee members asked staff to use the funds for project alternates.

Andrew Jackson Elementary School: Total project budget: \$8,709,265. Project description: minor campus-wide modernization at all existing permanent and portable buildings (replace PA, low voltage, exterior lightning, fire alarm, restroom facilities in permanent buildings, and replace portables handrails/ram slopes); site-wide drinking fountains replacement; construction of shade structure; new staff parking lot and bus drop-off (alternate). Estimated project duration: February 2018 – September 2020.

The subcommittee discussed the information presented and received input from the staff, school principal, and architects, and asked staff to revise the current project design to include the construction of a new two-story classroom building. The revised design will be presented at the Measure O Projects Update Study Session on March 20, 2018.

Riverside Polytechnic High School: Total project budget: \$24,039,893. Project description: main campus ADA upgrades. ADA upgrades are required before any other work is started at the site. Parking lot (demo/grading; driveway, asphalt, raised curb, light pole fixtures); new baseball fields (underground utilities, concrete flat work, asphalt, raised curb, landscape, trees, chain link gate, traffic control gate, backstops, brick dust and bases, baseball fields fence and gates, bleachers, dugouts, scoreboard, foul pole, retaining walls, corner monument, concessions, ticket, office, and team rooms, utilities, crosswalk). Safety issues will also be addressed by the project. Estimated project duration: February 2018 – March 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 to work with the Communications Office to get all stakeholders involved through community meetings.

### **3. Schedule of Meetings**

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

## **Conclusion**

### **Subcommittee Members Comments**

Subcommittee members requested to add to a future meeting agenda a discussion regarding Charging Stations. They also asked staff to provide information regarding the new Edgemont Elementary School in the Moreno Valley Unified School District.

### **Adjournment**

Meeting was adjourned at 3:52 p.m.

\$776,600

#### Relocate CCS program, Modular Building Addition

- Three teaching stations; physical & occupational therapy, & life skills
- Student and Staff restrooms
- Staff workroom and offices
- One 84'x40' modular building added to the campus, 3,360 sf
- Associated site improvements; parking, paving, utilities

#### Make improvements to Campus security

- Renovate Front Desk and lobby in Building B to provide secure entry
- Approximately 300 sf interior renovation

\$78,650

#### Renovate existing Library / MPR spaces in Building B

- Provide lunch cart storage area and circulation route
- Provide acoustic separation for the library
- Modernization includes new finishes and paint, new doors and hardware, new LED lighting, and new fire alarm system
- Approximately 1,100 sf interior renovation

\$70,345

#### Renovate existing permanent classrooms

- Modernize six existing pre-school classrooms
- Modernization includes new finishes and paint, new doors and hardware, new LED lighting, and new fire alarm system
- Approximately 7,000 sf interior modernization
- Renovate existing O.T. & life skills area into one new pre-school classroom
- Designate existing physical therapy room as new Multi-Purpose Room

\$456,390

#### Renovate existing Student restrooms

- Provide new finishes, and fixtures with hands-free valves
- Provide new half-height doors for ease of supervision
- Approximately 750 sf interior modernization

\$130,625

#### Renovate existing portable classrooms

- Light modernization of 3 existing pre-school classrooms
- Modernization includes new flooring and paint, new LED lighting, and new fire alarm system

\$120,889

#### Upgrade Campus 'face'

- Replace landscaping at the school front
- Approximately 200 sf building addition to create new entry & lobby

\$96,800

#### Maintenance and Operations list of work

- Renovate Student restrooms\*
- Replace door hardware\*
- Replace existing fire alarm system\*
- Replace worn-out playground structure and surfacing
- Paint interiors\*
- Replace all floor finishes campus wide\*
- Replace the roofing on Building A and the covered walks
- Replace campus irrigation system
- Replace landscaping

\$730,517

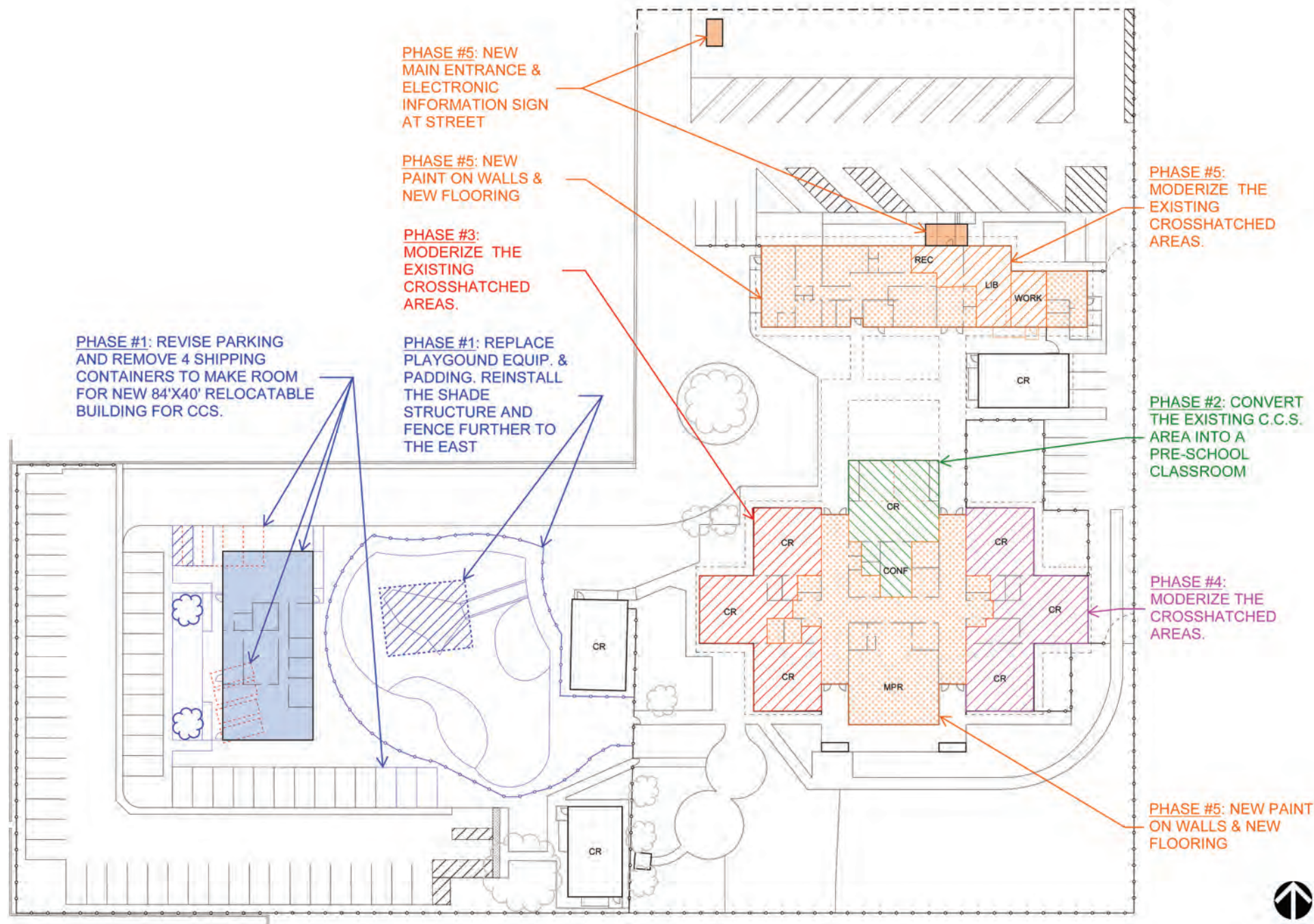
#### Site Improvements

- Replace high – low drinking fountains
- Concrete paving replacement

\$60,500

#### Total Estimated Construction Costs

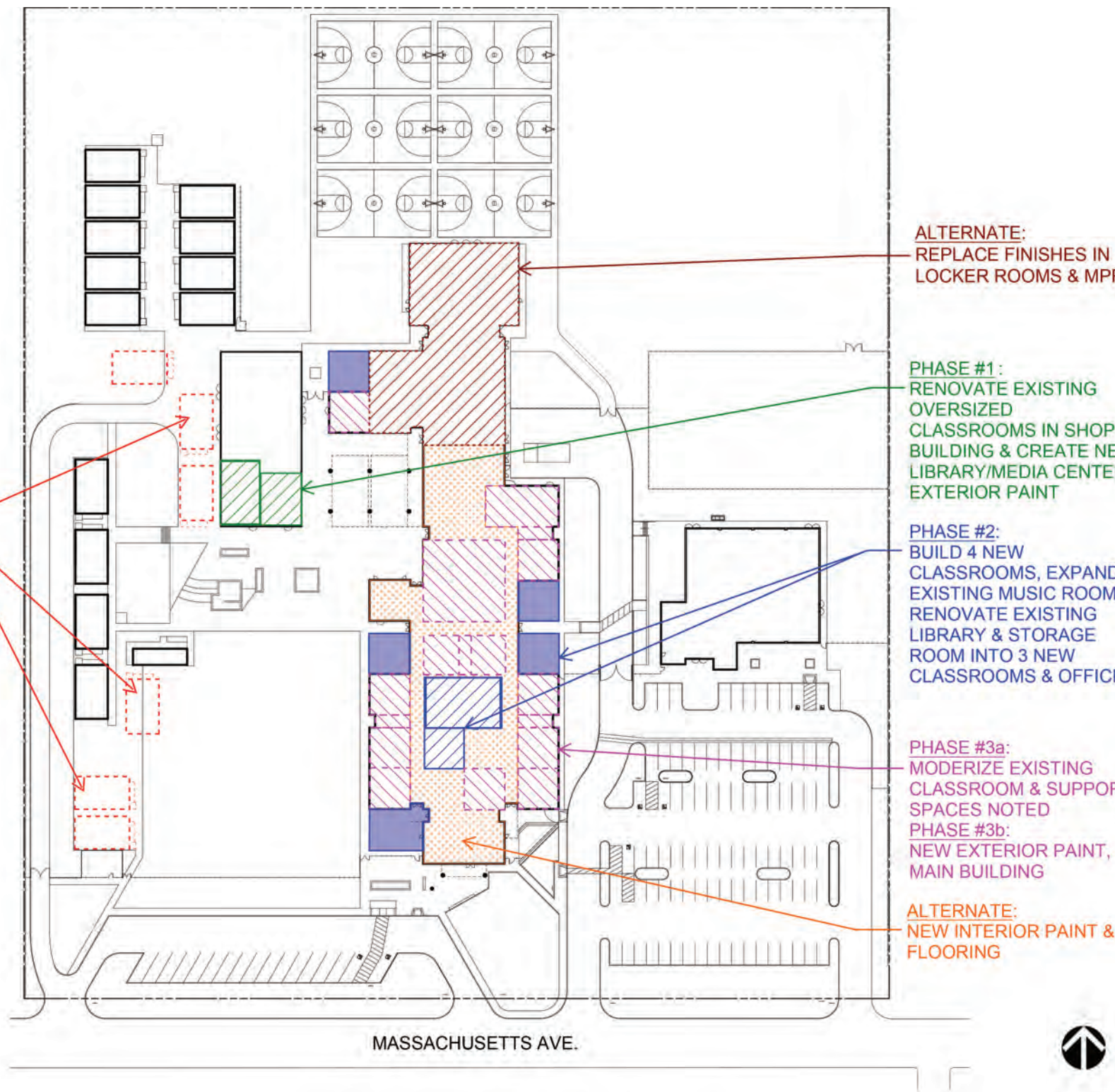
\$2,521,316



## SUNSHINE EARLY CHILDHOOD CENTER

9390 California Avenue, Riverside, CA 92503





**Infill Classroom Additions at existing Main Building (Areas I & II)**

- Four new teaching stations & addition to music room
- Approximately 5,000 sf in additions
- Renovation of adjacent existing corridor and shared space
- Constructed in gaps within the Main Building perimeter, where the original architect planned for future expansion

**Removal of old portable classroom buildings and restore site**

- Remove five to six portable classroom buildings (the oldest ones)
- Repair landscaping and paving in effected areas
- The nine portable classroom buildings located north of the Shop Building (Area III) remain and receive no improvements

**Modernization of classrooms at existing Main Building (Areas I & II)**

- Modernization of 15 existing classrooms, including; music, science and special education
- Conversion of underutilized Instructional Material Center/Storage space adjacent to Library into 1 new classroom
- Conversion of existing Library into 2 new classrooms and offices
- Renovation provides 3 new classrooms
- Approximately 14,400sf of modernized instructional space

**Renovation of classrooms at existing Shop (Area III) into Library**

- Renovation of two oversized teaching stations with underutilized support space into a new Library/Media Center
- 2,500 sf renovation

**Maintenance and Operations list of work**

- Replace old and worn portable buildings\*
- Replace campus irrigation system
- Replace finishes in Main Building and Shop Building\*
- Upgrade existing kitchen utilities
- Replace the landscaping campus wide
- Install new site fencing along the west property line (adjacent to apartment garage)

**Site Improvements**

- Replace high – low drinking fountains
- Address ADA Path-of-Travel issues with site paving
- Concrete running track
- Expand existing fire lane and add new gate

**Total Estimated Construction Costs**

\$2,337,500

\$141,900

\$1,103,960

\$260,766

\$643,500

\$432,480

\$4,920,106



# **UNIVERSITY MIDDLE SCHOOL**

## **MEASURE O PROJECT**

**Operation Board Subcommittee**

**March 2, 2018**

# **Table of Contents**

- 1) Budget Summary**
- 2) Project Summary**
- 3) Site Renderings (Existing & Proposed)**
- 4) Schedule**



## Measure O Project Budget Summary

Project: **University Heights Middle School**

Group: **C**

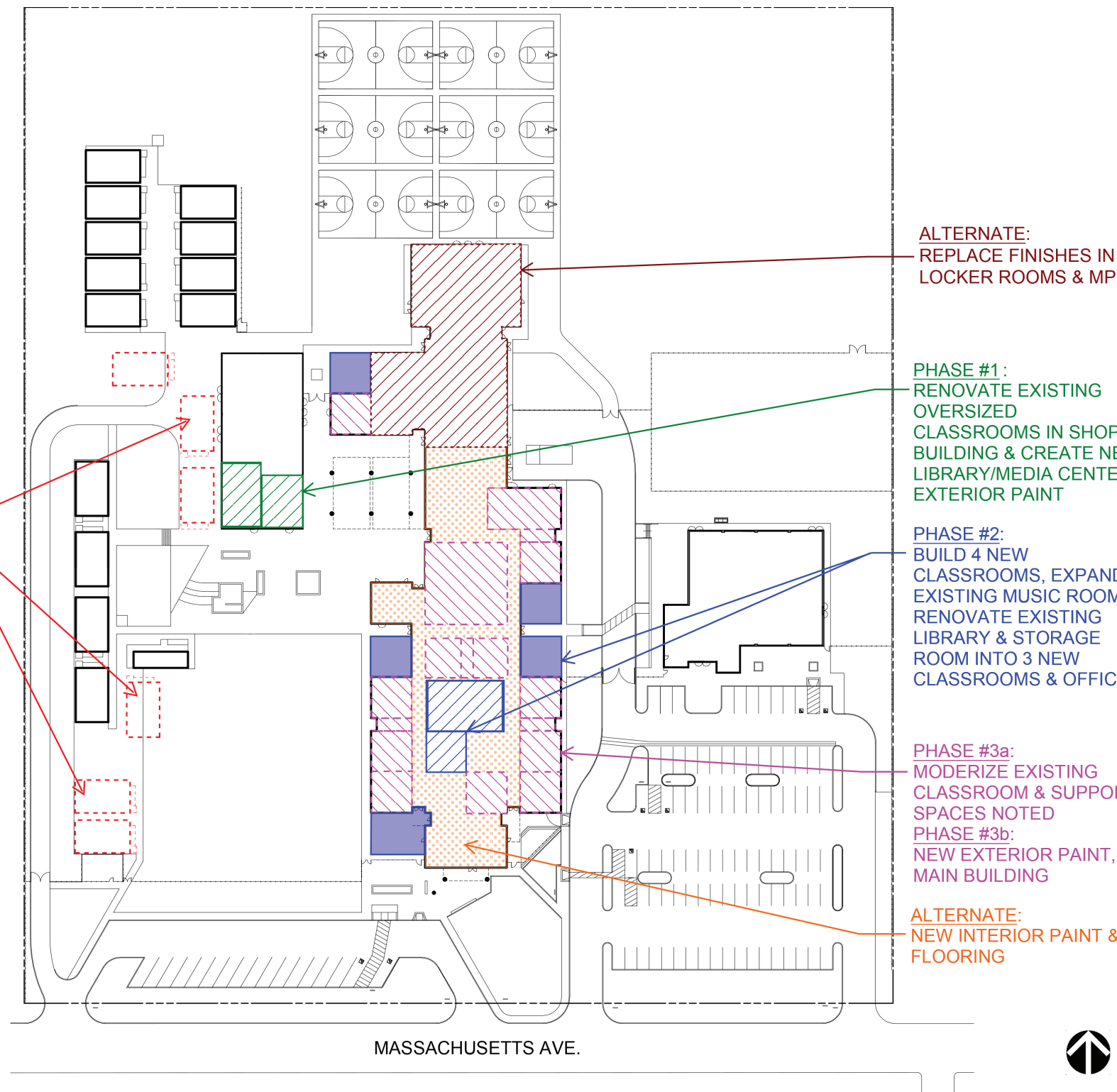
<b>A</b>	<b>Total Allocation:</b>	\$	6,858,249
	Modernization Allocation:	\$	2,393,529
	New Construction Allocation:	\$	4,464,720
<b>Funding Sources:</b>			
	Measure O:	\$	6,466,048
	*State Match:	\$	392,201
	Other:	\$	-
	Total:	\$	6,858,249
*Pending State application and award of funds			
<b>Project Budget:</b>			
	Hard Construction Cost:	\$	4,032,650
	Constr. Escalation/Contingency:	\$	768,124
	Soft Costs (design, survey, etc.):	\$	1,418,246
	Furniture/Equipment:	\$	25,399
	Interim Housing:	\$	400,000
	Project Contingency	\$	213,830
	Total:	\$	6,858,249

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<b>B</b>	Hard Cost Budget + escalation:	\$	4,800,774
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RIVERSIDE UNIFIED SCHOOL DISTRICT  
University Heights Middle School Project Summary

	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	New In-fill Classroom Additions	Four new classrooms to replace portables and expansion of band room	\$ 2,337,500	
2	Removal of Portables	Remove 5 portables after the addition of 5 permanent classrooms	\$ 141,900	(4 in-fill classrooms, plus 1 conversion of storage space in the modernization of the main building)
3	Modernization of Main Building	Modernize 15 classrooms, convert storage space to new classroom, convert library space into 2 classrooms	\$ 1,103,960	
4	Relocation of Library/Media Center	Relocate library from main building to Shop Building for improved location and campus flow	\$ 260,766	(2 classrooms in main bldg. switched for 2 classrooms in shop bldg.)
5	Maintenance & Building Systems	Irrigation, upgrade/repair kitchen utilities, landscaping, security fencing	\$ 643,500	
6	Site Improvements	ADA path of travel, new concrete running track due to gopher issues, expand fire lane	\$ 432,480	
Subtotal New Construction			\$ 2,479,400	
Subtotal Modernizations			\$ 2,440,706	
<b>TOTAL PROJECT COST</b>			<b>\$ 4,920,106</b>	



#### Infill Classroom Additions at existing Main Building (Areas I & II)

- Four new teaching stations & addition to music room
- Approximately 5,000 sf in additions
- Renovation of adjacent existing corridor and shared space
- Constructed in gaps within the Main Building perimeter, where the original architect planned for future expansion

#### Removal of old portable classroom buildings and restore site

- Remove five to six portable classroom buildings (the oldest ones)
- Repair landscaping and paving in effected areas
- The nine portable classroom buildings located north of the Shop Building (Area III) remain and receive no improvements

#### Modernization of classrooms at existing Main Building (Areas I & II)

- Modernization of 15 existing classrooms, including; music, science and special education
- Conversion of underutilized Instructional Material Center/Storage space adjacent to Library into 1 new classroom
- Conversion of existing Library into 2 new classrooms and offices
- Renovation provides 3 new classrooms
- Approximately 14,400sf of modernized instructional space

#### Renovation of classrooms at existing Shop (Area III) into Library

- Renovation of two oversized teaching stations with underutilized support space into a new Library/Media Center
- 2,500 sf renovation

#### Maintenance and Operations list of work

- Replace old and worn portable buildings\*
- Replace campus irrigation system
- Replace finishes in Main Building and Shop Building\*
- Upgrade existing kitchen utilities
- Replace the landscaping campus wide
- Install new site fencing along the west property line (adjacent to apartment garage)

#### Site Improvements

- Replace high – low drinking fountains
- Address ADA Path-of-Travel issues with site paving
- Concrete running track
- Expand existing fire lane and add new gate

#### Total Estimated Construction Costs

\$2,337,500

\$141,900

\$1,103,960

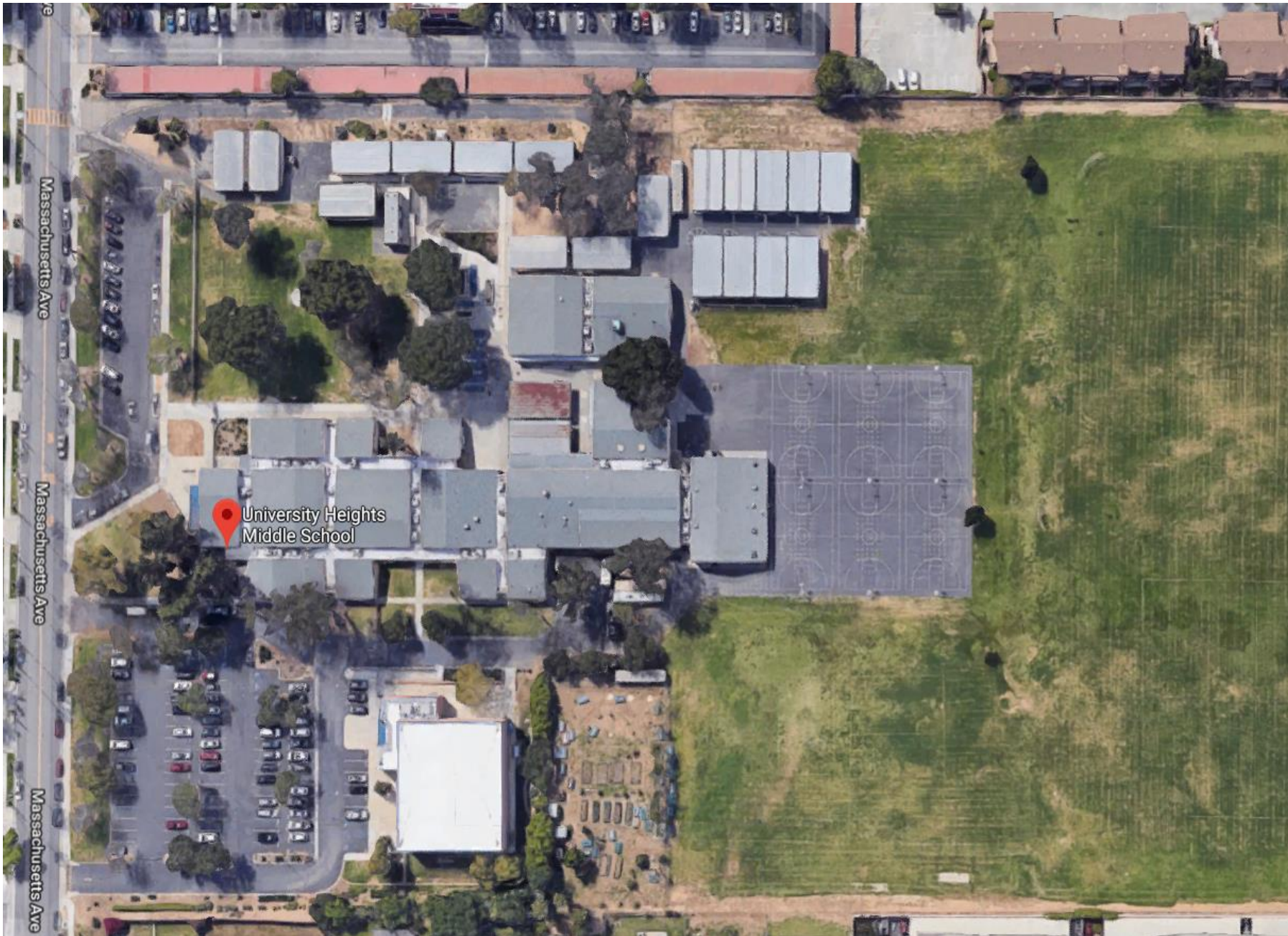
\$260,766

\$643,500

\$432,480

\$4,920,106



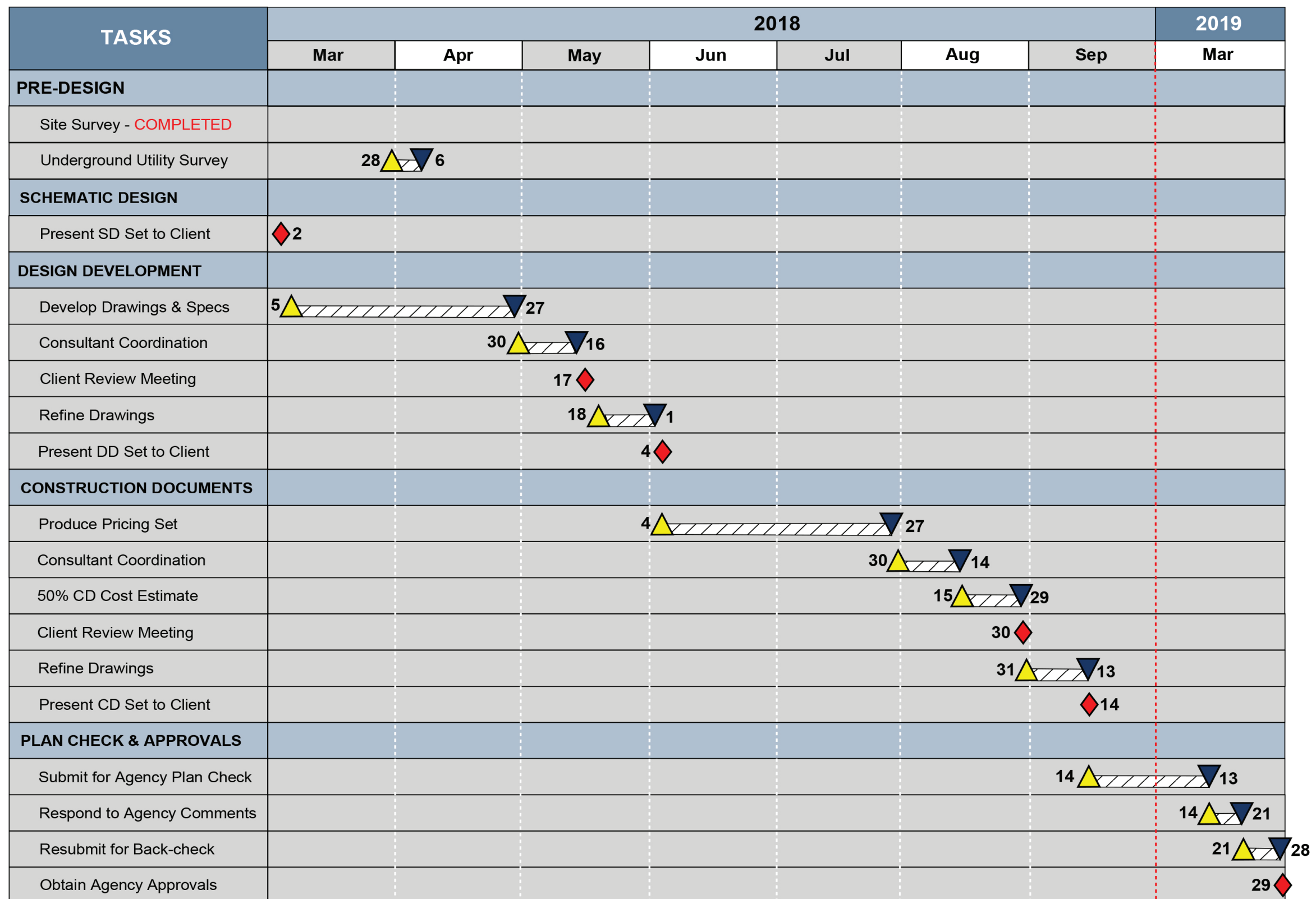


University Heights Middle  
School

Principal: Coleman Kells  
Year Constructed: 1972



# UNIVERSITY HEIGHTS MIDDLE SCHOOL MODERIZATION PROJECT - DESIGN TIME LINE



## Milestones:

Schematic Design  
 March 2, 2018

Design Development  
 June 4, 2018

Construction Documents  
 September 14, 2018

DSA Approval  
 March 29, 2019

Bidding  
 tbd

Construction  
 tbd



# **SUNSHINE ELEMENTARY SCHOOL**

## **MEASURE O PROJECT**

**Operation Board Subcommittee**

**March 2, 2018**

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- 1) Budget Summary**
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## Measure O Project Budget Summary

Project: **Sunshine Child Development Center**

Group: **B**

<b>A</b>	<b>Total Allocation:</b>	\$	3,589,786
	Modernization Allocation:	\$	3,589,786
	New Construction Allocation:	\$	-
<b>Funding Sources:</b>			
	Measure O:	\$	2,365,180
	*State Match:	\$	1,224,606
	Other:	\$	-
	Total:	\$	3,589,786
*Pending State application and award of funds			
<b>Project Budget:</b>			
	Hard Construction Cost:	\$	2,110,794
	Constr. Escalation/Contingency:	\$	272,239
	Soft Costs (design, survey, etc.):	\$	977,906
	Furniture/Equipment:	\$	50,000
	Interim Housing:	\$	125,000
	Project Contingency	\$	53,847
	Total:	\$	3,589,786

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<b>B</b>	Hard Cost Budget + escalation:	\$	2,383,033
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RIVERSIDE UNIFIED SCHOOL DISTRICT  
Sunshine Elementary School Project Summary

Priority #	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Relocate CCS Program, Modular Building Addition	Add one 84'x40' modular building	<b>\$776,600</b>	
2	Security Improvements	Change front desk and lobby entrance configuration.	<b>\$78,650</b>	Campus currently faces issues security issues. People are able to walk right in. A desk with a pony swing door will help mitigate the issue.
3	Modernization of School	Renovation of library, MPR, existing permanent classrooms, student restrooms. Light renovation to 3 portables.	<b>\$778,249</b>	
4	Campus Beautification	New landscaping along front of school, new approximately 200 sq. ft. addition to front of school	<b>\$96,800</b>	
5	Maintenance and Building Systems	New playground structure and surface, new roof on Building A and covered walk-ways, irrigation system, landscaping	<b>\$730,517</b>	
6	Site Improvements	Drinking fountain, paving	<b>\$60,500</b>	
Subtotal New Construction			<b>\$776,600</b>	
Subtotal Modernizations			<b>\$1,647,916</b>	
<b>TOTAL PROJECT COST</b>			<b>\$2,424,516</b>	

\$776,600

#### Relocate CCS program, Modular Building Addition

- Three teaching stations; physical & occupational therapy, & life skills
- Student and Staff restrooms
- Staff workroom and offices
- One 84'x40' modular building added to the campus, 3,360 sf
- Associated site improvements; parking, paving, utilities

#### Make improvements to Campus security

- Renovate Front Desk and lobby in Building B to provide secure entry
- Approximately 300 sf interior renovation

\$78,650

#### Renovate existing Library / MPR spaces in Building B

- Provide lunch cart storage area and circulation route
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#### Renovate existing permanent classrooms

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- Designate existing physical therapy room as new Multi-Purpose Room

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#### Renovate existing Student restrooms

- Provide new finishes, and fixtures with hands-free valves
- Provide new half-height doors for ease of supervision
- Approximately 750 sf interior modernization

\$130,625

#### Renovate existing portable classrooms

- Light modernization of 3 existing pre-school classrooms
- Modernization includes new flooring and paint, new LED lighting, and new fire alarm system

\$120,889

#### Upgrade Campus 'face'

- Replace landscaping at the school front
- Approximately 200 sf building addition to create new entry & lobby

\$96,800

#### Maintenance and Operations list of work

- Renovate Student restrooms\*
- Replace door hardware\*
- Replace existing fire alarm system\*
- Replace worn-out playground structure and surfacing
- Paint interiors\*
- Replace all floor finishes campus wide\*
- Replace the roofing on Building A and the covered walks
- Replace campus irrigation system
- Replace landscaping

\$730,517

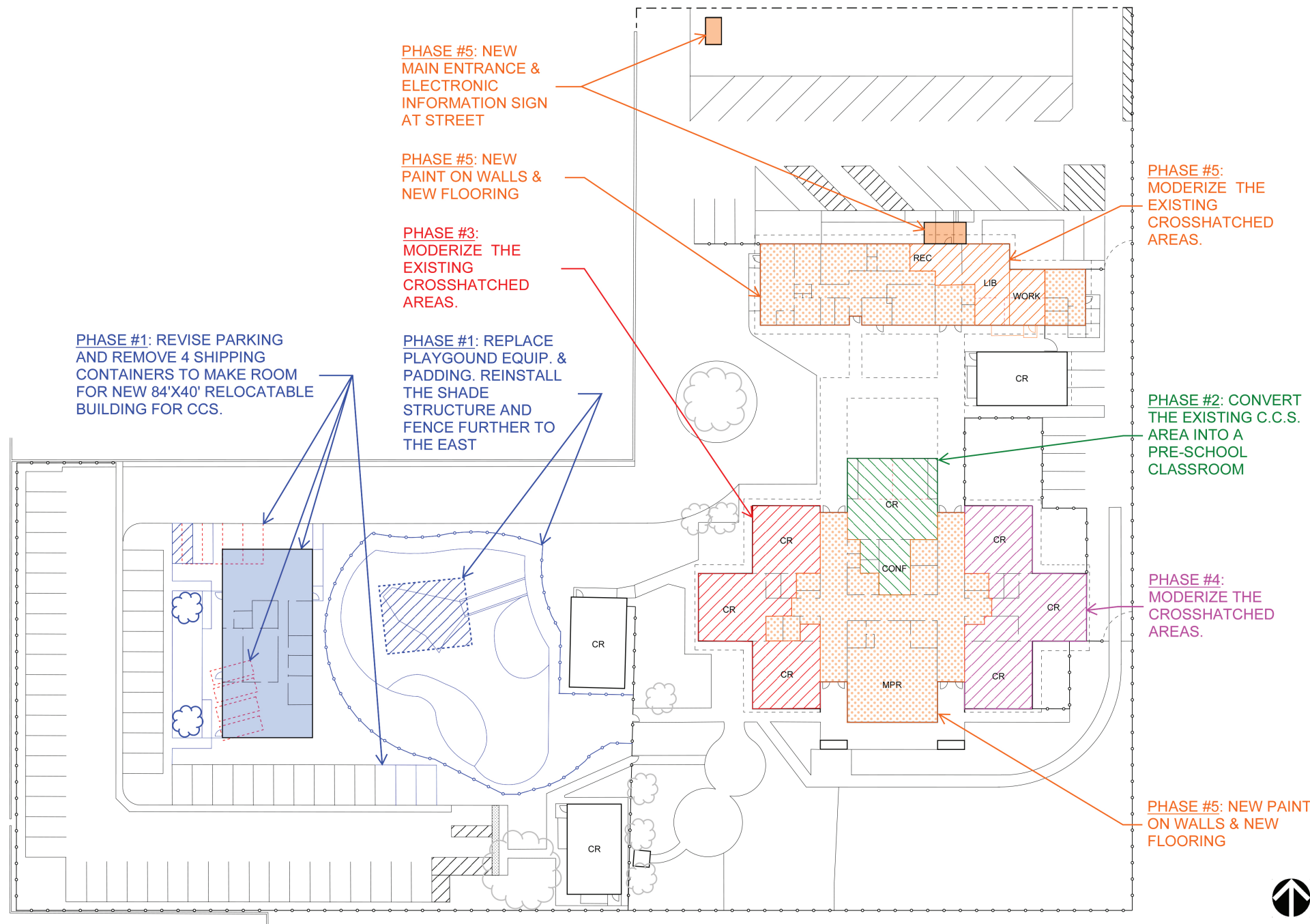
#### Site Improvements

- Replace high – low drinking fountains
- Concrete paving replacement

\$60,500

#### Total Estimated Construction Costs

\$2,521,316

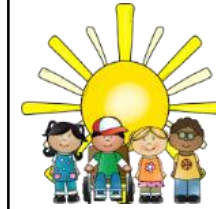
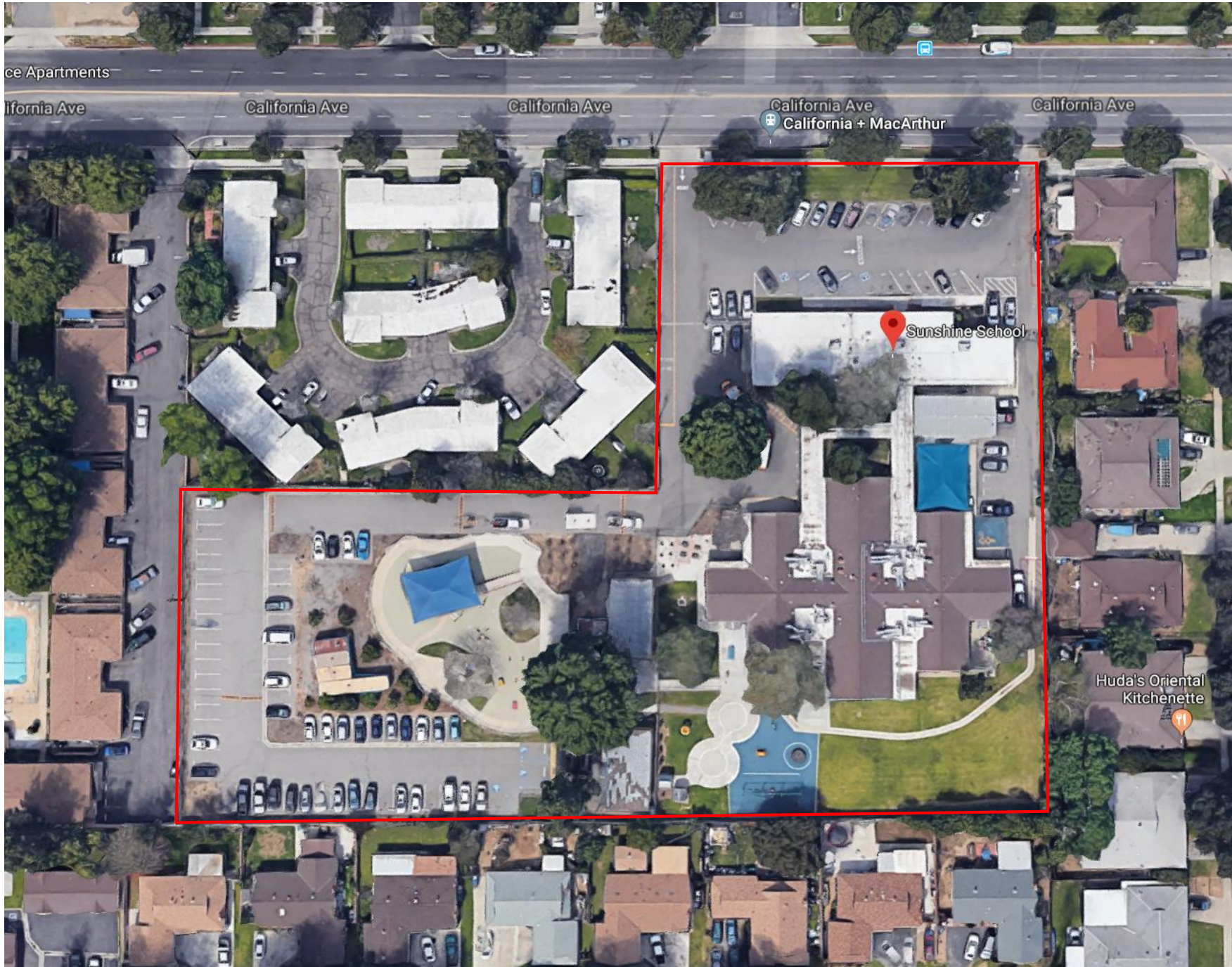


## SUNSHINE EARLY CHILDHOOD CENTER

9390 California Avenue, Riverside, CA 92503

February, 2018





## Sunshine Early Childhood Center

Principal: Carrie Antrim

Year Constructed: 1947































*California Children's Services*

Director: Robert Ibrahim

**Program:** CCS is a statewide program that arranges, directs, and pays for medical care, equipment, and rehabilitation, when these services are authorized by the program. Services can be authorized for children and young adults under 21 years of age who have eligible medical conditions and whose families are unable to pay for all or part of their care.



# SUNSHINE EARLY CHILDHOOD CENTER MODERIZATION PROJECT - DESIGN TIME LINE

TASKS	2018							2019
	Mar	Apr	May	Jun	Jul	Aug	Dec	Jan
<b>PRE-DESIGN</b>								
Site Survey - <b>COMPLETED</b>								
Underground Utility Survey		28   6						
<b>SCHEMATIC DESIGN</b>								
Present SD Set to Client	 2							
<b>DESIGN DEVELOPMENT</b>								
Develop Drawings & Specs	5   4							
Consultant Coordination		5   19						
Client Review Meeting		20 						
Refine Drawings		23   7						
Present DD Set to Client			8 					
<b>CONSTRUCTION DOCUMENTS</b>								
Produce Pricing Set			8   8					
Consultant Coordination				11   19				
50% CD Cost Estimate				20   2				
Client Review Meeting					6 			
Refine Drawings					6   12			
Present CD Set to Client					 13			
<b>PLAN CHECK &amp; APPROVALS</b>								
Submit for Agency Plan Check					13   6			
Respond to Agency Comments						7   21		
Resubmit for Back-check							22   30	
Obtain Agency Approvals								4 

## Milestones:

Schematic Design  
March 2, 2018

Design Development  
May 8, 2018

Construction Documents  
July 13, 2018

DSA Approval  
January 4, 2019

Bidding  
tbd

Construction  
tbd



## SUNSHINE EARLY CHILDHOOD CENTER

9390 California Avenue, Riverside, CA 92503

February, 2018