

**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

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 Andrew Jackson, Monroe, and Henry W. Longfellow Elementary Schools.

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

Staff will present a description of the Community Facilities District (CFD) No. 29 and the steps to complete the formation, which includes a resolution declaring the intention of the formation of the CFD and a resolution declaring the necessity to incur bonded indebtedness. The initiation of CFD No. 29 is scheduled to be presented to the Board of Education on April 17,

2018. The boundaries of CFD No. 29 are proposed to encompass approximately 45 acres of developable land located along the west side of 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.

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

Adjournment

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
March 2, 2018
2:300 p.m. – 4:30 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 2:55 p.m. by Mr. Lee

PRESENT: Brent Lee Board Member, 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; Carrie Antrim, Sunshine Early Childhood Center Principal; Coleman Kells, University Heights Middle School Principal; Wilson Cuellar, RASM President; Robert Ibrahim and Michael De La Cruz, California Children's Services Riverside University Health System; David J. Evans and Dennis Roney, GO Architects, Inc; 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 February 2, 2018, meeting, meeting as presented.

2. Measure O Project Groups A – C Update

Staff and design teams presented information on the Sunshine Early Childhood Center and University Heights Middle School. Information such as budget summary, project summary, site renderings, and schedule was presented for subcommittee members' approval.

Sunshine Early Childhood Center: Total project budget: \$3,589,786. Project description: Relocate California Children's Services to a new modular building; renovate front desk and lobby to provide secure entry; renovate Library, MPR, existing permanent classrooms and student restrooms, and three existing portable classrooms; replace landscaping at the school front; approximately 200 sq. ft. building addition to create new entry and lobby; new playground structure and surface, new roof on Building A and covered walk ways, replace irrigation and landscaping systems; improve drinking fountains and paving. Design Timeline: March 2018 – January 2019. Construction has been tentatively scheduled to begin in the summer/fall of 2020 (2nd Bond issuance).

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.

University Heights Middle School: Total project budget: \$6,858,249. Project description: four new classrooms to replace portables and expansion of Band Room; remove five to six portable classrooms; modernize fifteen classrooms, convert Library space into two classrooms and storage space into one new classroom; Library/Media Center relocation; irrigation system, landscaping, and paving replacement in affected areas; security fencing; upgrade Kitchen utilities; site improvements (ADA path of travel, new concrete running track, expand fire lane). Project alternates: replace finishes in Locker Room and MPR, MRP lighting, new interior painting and flooring. Design Timeline: March 2018 – March 2019. Construction schedule to be determined.

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.

Subcommittee members asked staff to include as alternates for all projects: front curb appeal, HVAC, MRP and Gym lighting, outside/inside painting, and carpet upgrade/replacement, as needed.

3. LED Lighting Program Update

Staff informed the subcommittee that several schools throughout the District have been retrofitted with LED technology, specifically gyms, libraries, and classrooms. Retrofits have been funded through maintenance funds and Prop 39 energy efficiency grants. Staff also shared with the subcommittee that a Prop 39 application has been submitted for available funds that will allow upgrading classroom lighting at 17 additional schools. The project will replace approximately 36,000 fluorescent lamps with high efficiency LED lamps. Staff showed subcommittee members samples of District approved light fixtures that are now included in the District specifications.

Subcommittee members asked staff to coordinate a meeting with representatives from SolarMax Technology Inc. to discuss solar and energy efficient alternatives.

4. Schedule of Meetings

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

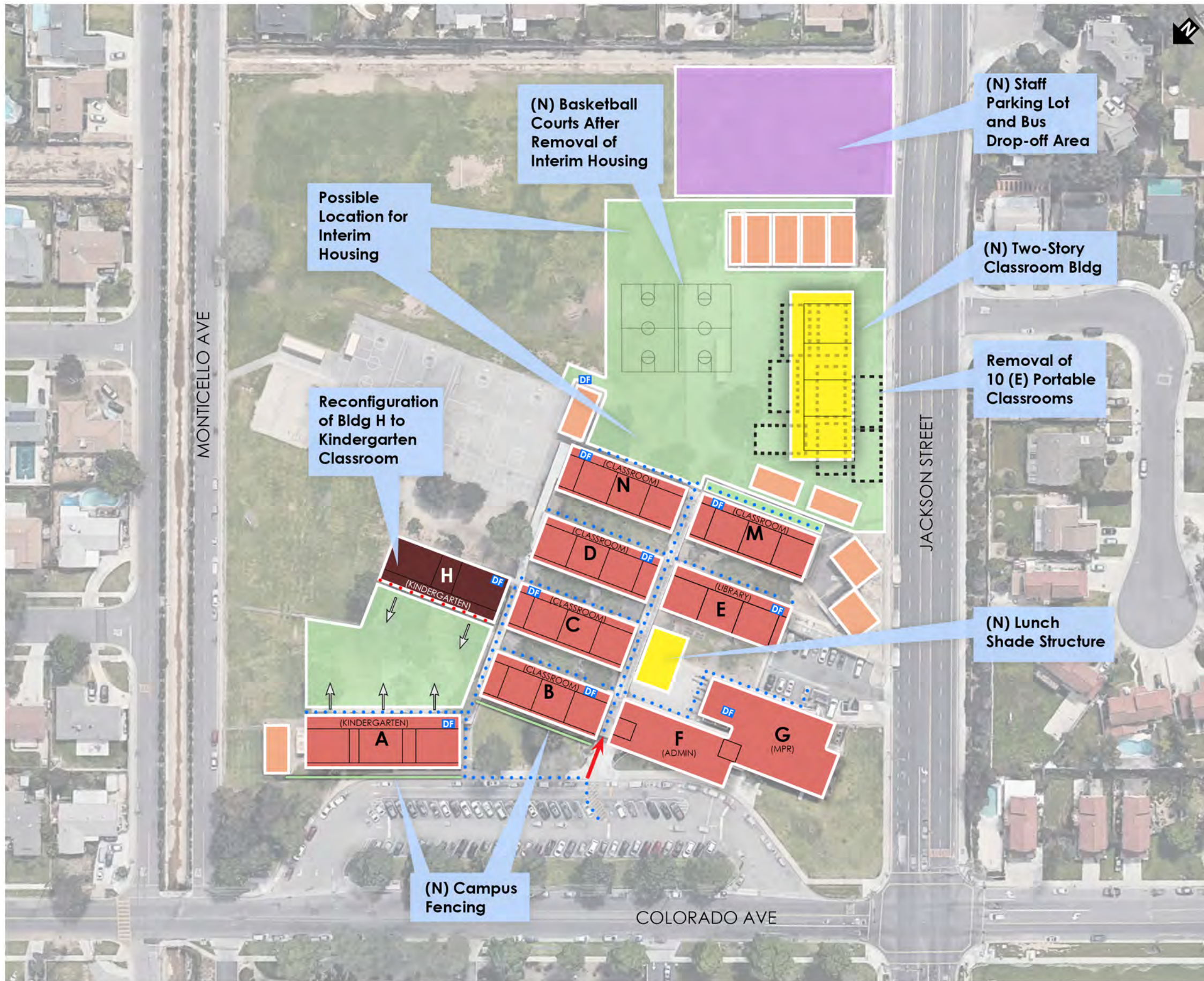
Conclusion

Subcommittee Members Comments

Mr. Hunt asked staff, on behalf of the subcommittee, to coordinate a meeting with City of Riverside representatives, Mr. Hunt and Mr. Lee, and District staff, to provide the City with an update on Measure O projects. Subcommittee members were informed that a meeting with City representatives has been scheduled for Monday, March 12, 2018, and that they will receive an invitation to attend the meeting. Mr. Hunt also asked staff to consider the installation of a buzzed gate in the Administration Office at Patricia Beatty Elementary School to control the ingress and egress of visitors. Ken Mueller stated that the only access to campus is through the school's main office.

Adjournment

Meeting was adjourned at 4:08 p.m.



PROPOSED ACTIONS OF PRIORITIES		
■	Construction of New 2 Story Classroom Building	\$6,390,000
	<ul style="list-style-type: none"> 8 Classrooms and support spaces Interim housing 	\$314,400
■	Construction of New Shade Structure	\$213,000
■	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	\$142,000
	<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 	
■ DF	Drinking Fountain Replacement	\$78,100
■	Site Improvements	\$568,000
	<ul style="list-style-type: none"> Improve hard and soft landscape at kindergarten and upper grade playground areas Provide new playground equipment/apparatus at kindergarten and upper grade playground areas Provide new fencing at school front of kinder classroom buildings Replace portions of campus fencing Replace concrete walkway along POT 	
■	Construction of New Staff Parking Lot and Bus Drop-off Area	\$568,000
<hr/>		
Projected Base Construction Cost Total:		\$13,028,500
■	Reconfiguration of Bldg H to Kindergarten Classroom Bldg	
	Projected Add Alternate Construction Cost Total:	\$923,000
	Projected Grand (Base + Add Alternate) Construction Cost Total:	\$13,951,500
→	School Main Entrance	
⋯⋯⋯	Existing Path of Travel	
⋯⋯⋯	New Path of Travel	



JACKSON ELEMENTARY SCHOOL RIVERSIDE UNIFIED SCHOOL DISTRICT

Site Plan - Proposed Modernization

CODE REQUIREMENTS:

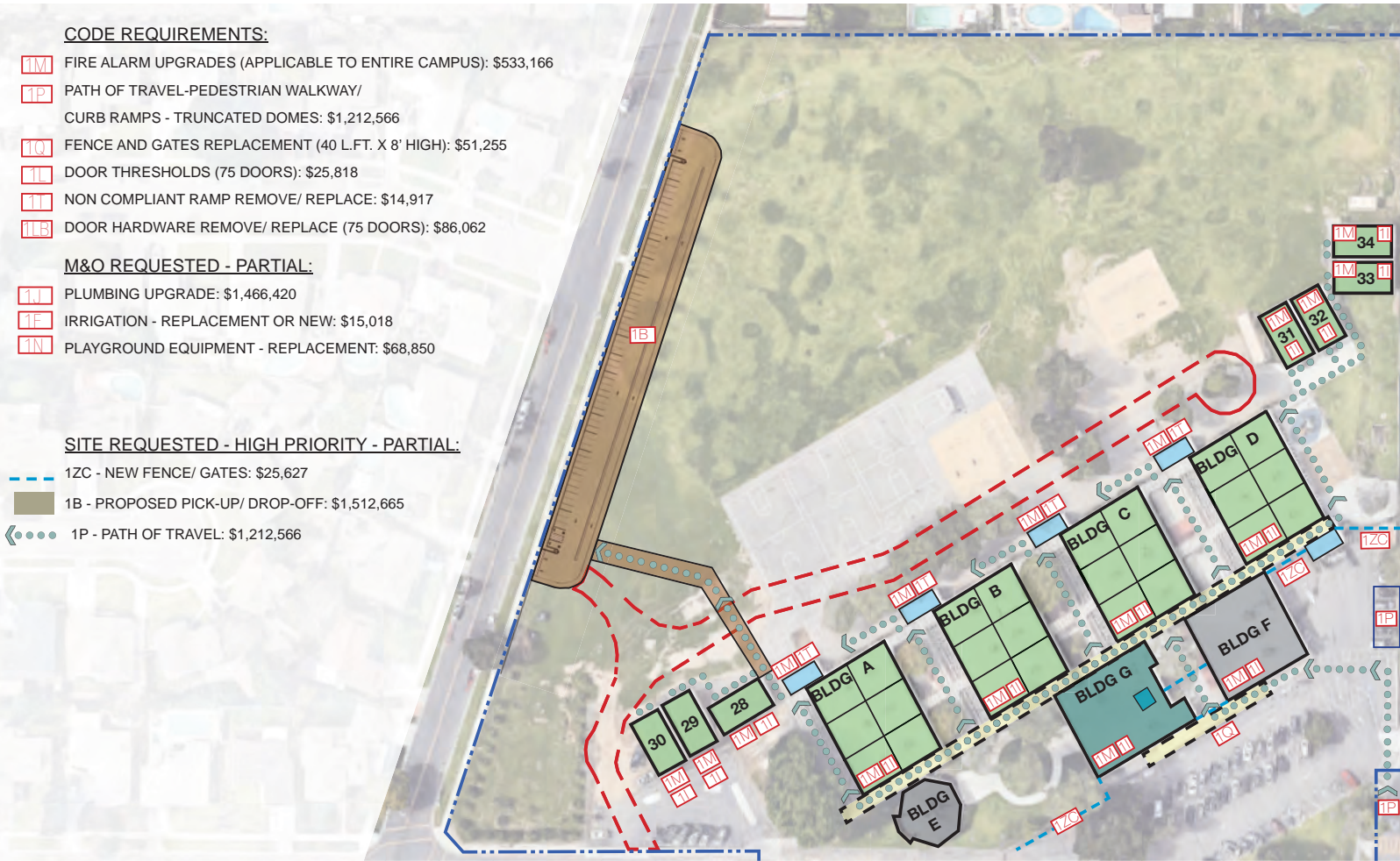
- 1M FIRE ALARM UPGRADES (APPLICABLE TO ENTIRE CAMPUS): \$533,166
- 1P PATH OF TRAVEL-PEDESTRIAN WALKWAY/
CURB RAMPS - TRUNCATED DOMES: \$1,212,566
- 1Q FENCE AND GATES REPLACEMENT (40 L.F.T. X 8' HIGH): \$51,255
- 1R DOOR THRESHOLDS (75 DOORS): \$25,818
- 1T NON COMPLIANT RAMP REMOVE/ REPLACE: \$14,917
- 1B DOOR HARDWARE REMOVE/ REPLACE (75 DOORS): \$86,062

M&O REQUESTED - PARTIAL:

- 1M PLUMBING UPGRADE: \$1,466,420
- 1P IRRIGATION - REPLACEMENT OR NEW: \$15,018
- 1N PLAYGROUND EQUIPMENT - REPLACEMENT: \$68,850

SITE REQUESTED - HIGH PRIORITY - PARTIAL:

- 1ZC - NEW FENCE/ GATES: \$25,627
- 1B - PROPOSED PICK-UP/ DROP-OFF: \$1,512,665
- 1P - PATH OF TRAVEL: \$1,212,566



SCHOOL PRINCIPAL'S PRIORITIES:
1. PARKING AND DROP-OFF/ PICK-UP
SAFETY & IMPROVEMENTS



MONROE ELEMENTARY SCHOOL - OPTION 1 - MINIMAL SCOPE - WITHIN BUDGET

03.12.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



HMC Architects

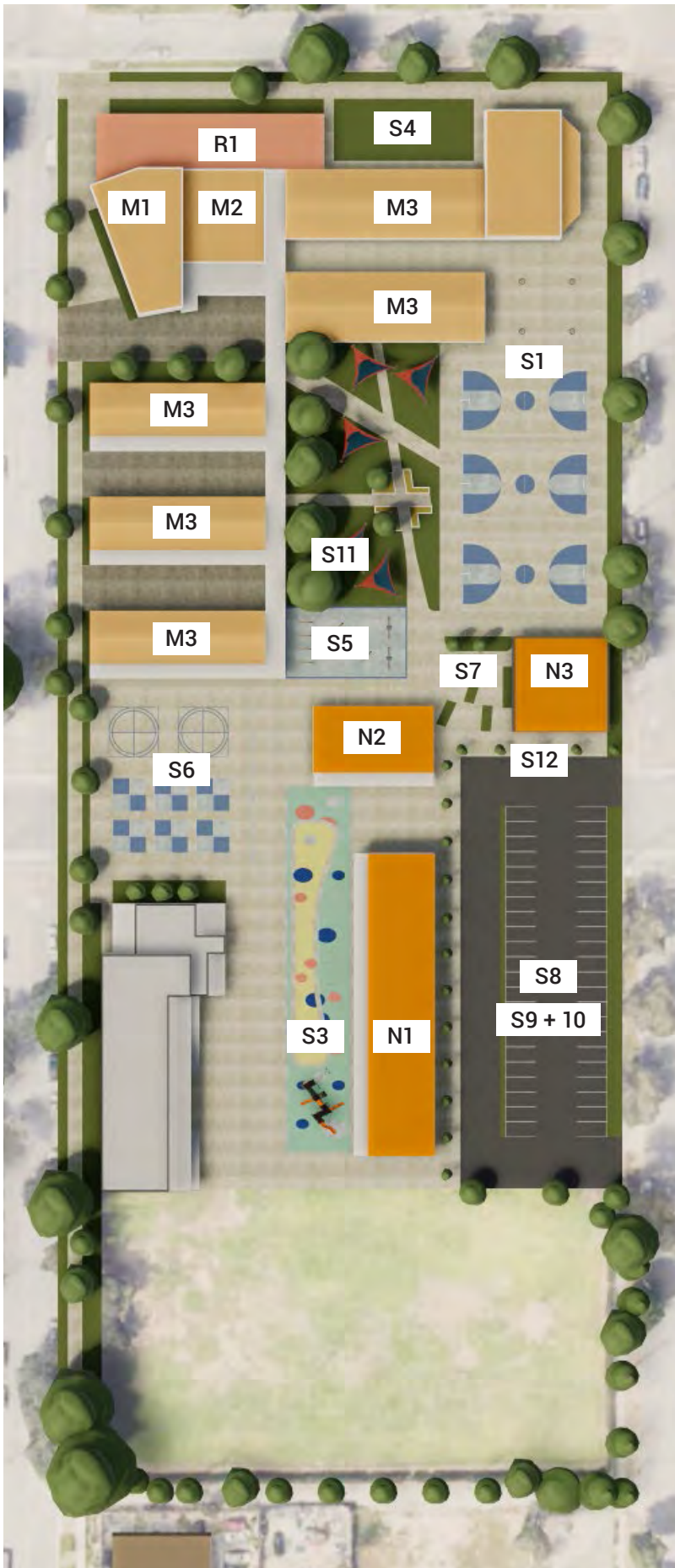


MONROE ELEMENTARY SCHOOL - OPTION 2 - HIGHEST SCOPE - HIGH & MEDIUM PRIORITY

03.12.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

0 70 140 280

HMC Architects



SITE WORK

S1	Removal of relocatable classrooms	\$	88,858
S2	Grading	\$	298,491
S3	Kindergarten play yard	\$	150,174
S4	Preschool/daycare play yard	\$	34,608
S5	Play equipment with safety surface	\$	43,260
S6	Hard court play area	\$	138,040
S7	Entry court plaza	\$	15,047
S8	New parking & drop-off	\$	399,258
S9	Purchase of adjacent residential lots	\$	700,000
S10	Demolition of existing residential lots	\$	31,136
S11	Central courtyard landscape repair	\$	73,080
S12	Campus Fencing	\$	105,000
	Miscellaneous (5% of site costs)	\$	98,598

\$ 2,175,549

Site Utilities

\$ 504,156

Modernization

M1	MPR	\$	273,540
M2	Food Service	\$	324,800
M3	Classrooms	\$	1,936,896

Modernization COSTS \$ 2,261,696

Renovation

R1	Administration (convert to Parent Center/Classroom and Daycare)	\$	423,500
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Renovation COSTS \$ 423,500

Buildings

N1	Two-story classroom building (4 kindergartens, 6 classrooms)	\$	4,881,300
N2	Single story modular building (2 kindergartens)	\$	504,000
N3	Single story administration building	\$	525,000

N4 Lunch Shelter \$ 320,000

Buildings COSTS \$ 6,230,300

HARD COSTS TOTAL \$ 11,595,202

Escalation \$ 2,136,923

Overall Contingency \$ 1,159,520

TOTAL ANTICIPATED CONSTRUCTION COST \$ 14,891,645

Soft Costs \$ 4,467,494

TOTAL ANTICIPATED PROJECT COST \$ 19,359,139

TO: RIVERSIDE UNIFIED SCHOOL DISTRICT OPERATIONS
COMMITTEE

FROM: BEST BEST & KRIEGER LLP, BOND COUNSEL

DATE: March 12, 2018

SUBJECT: Formation of Community Facilities District No. 29 of Riverside Unified
School District

BACKGROUND

The Riverside Unified School District (the “School District”) has received a petition from MRF-Groves Development, LP and Spring Mountain Investments, LLC (collectively the “Developer”), the owners of Tract Map Nos. 33410 and 34592 (the “Property”), to form Community Facilities District No. 29 (“CFD No. 29”) pursuant to the Mello-Roos Community Facilities District Act of 1982, as amended (the “Act”), to finance certain school facilities of the School District, facilities of the City of Riverside, facilities of the Riverside County Flood Control and Water Conservation District and facilities of the County of Riverside (collectively, the “Public Facilities”). The boundaries of CFD No. 29 are proposed to encompass the Property which is approximately 45 acres of developable land located along the west side of Mt. Vernon Avenue at Palmyrita Avenue. The Developer intends to develop the Property into 210 residential units.

The Act allows for the creation of a community facilities district, the levy of special taxes therein, and the issuance of bonds to provide for financing the Public Facilities. Debt service on bonds issued by CFD No. 29 (the “Bonds”) is met through the imposition of a special tax on properties located solely within the CFD No. 29. The special tax is levied in accordance with the rate and method of apportionment of special taxes which is included in the Resolution of Intention described below. The special tax is collected by the County of Riverside Treasurer-Tax Collector with the ad valorem levy of property taxes.

Expenses related to the formation of the District are paid through a deposit by the Developer and the ongoing district administration (including levying and collecting the special taxes) are to be funded by special taxes levied within CFD No. 29.

LEGAL DOCUMENTS

In connection with the formation of CFD No. 29, the School District will be entering into a Mitigation Agreement with the Developer (the “Mitigation Agreement”) with respect to the Property. Under the Mitigation Agreement, the Developer will agree to pay 167% of the School District’s Level 2 mitigation fee if the Bonds are issued within CFD No. 29 and the School District will agree to use its best efforts to issue the Bonds to finance the costs of the Public Facilities.

In order to finance the facilities of the City of Riverside, County of Riverside and the Riverside County Flood Control and Water Conservation District, the School District must enter into a Joint Community Facilities Agreement with each such

entity to govern the terms of the financing of the Public Facilities and disbursement of funds.

FORMATION PROCESS

The following discussion outlines key actions that the Board of Education will need to take during the proceedings for the formation of CFD No. 29. At its April 17, 2018 meeting, the Board of Education will consider the following items:

- Accept petition of the Developer to form CFD No. 29.
- Approval of Resolution of Intention (ROI) to Establish CFD No. 29 which sets forth the boundaries of CFD No. 29, identifies the public facilities to be financed with CFD No. 29, proposes the rates and method of apportionment of special taxes, sets the time and place for a public hearing (June 5, 2018), establishes a maximum bonded indebtedness amount and orders a report regarding the types of facilities to be financed.
- Approval of Resolution of Necessity to Incur Bonded Indebtedness for CFD No. 29 which establishes the maximum bonded indebtedness within CFD No. 29, identifies the source of repayment of such bonds and sets the time and place for a public hearing.

On June 5, 2018 the Board of Education will conduct a noticed public hearing. If at such hearing a majority of the qualified electors within CFD No. 29 do not

protest the formation of such district, the Board of Education will consider adoption of the following items at its June 5, 2018 meeting:

- Approval of Resolution Approving the Mitigation Agreement.
- Approval of Resolution Approving the Joint Community Facilities Agreements with the City of Riverside, Riverside County Flood Control and Water Conservation District and the County of Riverside.
- Approval of Resolution Establishing CFD No. 29 which authorizes the formation of the CFD and specifies that special taxes will be levied on all parcels of taxable property within the CFD to pay principal of and interest on the Bonds of the CFD which will be issued to finance the Public Facilities.
- Approval of Resolution of Necessity to Incur Bonded Indebtedness for CFD No. 29 which authorizes CFD No. 29 to incur a bonded indebtedness in an aggregate principal amount not to exceed the maximum bonded indebtedness set forth therein for the purpose of financing the Public Facilities and calls a special election to be held on the same day on the proposition of CFD No. 29 incurring a bonded indebtedness.
- Approval of Resolution Calling Special Election which schedules the elections for CFD No. 29 to be held on the same day, with

respect to the annual levy of special taxes to pay principal of and interest on the Bonds of CFD No. 29 and with respect to establishing an appropriations limit for CFD No. 29.

- Conduct election.
- Approval of Resolution Declaring Election Results which states the results of such election.
- First Reading of Ordinance Authorizing the Levy of Special Taxes within CFD No. 29 which authorizes the levy of special taxes on the County of Riverside Treasurer -Tax Collector's tax roll.

A proposed timeline of the formation of CFD No. 29 has been included with the agenda materials for your consideration.

Should you have any questions regarding this matter, someone from our office will be present to answer any questions.

KIM BYRENS

MRUNAL SHAH



JACKSON ELEMENTARY SCHOOL

MEASURE O PROJECT

Operations Board Subcommittee

March 16, 2018

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2) Project Summary

3) Site Renderings

a. Original Option 1

b. Revised Option 2

4) Schedule

Measure O Project Budget Summary
REVISED BUDGET

Project: **Jackson Elementary**

Group: **B**

	Revised Allcoation:	Original Allocation:
A		
Total Allocation:	<u>\$ 18,810,274</u>	\$8,709,265
Modernization Allocation:	\$ 8,440,993	
New Construction Allocation:	\$ 10,369,281	
 Funding Sources:		
Measure O:	\$ 14,786,109	\$4,685,100
*State Mod. Match:	\$ 4,024,165	
Other:	<u>\$ -</u>	
Total:	<u>\$ 18,810,274</u>	
*Pending State application and award of funds		
 Project Budget:		
Hard Construction Cost:	\$ 11,691,750	
Constr. Escalation/Contingency:	\$ 2,259,750	
Soft Costs (design, survey, etc.):	\$ 4,224,309	
Furniture/Equipment:	\$ 100,000	
Project Contingency	<u>\$ 534,465</u>	
Total:	<u>\$ 18,810,274</u>	

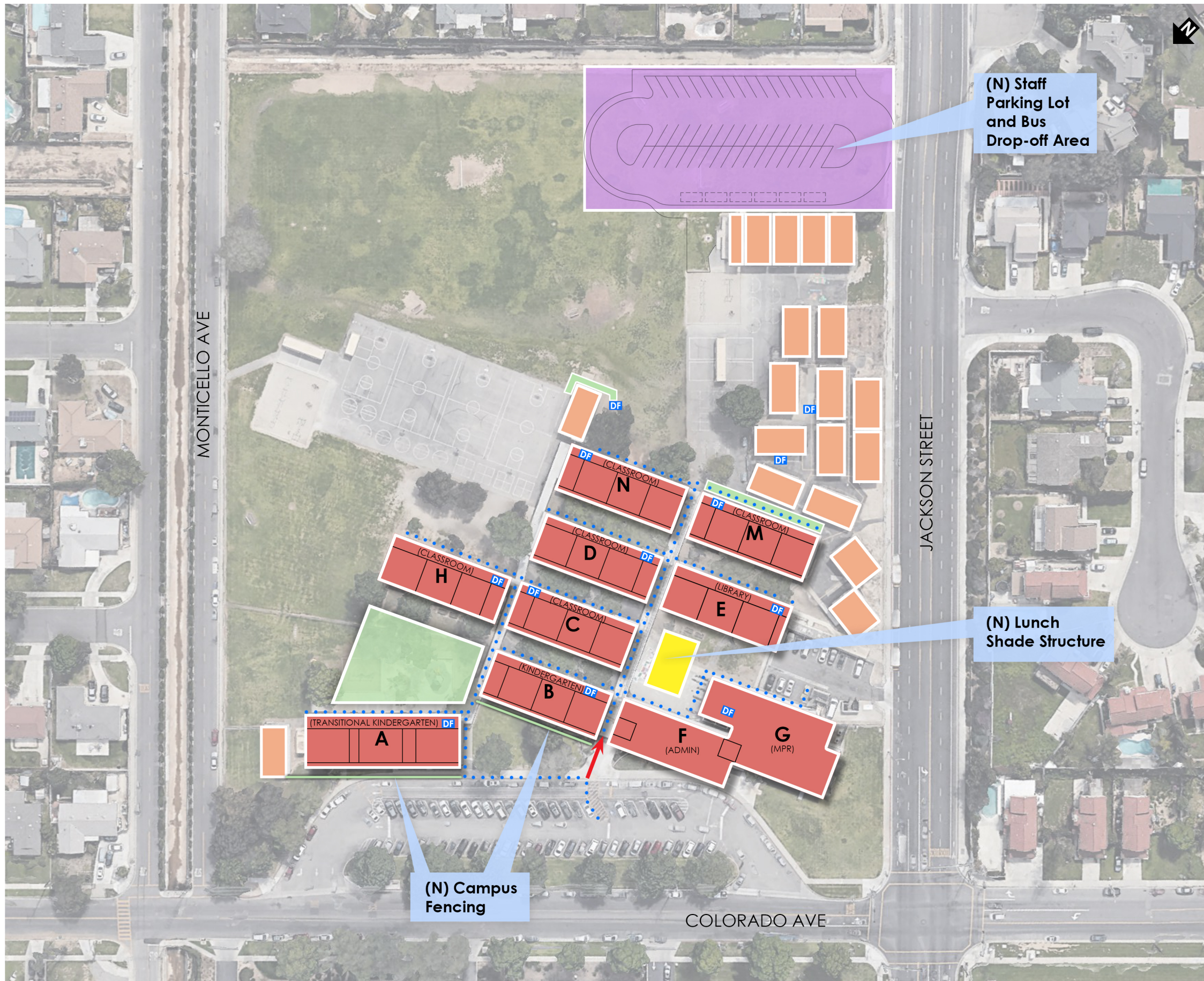
B	Hard Cost Budget + escalation:	<u>\$ 13,951,500</u>	\$6,696,486
			<u>Total Increase:</u> \$10,101,009

RIVERSIDE UNIFIED SCHOOL DISTRICT
Jackson Elementary School Project Summary- Option 2

	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	New 2-story classroom building	8-classrooms, student and staff restrooms, and support spaces	\$ 6,390,000	
2	Interim housing	Temporary portable classrooms during construction	\$ 314,400	
3	Minor campus-wide modernization at all existing permanent buildings	Replace PA, low voltage, fire alarm, roofing, HVAC, exterior lightings, restroom facilities	\$ 4,757,000	
4	Minor campus-wide modernization at all existing portable buildings	Replace PA, low voltage, fire alarm, exterior lightings, handrails/ramps	\$ 142,000	
5	Drinking fountain replacements	Campus-wide	\$ 78,100	one bottle filler at cafeteria
6	Site improvements	Replace kinder play equipment, expand upper-grade hard courts, replace portions of campus fencing at front of campus, replace concrete walkways along POT	\$ 568,000	
7	Reconfigure Wing H to kindergarten classrooms	Convert 3 classrooms into 2 kinder classrooms with restrooms	\$ 923,000	
Subtotal Modernization			\$ 6,468,100	
Subtotal Construction			\$ 6,704,400	
SUB-TOTAL PROJECT COST			\$ 13,172,500	

8	Add Alternates	New staff parking lot and bus drop-off	\$ 568,000	
9	Add Alternates	New lunch shade structure	\$ 213,000	
SUB-Total Alternates			\$ 781,000	

TOTAL PROJECT COST			\$ 13,953,500	
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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



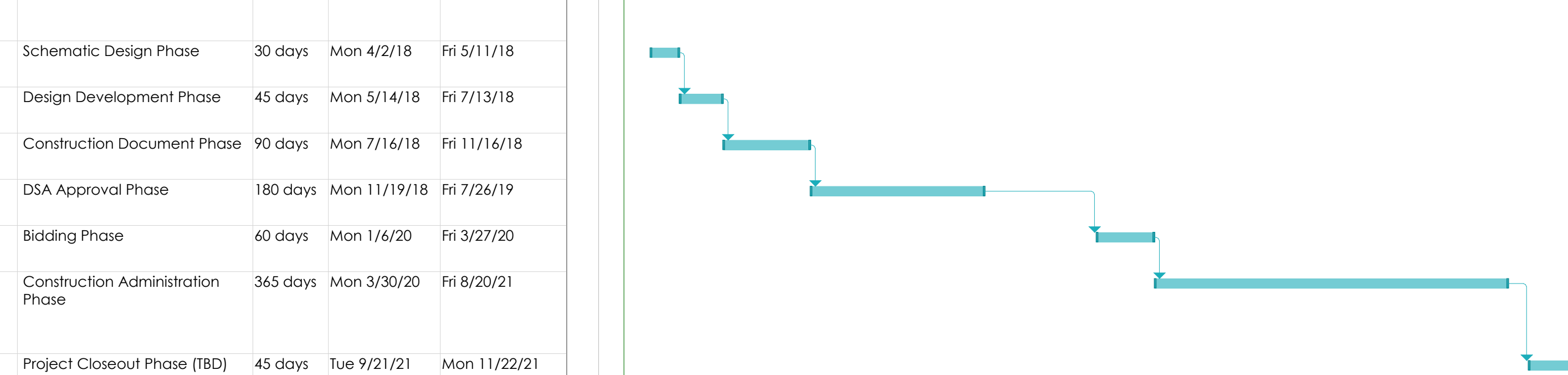







Site Plan - Proposed Modernization - Option 2

Option 1



February 2, 2018

Jackson Elementary School

ID		Task Mode	Task Name	Duration	Start	Finish	Timeline																																																							
							D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N								
1																																																														
2		Schematic Design Phase	30 days	Mon 4/2/18	Fri 5/11/18																																																									
3		Design Development Phase	45 days	Mon 5/14/18	Fri 7/13/18																																																									
4		Construction Document Phase	90 days	Mon 7/16/18	Fri 11/16/18																																																									
5		DSA Approval Phase	180 days	Mon 11/19/18	Fri 7/26/19																																																									
6		Bidding Phase	60 days	Mon 1/6/20	Fri 3/27/20																																																									
7		Construction Administration Phase	365 days	Mon 3/30/20	Fri 8/20/21																																																									
8		Project Closeout Phase (TBD)	45 days	Tue 9/21/21	Mon 11/22/21																																																									

Jackson Elem School 03/16/18	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			

Jackson Elementary School



LONGFELLOW ELEMENTARY SCHOOL

MEASURE O PROJECT

Operations Board Subcommittee

March 16, 2018

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Measure O Project Budget Summary
REVISED BUDGET

Project: **Longfellow Elementary**

Group: **C**

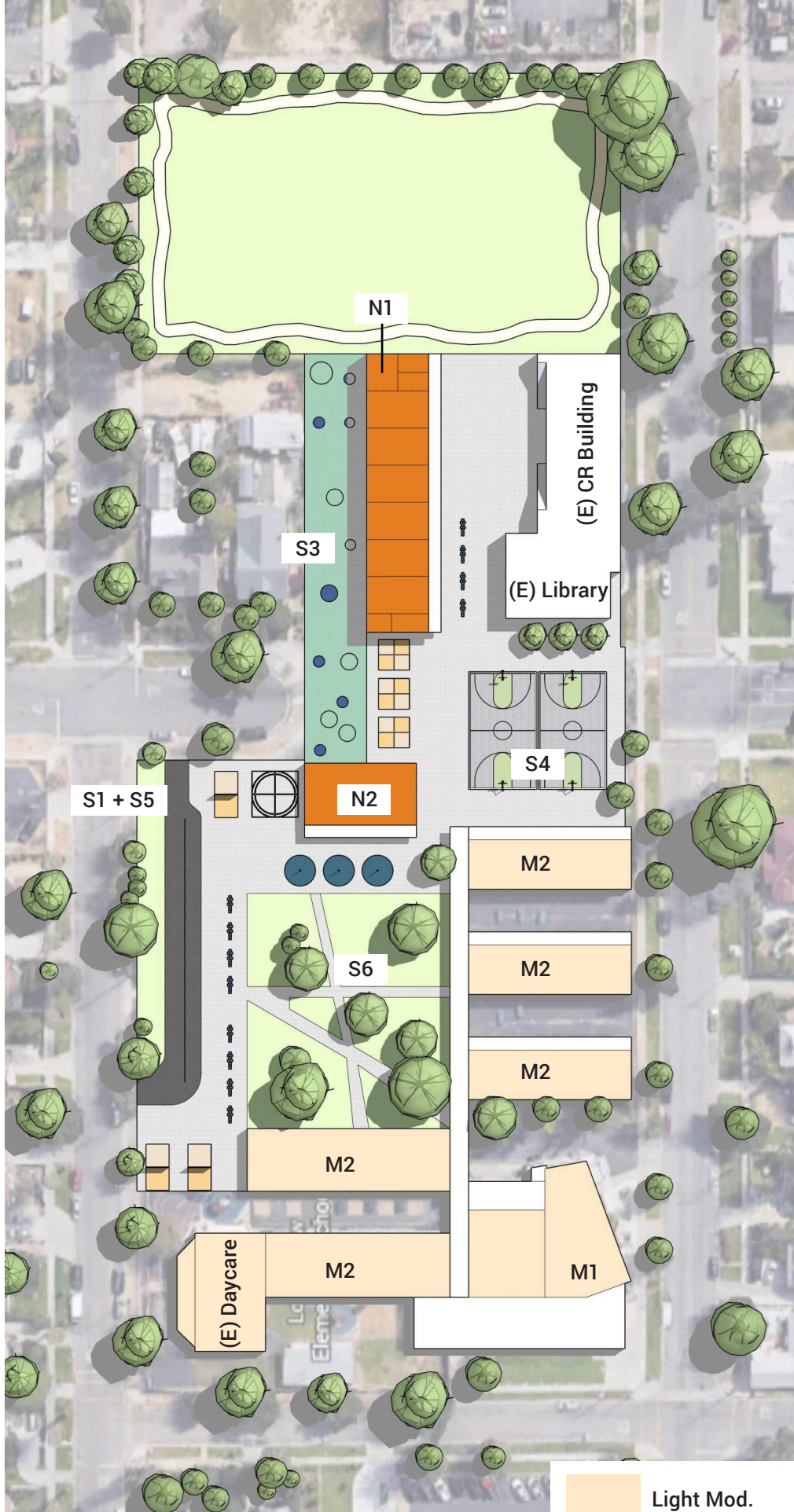
A		Revised Allocation:	Original Allocation:
	Total Allocation:	<u>\$ 21,273,777</u>	<u>\$ 12,638,170.00</u>
	Modernization Allocation:	\$ 5,851,248	\$ 6,685,210
	New Construction Allocation:	\$ 15,422,529	\$ 5,952,960
Funding Sources:			
	Measure O:	\$ 17,801,007	\$9,165,400
	*State Match:	\$ 3,472,770	\$ 3,472,770
	Other:	\$ -	\$ -
	Total:	<u>\$ 21,273,777</u>	<u>\$ 12,638,170</u>
*Pending State application and award of funds			
Project Budget:			
	Hard Construction Cost:	\$ 11,595,202	\$ 7,431,243
	Constr. Escalation/Contingency:	\$ 3,296,443	\$ 1,415,475
	Soft Costs (design, survey, etc.):	\$ 5,617,609	
	Furniture/Equipment:	\$ 218,496	
	Interim Housing:	\$ -	(Phasing plan)
	Project Contingency	\$ 546,027	
	Total:	<u>\$ 21,273,777</u>	

B	Hard Cost Budget + escalation:	<u>\$ 14,891,645</u>	<u>\$ 8,846,718.00</u>
			Total Increase:
			<u>\$ 8,635,607</u>

RIVERSIDE UNIFIED SCHOOL DISTRICT
Longfellow Elementary School Project Summary

	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Site Work	New parking/dropoff area, fencing, removal of relos, grading, kinder play yard, hard court play area	\$ 2,175,549	
2	Site Utilities	Domestic and fire water, sewer, storm drain, gas, electrical power upgrades, low voltage	\$ 504,156	
3	Modernization of Existing MPR & Classrooms	Paint, windows, ceilings, flooring, roofing repair, lighting, electrical, low voltage	\$ 2,261,696	
4	Renovation of Existing Admin.	Once the new admin. bldg. is complete, the existing one can be reconfigured to offices for support staff, parent center, and daycare	\$ 423,500	
5	New Classroom Building	2-story 12-classroom building, including 6 kinder classrooms, 6 upper-grade classrooms, student/staff restrooms, and support spaces	\$ 5,385,300	
6	New Admin. Building	3,000 Sq. Ft. administration building	\$ 525,000	
7	New Shade Structure	In quad area near cafeteria	\$ 320,000	
		Escalation and Contingency	\$ 3,296,443	

Subtotal Modernization	\$ 3,189,352	
Subtotal New Construction	\$ 8,405,849	
Escalation and Contingency	\$ 3,296,443	
TOTAL PROJECT COST	\$ 14,891,644	



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

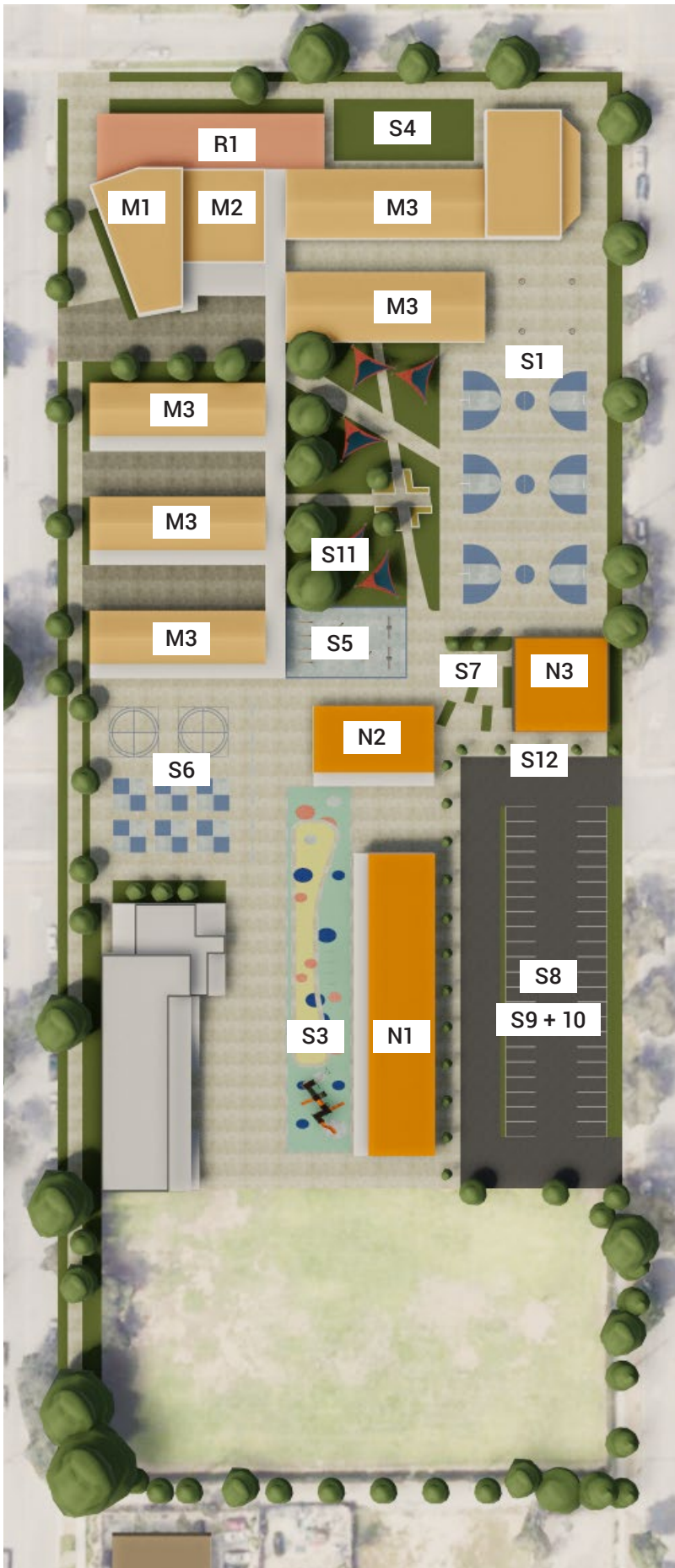
\$9,306,749

TOTAL PROJECT COST

Soft Costs: \$2,792,025

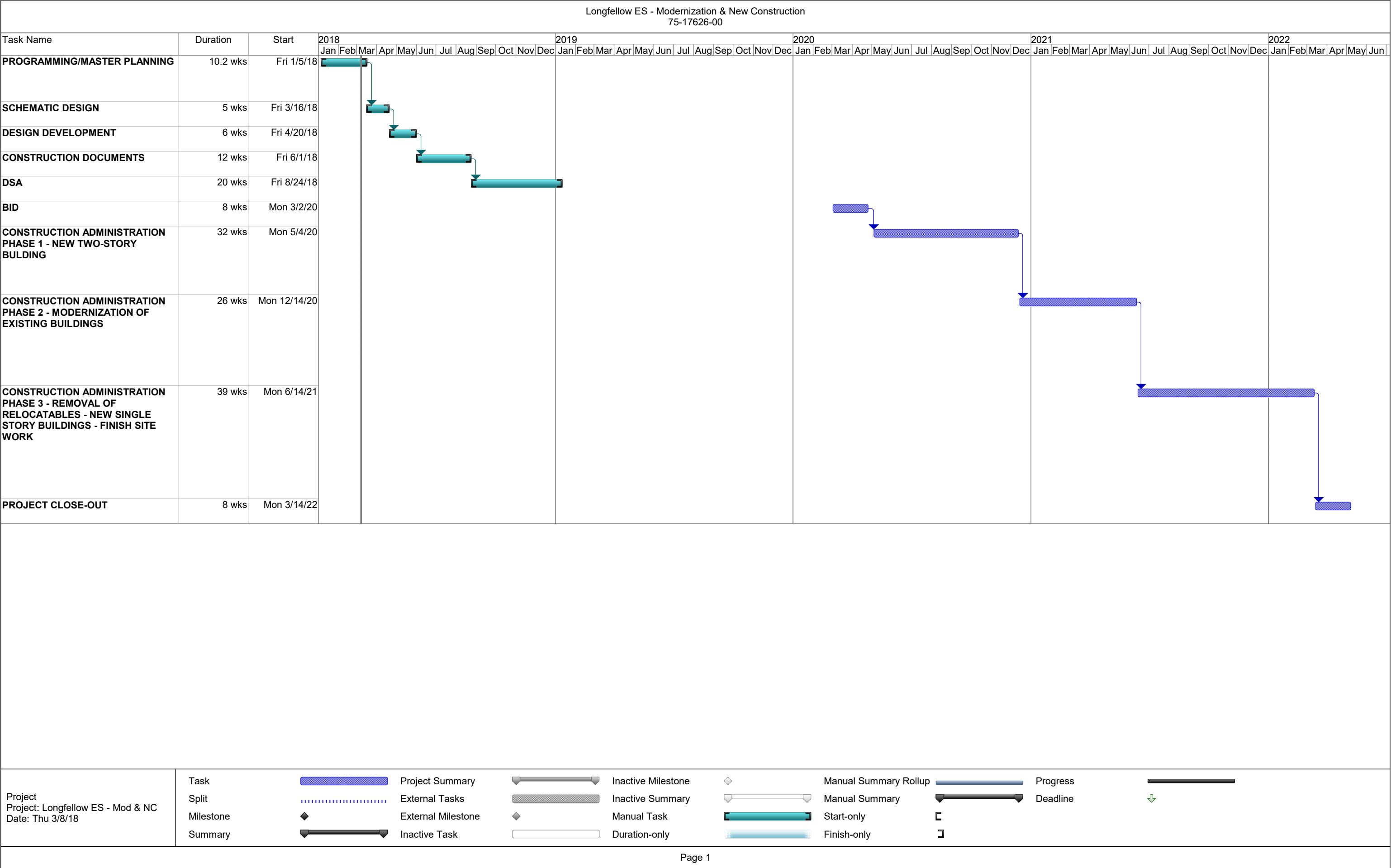
\$12,098,774

Option 1



SITE WORK		
S1	Removal of relocatable classrooms	\$ 88,858
S2	Grading	\$ 298,491
S3	Kindergarten play yard	\$ 150,174
S4	Preschool/daycare play yard	\$ 34,608
S5	Play equipment with safety surface	\$ 43,260
S6	Hard court play area	\$ 138,040
S7	Entry court plaza	\$ 15,047
S8	New parking & drop-off	\$ 399,258
S9	Purchase of adjacent residential lots	\$ 700,000
S10	Demolition of existing residential lots	\$ 31,136
S11	Central courtyard landscape repair	\$ 73,080
S12	Campus Fencing	\$ 105,000
	Miscellaneous (5% of site costs)	\$ 98,598
		\$ 2,175,549
Site Utilities		\$ 504,156
Modernization		
M1	MPR	\$ 273,540
M2	Food Service	\$ 324,800
M3	Classrooms	\$ 1,936,896
Modernization COSTS		\$ 2,261,696
Renovation		
R1	Administration (convert to Parent Center/Classroom and Daycare)	\$ 423,500
Renovation COSTS		\$ 423,500
Buildings		
N1	Two-story classroom building (4 kindergartens, 6 classrooms)	\$ 4,881,300
N2	Single story modular building (2 kindergartens)	\$ 504,000
N3	Single story administration building	\$ 525,000
N4	Lunch Shelter	\$ 320,000
Buildings COSTS		\$ 6,230,300
HARD COSTS TOTAL		\$ 11,595,202
	Escalation	\$ 2,136,923
	Overall Contingency	\$ 1,159,520
TOTAL ANTICIPATED CONSTRUCTION COST		\$ 14,891,645
	Soft Costs	\$ 4,467,494
TOTAL ANTICIPATED PROJECT COST		\$ 19,359,139

Option 2





MONROE ELEMENTARY SCHOOL

MEASURE O PROJECT

Operations Board Subcommittee

March 16, 2018

Table of Contents

1) Budget Summary

2) Project Summary

3) Site Renderings

4) Schedule

REVISED BUDGET

Group: **B**

*Pending State application and award of funds

B	Hard Cost Budget + escalation:	<u>\$ 16,041,518</u>	\$4,527,990
			Total Increase:
			\$ 16,091,208

RIVERSIDE UNIFIED SCHOOL DISTRICT
Longfellow Elementary School Project Summary

	Description	Program and Scope	Cost Est (Recommended SOW)	Note
1	Modernization of Existing Buildings (replace major building systems)	Code requirements, fire alarm, HVAC, plumbing, roofing, door hardware, exterior paint	\$ 7,874,361	
2	Site Work	Replace kinder play equipment, improve irrigation/drainage near kinder yard	\$ 83,868	
3	New Classroom Building	1-story 5-kinder-classroom building, including student/staff restrooms, and support spaces	\$ 4,717,838	
4	Restroom Expansion	Two new restroom facilities with additional boys & girls fixtures	\$ 1,224,000	

Subtotal Modernization & New Kinder Wing			\$ 13,900,067	
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Alternate	New Student Drop-off and Parking Lot	To improve safety & alleviate the issues at the front of campus; includes security lighting	\$ 1,538,292	
Alternate	New Shade Structure	Location dually serves as playground shade and lunch shelter	\$ 488,835	

TOTAL PROJECT COST INCL. ALTERNATES			\$ 15,927,194	
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CODE REQUIREMENTS:

- | | |
|------------|--|
| 1M | FIRE ALARM UPGRADES (APPLICABLE TO ENTIRE CAMPUS): \$533,166 |
| 1P | PATH OF TRAVEL-PEDESTRIAN WALKWAY/ CURB RAMPS -
TRUNCATED DOMES: \$1,212,566 |
| 1Q | FENCE AND GATES REPLACEMENT (40 L.FT. X 8' HIGH) -
AT MAIN CAMPUS ENTRY: \$51,255 |
| 1L | DOOR THRESHOLDS (75 DOORS): \$25,818 |
| 1T | NON COMPLIANT RAMP REMOVE/ REPLACE AT PORTABLE 28: \$14,917 |
| 1LB | DOOR HARDWARE REMOVE/ REPLACE (75 DOORS): \$86,062 |
| 1 | ABATEMENT: \$76,500 |
| 1FC | REPLACE NON COMPLAINT CASEWORK AND LAVATORY AT EACH
CLASSROOM: \$385,039 |
| 1W | ACCESSIBLE DRINKING FOUNTAIN - TYPICAL OF (12): \$103,428 |

M&O REQUESTED - PARTIAL:

- | | |
|----|--|
| 1J | PLUMBING UPGRADE: \$1,466,420 |
| 1F | IRRIGATION - REPLACEMENT NEAR KINDERGARTEN: \$15,018 |
| 1N | PLAYGROUND EQUIPMENT - REPLACEMENT: \$68,850 |







SITE REQUESTED - HIGH PRIORITY - PARTIAL:

- 12C** NEW FENCE/ GATES - FRONT OF SCHOOL: \$25,627
- 1B** PROPOSED PICK-UP/ DROP-OFF: \$1,512,665

SCHOOL'S PRIORITIES:

- ## 1. PARKING AND DROP-OFF/ PICK-UP SAFETY & IMPROVEMENTS

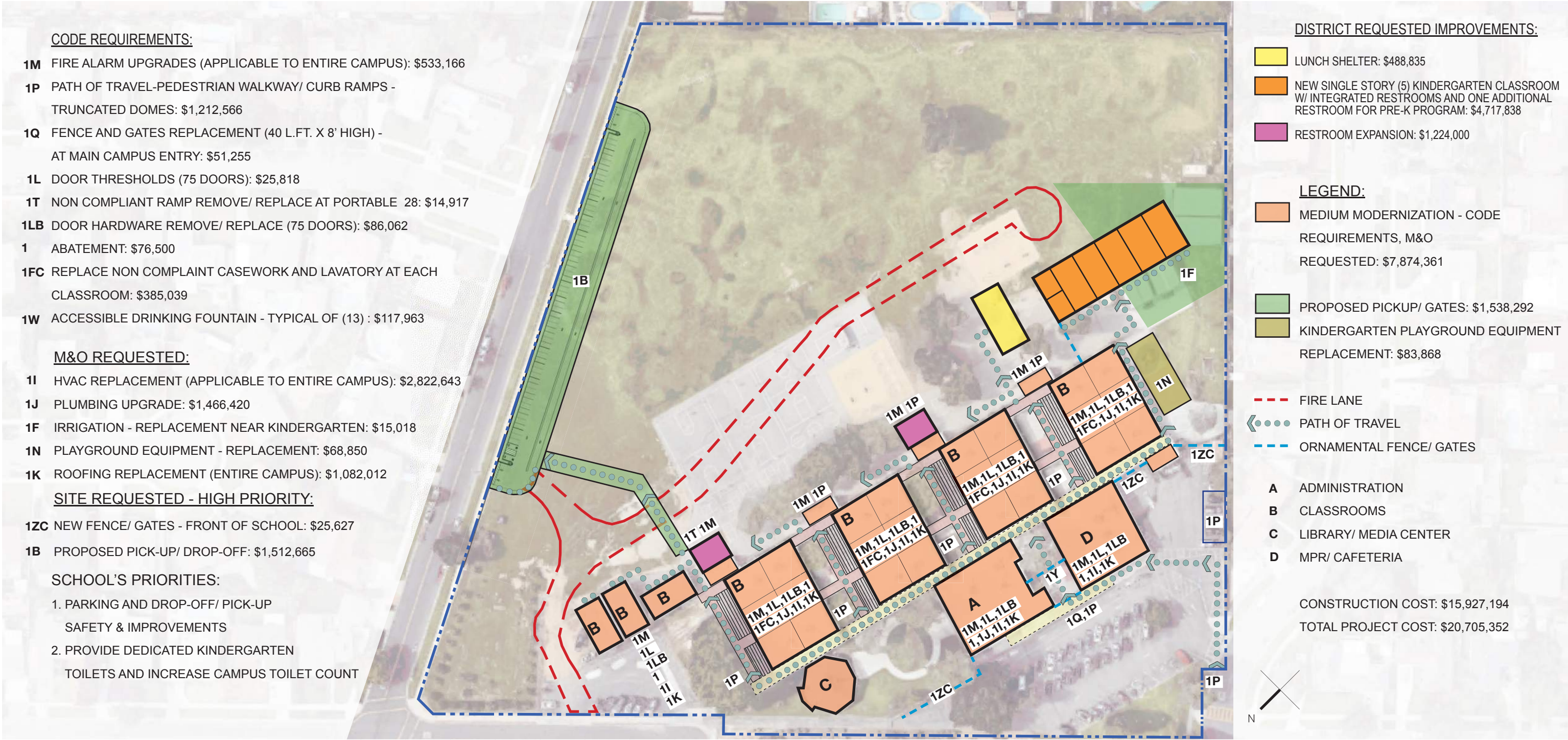
LEGEND:

-  LIGHT MODERNIZATION - CODE REQUIREMENTS, M&O REQUESTED - PARTIAL: \$3,955,168
 -  PROPOSED PICK-UP/ GATES: \$1,538,292
 -  KINDERGARTEN PLAYGROUND EQUIPMENT REPLACEMENT: \$83,868
 -  FIRE LANE
 -  PATH OF TRAVEL
 -  ORNAMENTAL FENCE/ GATES
-
- A** ADMINISTRATION
 - B** CLASSROOMS
 - C** LIBRARY/ MEDIA CENTER
 - D** MPR/ CAFETERIA

CONSTRUCTION COST: \$5,577,328
TOTAL PROJECT COST: \$7,250,526



MONROE ELEMENTARY SCHOOL - OPTION 1 - MINIMAL SCOPE



MONROE ELEMENTARY SCHOOL - OPTION 2 - HIGHEST SCOPE - HIGH & MEDIUM PRIORITY

March 13, 2018

Client: Riverside Unified School District

Project Name: Monroe ES - Modernization

HMC # 3152178

Option One – Scope of Work

Conceptual Schedule		
Schematic Design	1 Month	April 30, 2018
Design Development	2 Months	June 30, 2018
Construction Documents/ DSA Submittal	3 Months	September 30, 2018
DSA Review	6 Months	March 31, 2019
Bidding	2 Months	January 31, 2020
Construction Start		March 1, 2020
Construction Complete	6 Months	August 31, 2020