

**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; Tasceae 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, 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 replaced 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.