

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

Operations Board Subcommittee Meeting

February 13, 2019

3:00 p.m. – 5:00 p.m.

Conference Room 3

3380 14th Street, 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 December 12, 2018, and January 8, 2019, meetings.

2. Deferred Maintenance - 2018-2019 Summary List

Staff will present an inventory of high priority deferred maintenance needs for the 2018-2019 school year as well as funding recommendations.

3. Measure O Project Signs

Staff will give a presentation on signs installed for Measure O Projects in Group A.

4. Bryant Elementary School Gayle Cloud Library

Staff will present mockups of the exterior lettering and interior dedication display for the Gayle Cloud Library at Bryant Elementary School.

5. Central/Victoria Water

Staff will present a history of the Gage Canal Company's water rights attributed to the Central and Victoria property.

6. Lead Testing in Drinking Water

Staff will update the subcommittee on the status of the AB 746 Drinking Water Testing.

7. Projects Groundbreaking Protocol

Staff will present an update on projects moving to construction this summer and will ask for the subcommittee's input concerning groundbreaking protocol.

8. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Wednesday, March 20, 2019, 3:00 – 5:00 p.m., in Room 6 at the Riverside Adult School, 6735 Magnolia Ave., Riverside, CA 92506.

Conclusion

Subcommittee Members Comments

Adjournment

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
December 12, 2018
2: 30 p.m. – 4:30 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 2:30 p.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, Planning and Development Director; Ken Mueller, Maintenance and Operations Director; Kevin Hauser, Facilities Planning Assistant Director; Daniel Rodriguez, Facilities Projects Assistant Director; Gabby Adame, Facilities Analyst; Annette Alvarez, Fiscal Services Manager; Lawanna Stewart-Barnes, Special Education Program Specialist; Cynthia Hartshorn, Special Education Coordinator; Richard Prince, Community Relations Manager; Michael A. Bern, Principal Architect, Formillus; and Lizette Delgado, (Recorder).

Public Input

There were no requests 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 August 7, 2018, meeting, as presented.

2. District Office Update

This item was pulled from the agenda and it will be presented at a future subcommittee meeting.

3. Project TEAM Feasibility Study

Staff informed the subcommittee that the feasibility study was conducted at the request of the District Superintendent and Board Member Farooq. The Facilities Study of Project TEAM program buildings included an assessment of current site conditions, report of findings, and staff recommendations. Project TEAM site renovation is a Measure O Group G project. Staff presented Option 1, Facility Repair, with total project cost of \$4,855,539; and Option 2, Facility Replacement, with a total project cost of \$5,873,453.

The subcommittee discussed the information presented. Staff recommended that a master plan of the campus be developed with the participation of all stakeholders (six different programs function at the site) to look at different alternatives for the site. A proposed plan will be presented at a future subcommittee meeting.

4. **SB 237 - An Act to Amend Section 365.1 of the Public Utilities Code, Relating to Electricity - Update**

Approved by Governor Brown on September 20, 2018, SB 237 increases the current cap on direct transactions between retail electricity suppliers and non-residential end-use customers. Staff has researched Direct Access, a program that came out of deregulation that allows large commercial and industrial power consumers to purchase power from alternate generators. Electricity may be purchased through a third party Electric Service Provider (ESP). Staff also met with Charles J. Hyland, URM Group, Irvine, CA, the ESP that Corona/Norco School District uses for their direct access program. It was advised that RUSD would not save money over Riverside Public Utilities because the company is not under the jurisdiction of the Public Utilities Commission.

5. **Electric Car Charging Stations**

Staff presented information on current trends and regulations impacting public schools in California in regard to the installation and operation of electric car charging stations. Staff informed the subcommittee that District projects may include electric car charging station infrastructure, pursuant to the Division of the State Architect (DSA) requirements. The DSA requirements are currently being evaluated.

6. **Matthew Gage Middle School Mural and Landscape Project Update**

Staff presented information on the proposed mural planned for the front of Matthew Gage Middle School. The mural highlights the Matthew Gage Canal and its historic significance. The subcommittee asked staff to design a sign for the project, which will be presented to the subcommittee's approval at a future meeting. The subcommittee approved the design of the mural.

7. **Grant School Monument Options**

Staff presented options for the Grant Education Center Monument as part of the modernization project. After a brief discussion, the subcommittee made several suggestions and recommendations concerning the designs and asked staff to present new renderings at a future meeting.

8. **Schedule of Meetings**

The subcommittee review and approved the schedule of meetings for 2019. Scheduled meetings will be held on Wednesdays from 3:00 – 5:00 p.m., or as stated otherwise. Location may vary.

Tuesday, January 8, 2019; February 13, 2019; March 20, 2019; April 17, 2019; May 22, 2019; June 19, 2019; July 17, 2019; August 14, 2019; September 11, 2019; October 23, 2019; November 20, 2019; and December 18, 2019.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

Meeting was adjourned at 4:20 p.m.

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
January 8, 2019
3: 00 p.m. – 5:00 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 3:33 p.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, Planning and Development Director; Ken Mueller, Maintenance and Operations Director; Kevin Hauser, Facilities Planning Assistant Director; Annette Alvarez, Fiscal Services Manager; Richard Prince, Community Relations Manager; William J. Perez, Executive Secretary/Business Manager, Riverside and San Bernardino Counties Building and Construction Trades Council; Thomas W. Kovacich, Legal Counsel, Atkinson, Andelson, Loya, Rudd and Romo; Tim Rainey, Executive Director, California Workforce Development Board; and Lizette Delgado, (Recorder).

Public Input

There were no requests to speak with subcommittee members.

Action/Discussion Items

1. Approval of Minutes

Mr. Hunt moved and Mr. Lee seconded to table the approval of the minutes of the December 12, 2018, meeting, to a future meeting.

2. Community Benefits Agreements on School Construction

At the request of Board Member Angelov Farooq, the subcommittee discussed an overview of Community Benefits Agreements on public school construction.

Staff provided information concerning the subcommittee process, welcomed experts in the field that were invited, and informed the subcommittee that the item was being presented for their information and review.

Thomas W. Kovacich gave a presentation on Community Workforce Agreements (CWA) (also referred as Community Benefits Agreements, Project Labor Agreements), which included information regarding (1) Statutory Requirements of CWAs; (2) Arguments in Favor of CWAs; and (3) Arguments Against CWAs. He highlighted some of the laws, provisions, and regulations that govern CWAs, and shared information concerning

arguments in favor and against CWAs. Mr. Kovacich responded to questions from staff and subcommittee members about the information that was presented.

Bill Perez also responded to questions from staff and subcommittee members, and provided information regarding several items of negotiation and procedures concerning the Community Workforce Agreements with local construction industry unions. He provided information on the Building Trades Multi-Craft Core Curriculum (MC3), a comprehensive pre-apprenticeship program. Mr. Perez added that the program focuses on very specific skills, exposing participants to different building trades' career opportunities and on the job training. He mentioned that the size of the program and local hiring opportunities depend on the geographic area/region.

Tim Rainey shared with the subcommittee the social benefits of the CWAs through the partnerships with the Building Trades pre-apprenticeships programs and State funding opportunities for such programs. He added that pre-apprenticeships programs create opportunities for disadvantaged populations for training in many different building trades crafts.

Subcommittee members agreed this is a very important topic, requiring a lot of information. They added that having experts in the field attending the meeting was very helpful, but there are still many questions concerning the CWAs. They requested more information be presented at a future meeting before the topic is presented to the entire Board of Education.

Staff indicated that meetings will be held to analyze the information that was presented and to formalize questions for Mr. Kovacich and Mr. Perez. The data will be presented for further discussion at a future subcommittee meeting. It was also requested that field trips to regional apprenticeship programs be scheduled.

Subcommittee members thanked those in attendance for their participation and for the information that was presented.

3. Deferred Maintenance – 2018-2019 Summary List

Item will be presented at a future subcommittee meeting.

4 Measure O Projects Signs

Item will be presented at a future subcommittee meeting.

5. Schedule of Meetings

The subcommittee's next meeting is scheduled for Wednesday, February 13, 2019 at 3:00 p.m. in Room 6 at the Riverside Adult School, 6735 Magnolia Ave., Riverside, CA 92506.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

Meeting was adjourned at 5:35 p.m.



Critical Deferred Maintenance Needs

February 13, 2019
Board Operations Subcommittee

Background

Deferred Maintenance

- Also known as Capital Renewal
- Limited to existing facilities and systems
- Allowances for code upgrades
- May require A&E services and DSA approval
- Typically contracted projects (Over \$45,000)
- Major building components or systems
- Typically on a replacement cycle

Deferred Maintenance Funding

- State DM program eliminated in 2015 and absorbed into LCFF (dollar for dollar match)
 - 2015-16 - \$5,000,000
 - 2016-17 - \$6,000,000
 - 2017-18 - \$500,000
 - 2018-19 - \$500,000
- 5 and 15 Year Plans
- “Good Repair” FIT Inspections

Background

Routine Maintenance

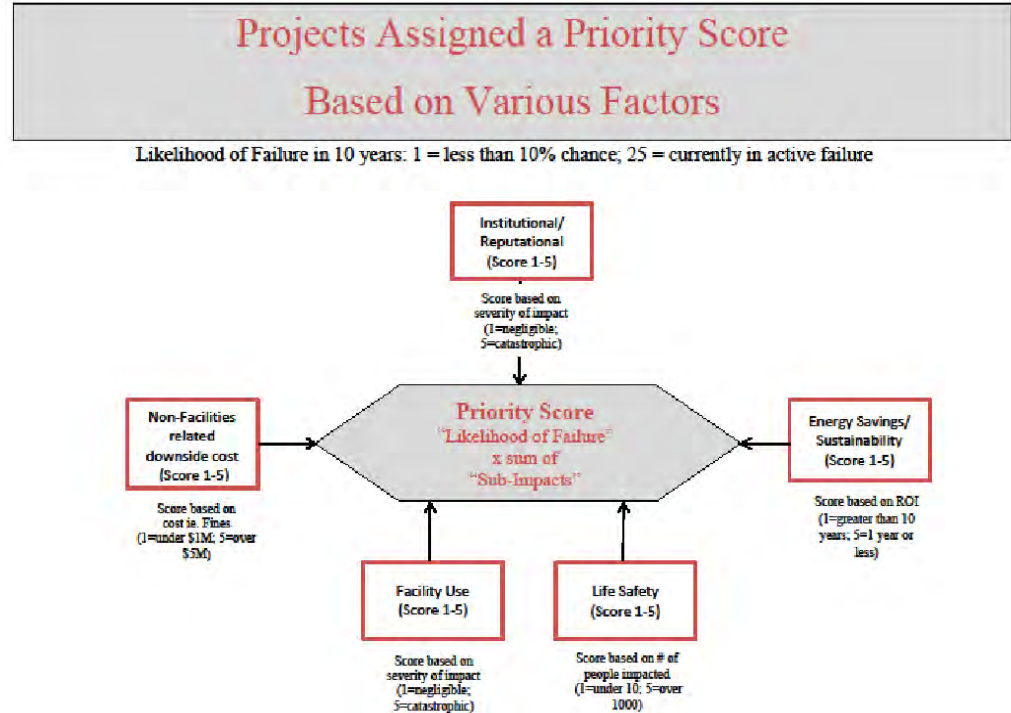
- Limited to existing facilities and systems
- Repair of existing building systems
- Replacement of worn or failed parts
- Predictive and Preventative Maintenance
- Minor modifications of existing facilities
- Maintenance contracts
- Permits associated with building systems

Routine Restricted Maintenance Funding

- Education Code 17070.75
 - “Good Repair”
 - 3% of total general fund expenditures
 - Flexibility granted through 2020
- Use for all maintenance salaries and overhead (trucks, tools and equipment, training, fuel, etc.)
 - 2015-16 - \$12,945,548
 - 2016-17 - \$12,713,609
 - 2017-18 - \$16,045,321
 - 2018-19 - \$13,499,688
- Not for operational costs

Identification and Prioritization Process

- 15 Year Capital Renewal Plan
 - Value - \$261 Million
- Current Years of Plan
 - 2017-18
 - 2018-19
 - 2019-20
- Prioritized Using 6 Criterium:
 - Likelihood of Failure
 - Energy Savings
 - Life Safety
 - Facility Use
 - Non-Facility Use Down Side
 - **Scheduled Modernization**
- Value - \$5,190,500



Castle View Roof

- **Project Description: Roof Replacement**
- **Estimated Cost: \$150,000**
- **Priority Ranking: 475**
- **Roof repair can not wait. Leaks will keep getting worse impacting the student and staff. The roof is out of certification and should be recertified.**
- **There has been 28 work order issued in the past 3 years.**



RAS Fire Alarm Replacement/Upgrade

- **Project Description: Fire Alarm**
- **Estimated Cost: \$250,000**
- **Priority Ranking: 432**
- **The site currently has a Standard 110 fire alarm panel that is over forty years old and it is not monitored. It has hallway pull stations on the first and second floor of the main building and one outside pull station off the 100 building.**
- **There are no spare parts to the Standard 110. There is no audibility in the boardrooms, classrooms and the system has hallway and outside bells that activate during an alarm.**
- **There is no building protection throughout the entire site; just pull stations (evacuation system).**
- **There is no fire or evacuation protection inside A portables or the Community resource portable.**

Lincoln Underground Plumbing

- **Project Description: Plumbing Infrastructure**
- **Estimated Cost: \$300,000**
- **Priority Ranking: 414**
- **The entire site needs to have the gas line replaced. We have patched and repaired numerous holes throughout the campus. This is a safety issue because of the deteriorating gas lines.**



Rivera Roof

- **Project Description: Roof Replacement**
- **Estimated Cost: \$60,000**
- **Priority Ranking: 408**
- **Asphalt shingles are very worn and beyond useful life. Flat roof is overdue for recertification.**
- **There has been 14 work orders issued in the past 2 years.**



King Track and Field

- **Project Description: Track and Field Replacement**
- **Estimated Cost: \$1,000,000**
- **Priority Ranking: 400**
- **Artificial Turf Football Field and Track have passed its useful life cycle and showing wear that is causing safety and injury concerns. The cost in maintaining the failing surfaces is increasing annually as it continues to deteriorate and playability is diminishing.**



Multiple School Asphalt Crack Fill

- **Project Description: Asphalt Crack Fill**
- **Estimated Cost: \$650,000***
- **Priority Ranking: 400**
- **The district wide Asphalt Assessment has concluded that 30 School Sites have been identified that are in need of major Asphalt Crack Repair. The cracks run from ½” to 3 “ wide and pose continual safety issues for Students and Staff and continue to degrade the existing Asphalt.**



Rivera Asphalt Replacement

- **Project Description: Asphalt Replacement**
- **Estimated Cost: \$244,000**
- **Priority Ranking: 384**
- **The asphalt playground has shifted and is causing very large cracks that are not maintainable. The sub-structure is continually shifting and will continue to be a safety issue for students and staff.**
- **Project includes stabilized base**



Franklin Fire Alarm Replacement

- **Project Description: Fire Alarm Replacement**
- **Estimated Cost: \$250,000**
- **Priority Ranking: 384**
- **The FACP was replaced in March 2018 under emergency FACP replacement, the old FACP would not reset after an alarm.**
- **The site currently has old conventional smoke detectors that are over 25 years old and no longer serviceable**



Bryant Roof

- **Project Description: Re-roof**
- **Estimated Cost: \$150,000**
- **Priority Ranking: 384**
- **Repeated leaks that are unrepairable**
- **The roof is out of certification and should be recertified**
- **There has been 17 work order issued in the past 2 years.**



Sierra Asphalt Replacement

- **Project Description: Asphalt Replacement**
- **Estimated Cost: \$91,500**
- **Priority Ranking: 384**
- **The asphalt Physical Education area has shifted and is causing very large cracks that are not maintainable. The sub-structure is continually shifting and will continue to cause safety issues.**
- **Project includes stabilized base**



Victoria Canopy Structure

- **Project Description: Wall Systems**
- **Estimated Cost: \$750,000**
- **Priority Ranking: 375**
- **The Canopy is pulling away from the building. The canopy connections will be reengineered and reconstructed.**
- **Re-roof is included in scope of work. 48 work orders in 2 years affiliated with roof leaks.**



Central Roof

- **Project Description: Re-Roof**
- **Estimated Cost: \$140,000**
- **Priority Ranking: 374**
- **The roof leaks, and is out of certification and past warranty. Leaks will continue to progress impacting students and staff.**
- **There has been 29 work orders issued for roof leaks in the past 2 years.**



Multiple School Rubberized Playground Surface

- **Project Description:** Playground Resurface Rubber
- **Estimated Cost:** \$260,000
- **Priority Ranking:** 360
- **The Rubberized Play Surface at 6 elementary schools no longer meets the standards for playground compliance.**
- **These surfaces have been patched multiple times and can no longer be repaired.**



Ramona Kitchen Plumbing

- **Project Description: Kitchen Plumbing Replacement**
- **Estimated Cost: 300,000.00**
- **Priority Ranking: 352**
- **The entire Ramona cafe water line is deteriorated beyond repair.**
- **Each repair requires an unscheduled shutdown of the kitchen. Some repairs have taken several days.**



North Roof

- **Project Description: Roof Recertification and Replacement**
- **Estimated Cost: 600,000.00**
- **Priority Ranking: 350**
- **Roof is beyond patching and must be replaced. This is a combination recertification and replacement project.**
- **There has been 39 work order issued in the past 3 years.**



Recommended Funding Sources

Business Services and the Operations Division met to discuss these critical projects and recommend the following funding strategies:

- MLK Track and Field be funded with available CFD funds and scheduled for Summer 2020
- RAS Fire Alarm be funded using Adult Education funds
- Look into using Nutritional Services funds for the Ramona Kitchen
- All other priority projects to be funded using unspent carry-over from the 2018-19 fiscal year.

In order to appropriately maintain aging facilities an ongoing DM Budget should be considered as an LCAP Goal 1 Priority.

Questions and Next Steps



Measure O Project Signs

Operations Board Subcommittee
February 13, 2019



Highgrove Elementary School



Madison Elementary School



Jefferson Elementary School





Harrison
Elementary
School

YOUR *MEASURE O* DOLLARS AT WORK
FACILITIES UPGRADES
GROUND BREAKING IN 2019

SIERRA MIDDLE SCHOOL

FOR MORE PROJECT
INFORMATION VISIT:
riversideunified.org/measureOprojects

RIVERSIDE
UNIFIED SCHOOL DISTRICT

BOARD OF TRUSTEES

Mr. Brent Lee, Trustee Area 5

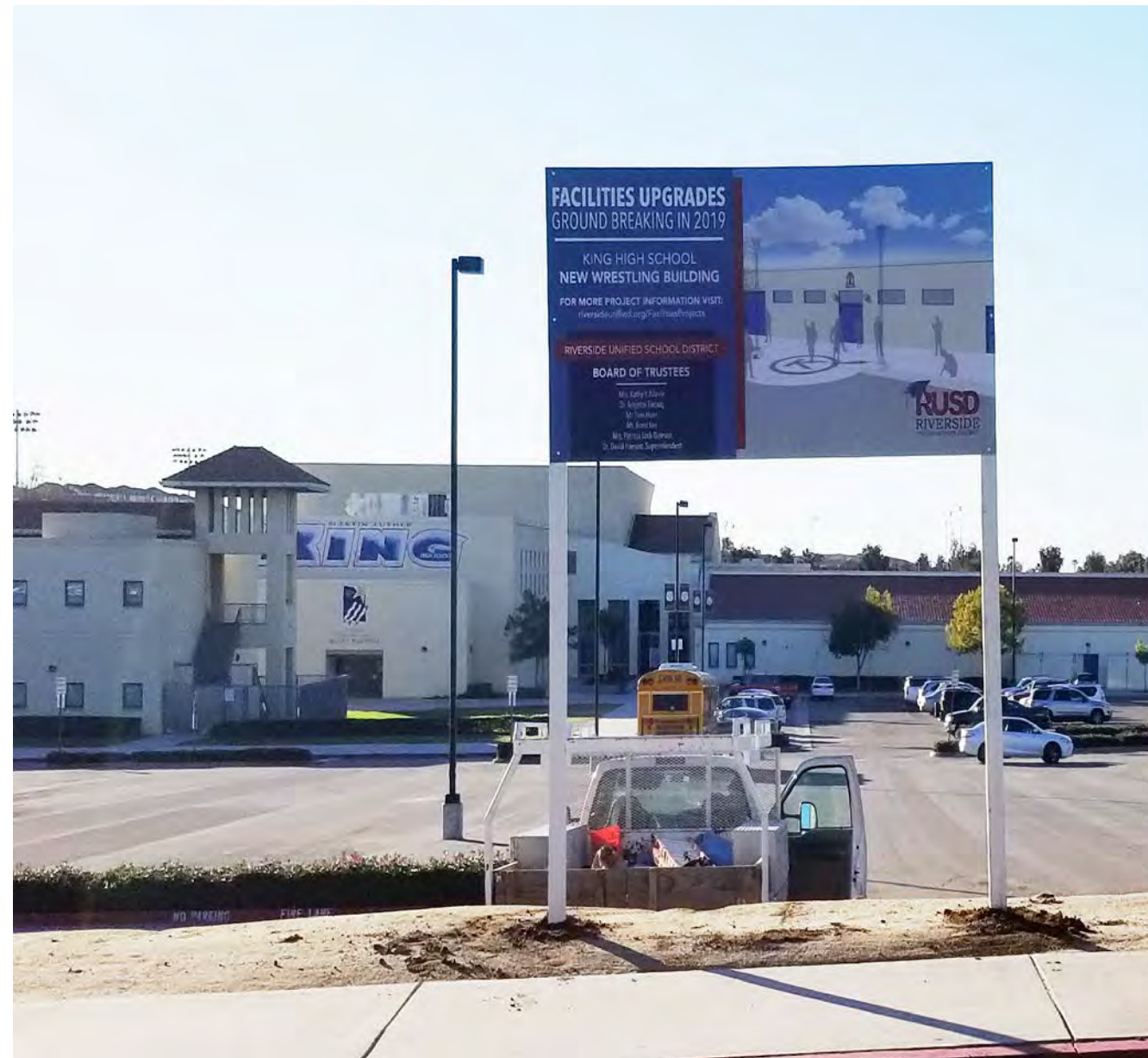
Mrs. Kathy Y. Allavie, Trustee Area 1
Mrs. Patricia Lock-Dawson, Trustee Area 2
Dr. Angelov Farooq, Trustee Area 3
Mr. Tom Hunt, Trustee Area 4
Dr. David Hansen, Superintendent



Sierra Middle
School



King High School Parking Lot



King Wrestling Building



Gayle Cloud Library Dedication Bryant Elementary School

**Operations Board Subcommittee
February 13, 2019**



Exterior lettering

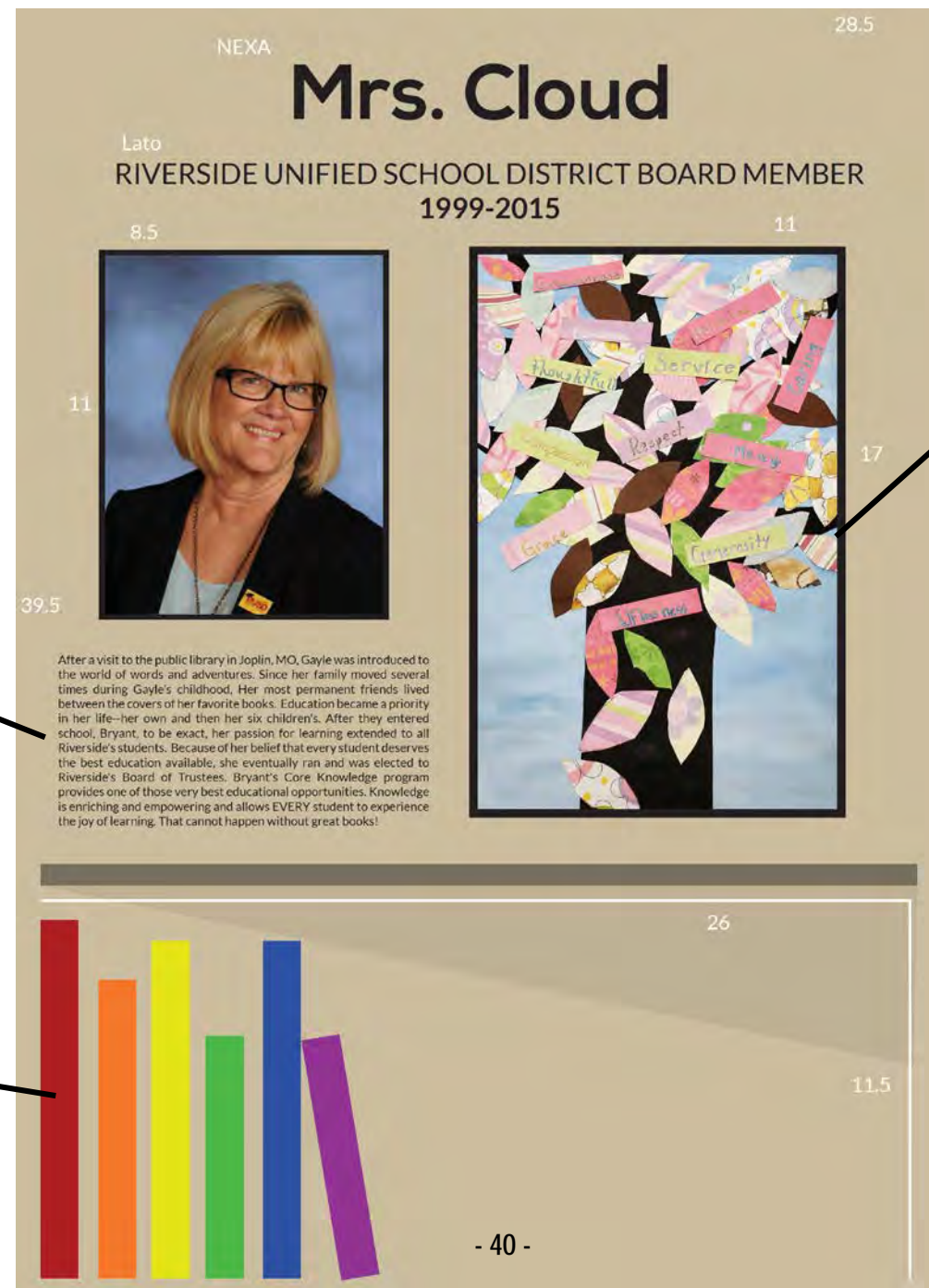


- 38 - Interior dedication location



Interior dedication
location

Interior dedication mockup



Bookshelf with Mrs.
Cloud's favorite
books



Ownership History of Gage Canal Company Stock for the Central and Victoria Property

February 13, 2019

Operations Board Subcommittee Meeting

City of Riverside vs. The Gage Canal Company

- ❑ EMINENT DOMAIN AND FINAL ORDER OF CONDEMDATION FILED BY THE CITY OF RIVERSIDE PURSUANT TO CALIFORNIA MUNICIPAL WATER DISTRICT ACT OF 1911
- ❑ FINAL JUDGEMENT JUNE 9, 1965 – SUPERIOR COURT, RIVERSIDE CALIFORNIA
- ❑ AWARDED THE CITY OF RIVERSIDE ALL PROPERTY, WATER RIGHTS, WELLS AND INFRASTRUCTURE OF THE GAGE CANAL COMPANY
- ❑ CITY OF RIVERSIDE IS REQUIRED TO CONTINUE SERVICING SHARE HOLDERS
- ❑ MANY SHARES HAVE BEEN VOLUNTARILY SURENDERED TO THE CITY
- ❑ CITY OF RIVERSIDE HAS BEEN ACTIVELY AQUIRING GAGE SHARE SINCE 1950
- ❑ LEGAL APPEALS HAVE CLARIFIED THAT INDIVIDUAL SHARE HOLDERS OF THE GAGE CANAL COMPANY DO NOT OWN INTEREST IN THE PHYSICAL PROPERTY BUT, RATHER, THEY OWN A RIGHT TO HAVE WATER DELIVERED TO THEIR PROPERTIES.

Ownership History of Gage Canal Company Stock for the Central / Victoria Property

10 Acre
RUSD Site

20 Shares
C064
Bennett 1966

C645
Emmy Holding
1974

C942
Sant 1977

C1136
Vanguard 1980

C1176
Diawa Corp.
1980

4 Acre
Residential
Lots

8 Shares
A1990
Bennett 1956

C065
Bennett 1966

C646
Emmy Holding
1974

C943
Sant 1977

C1135
Vanguard 1980

C1175
Diawa Corp.
1980



B1264
28 Shares Combined and
Surrendered to the City
of Riverside by the
Diawa Corp.
1981

Next Steps

- Work with RPU to secure a means to connect to existing agricultural water source in Central
- Purchase via RPU WR-8 rate
- Leverage other Gage stock
 - Cleveland/Myers
 - Hawthorne