

**RIVERSIDE UNIFIED SCHOOL DISTRICT  
OPERATIONS DIVISION**

**Operations Board Subcommittee Meeting**

**January 8, 2019**

**3:30 p.m. – 5:30 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 December 12, 2018, meeting.

**2. Community Benefits Agreements on School Construction**

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

**3. Deferred Maintenance – 2018-2019 Summary List**

Staff will present a summary worklist of school site deferred maintenance for the 2018-2019 school year.

**4. Measure O Projects Signs**

Staff will update the subcommittee on the Measure O Projects signs.

**5. Schedule of Meetings**

The subcommittee's next meeting has been 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**

**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 14<sup>th</sup> 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.



# **Critical Deferred Maintenance Needs**

January 8, 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

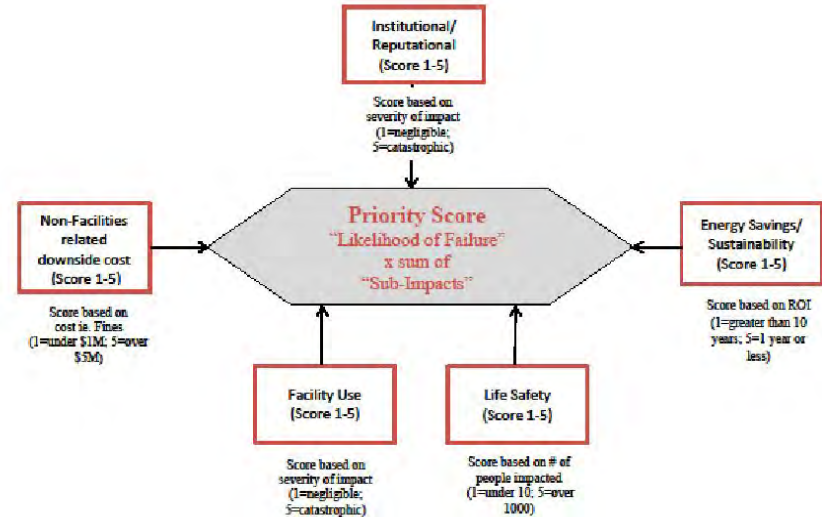


# Identification and Prioritization Process

- 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

## Projects Assigned a Priority Score Based on Various Factors

Likelihood of Failure in 10 years: 1 = less than 10% chance; 25 = currently in active failure



# 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.**





# Questions and Next Steps

# Community Workforce Agreements

Riverside Unified School District

January 8, 2019




## Presented by:

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## Community Workforce Agreements

Riverside Unified School District  
January 8, 2019



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# I. STATUTORY REQUIREMENTS OF COMMUNITY WORKFORCE AGREEMENTS (“CWA”)

**aa/rr**

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## Statutory Requirements of Community Workforce Agreements (“CWA”)

1. "Project labor agreement" means a prehire collective bargaining agreement that establishes terms and conditions of employment for a specific construction project or projects and is an agreement described in Section 158(f) of Title 29 of the United States Code.

## Statutory Requirements of Community Workforce Agreements (“CWA”)

Continued

2. A public entity may use, enter into, or require contractors to enter into, a project labor agreement for a construction project only if the agreement includes all of the following taxpayer protection provisions:
  - 1) The agreement prohibits discrimination based on race, national origin, religion, sex, sexual orientation, political affiliation, or membership in a labor organization in hiring and dispatching workers for the project.
  - 2) The agreement permits all qualified contractors and subcontractors to bid for and be awarded work on the project without regard to whether they are otherwise parties to collective bargaining agreements.

## **Statutory Requirements of Community Workforce Agreements (“CWA”)**

Continued

- 3) The agreement contains an agreed-upon protocol concerning drug testing for workers who will be employed on the project.
- 4) The agreement contains guarantees against work stoppages, strikes, lockouts, and similar disruptions of the project.
- 5) The agreement provides that disputes arising from the agreement shall be resolved by a neutral arbitrator.
- 6) Market Participant vs. Market Regulator

**aa/rr**

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## **II. ARGUMENTS IN FAVOR OF COMMUNITY WORKPLACE AGREEMENTS (“CWA”)**

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### Arguments in Favor of CWAs

1. CWAs allow for mechanism to establish "Local Hire" goals, and unique opportunities to partner with the Building Trades including the MC3 Projects.
2. CWAs on public projects offer a guarantee of labor harmony and an agreement to avoid strikes and speedily resolve all labor disputes during the construction of the project.
3. CWAs keep a project on time and on budget by guaranteeing wage costs for the life of the project. The wage rates allow for more accurate bids and keep the project on budget. The work rules and no strikes provisions prevent cost overruns due to delays.
4. CWAs provide for the use of qualified skilled workers and can set goals relating to local hires.

### Arguments in Favor of CWAs

Continued

5. CWAs attempt to require safer working conditions, thereby reducing accidents and worker's compensation claims.
6. Union apprenticeships programs can offer skilled workers at lower costs and save money in the long run and assure that local workers are hired and trained in a specific trade, safety and anti-drug programs.
7. CWAs foster cooperation between the construction workforce and management because of pre-job conferences and set rules and expectations.
8. CWAs provide for a division of labor between trades that provide benefits, such as formal apprenticeship training programs, a network of referrals from union hiring halls, labor discipline and higher skills developed by specialization.

## Arguments in Favor of CWAs

Continued

9. CWAs on public projects can minimize costs and increase efficiency and quality, promote labor-management stability and promote compliance with applicable legal requirements. They address broad public and policy interests, and not just the narrower interests of builders, unions and workers.
10. CWAs help systematize and formalize labor terms, which promote efficiency and lower costs. Wages, benefits, work rules, grievance procedure are spelled out for all contractors and this saves time and money because they are not renegotiated with each contractor or subcontractor. It reduces jurisdictional disputes and provides a mechanism to resolve them.
11. CWAs reduce the risk of construction delays from worker shortages.
12. Statutory Advantages of CWA with respect to Lease Leaseback and Design Build relating to "skilled and trained" workforce.

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## III. ARGUMENTS AGAINST COMMUNITY WORKPLACE AGREEMENTS ("CWA")

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## Arguments Against WCAs

Continued

1. CWAs are not needed to secure "fair" wages to workers on public projects, because these wages are already guaranteed under "prevailing wage" statutes in California.
2. CWAs reduce the opportunity for non-union contractors to compete for work on a project, because even if the work is awarded to them, the contractors must operate under union rules and requirements which undermine the efficiencies and economies of the non-union contractors that give them a competitive advantage.
3. CWAs tend to restrict the number of bidders on a project and reduce the savings to the public that would accrue if non-union contractors could follow their customary methods.
4. CWAs tend to discriminate against non-union workers, by requiring them to either join a union or pay union dues and benefit funds to the union from which they are unlikely to derive benefits for themselves. Non-union contractors generally must also continue to pay their regular employee benefits plus union fees and contributions.

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## Arguments Against WCAs

Continued

5. Because most small contractors are non-union, CWAs limit the business opportunities available for small businesses. Traditionally, women and minority workers are underrepresented in unions and are largely employed by small non-union contractors.
6. CWAs increase the cost of construction projects, even if the projects otherwise require the payment of "prevailing wages." California's prevailing wage laws set wage levels on public projects and CWA wages may be set higher than the prevailing wage. There also is an increased cost to administer the CWA.
7. The possibility for wildcat strikes and walkouts still exist.
8. CWAs are merely just an organizing tool to require construction workers on a CWA project to pay for union membership.

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## Arguments Against WCAs

Continuedd

9. CWAs result in rigid divisions of labor and work rules that slow down productivity. Non-union workforce rules allow for the assignment of work across trade lines, use of laborers to move materials, employment of generalized helpers and the setting of hourly wages based on specific market requirements.
10. CWAs discourage non-union bidders who represent a majority of the construction industry, particularly minority or women owned businesses. This results in fewer bids and the potential for overbidding. More competitive bidding encourages contractors to bid the lowest possible cost. There is no guarantee that a particular scope will generate enough interest to have a competitive bid.
11. If the CWA requires that all employees be hired through union halls and the non-union contractor has a permanent group of employees, the contractor may only use up to 5 or other number of his employees and all others must be dispatched from the union. This can create costly organizational and management problems, especially for smaller contractors.

**aa/rr**

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# Question & Answer Session

# Thank You

For questions or comments, please contact:

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