

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

Operations Board Subcommittee Meeting

June 19, 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 questions 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 20, 2019, April 17, 2019, and May 22, 2019, meeting.

2. Community Facilities District No. 37

RUSD Financial Advisor and Bond Counsel will review the Community Facilities District No. 37 formation process with the subcommittee.

3. Measure O Projects Update

Staff will present an update on the progress of Measure O projects.

4. Summer Projects Update

Staff will provide a summary report of maintenance projects scheduled for completion this summer.

5. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Wednesday, July 17, 2019, 3:00 – 5:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

Adjournment

UNOFFICIAL

This is an uncorrected copy of Board Operations Subcommittee Meeting Minutes. The Minutes do not become official until they are approved by the Board Subcommittee at the next meeting.

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
March 20, 2019
3: 00 p.m. – 5:00 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 3:14 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, Assist Director, Facilities Projects; Daniel Rodriguez, Facilities Planning Assistant Director; Gaby Adame, Facilities Planner; Annette Alvarez, Fiscal Services Manager; Richard Prince, Community Relations Manager; John Tibbels, Assistant Principal, Ramona High School; Rhonda Barnes, Ramona High School, Connie Wong and Mark Graham, WLC, Architects; Malissa McKeith, Mitchell Adkison, Gordon Edwards, and Ed Adkison, Members of the Public, and Lizette Delgado, (Recorder).

Public Input

Malissa McKeith spoke to the Subcommittee regarding item No. 2, Victoria and Central Property Lines. Rhonda Barnes and John Tibbels, Ramona High School, spoke to the Subcommittee regarding item No. 3, Ramona High School Theater Window Designs Update.

Call Meeting to Order

1. Approval of Minutes

Mr. Hunt moved and Mr. Lee seconded to approve the minutes of the February 13, 2019, meeting, as presented.

2. Victoria and Central Property Lines

Staff presented information on surveyed property lines and a potential disputed encroachment matter at the existing property located at Central and Victoria Avenues with neighboring property owner Malissa McKeith. Legal Counsel recommended solving the encroachment matter through a lot line adjustment settlement agreement affecting approximately 1/10 of an acre (4500 square feet).

The subcommittee agreed with staff's and Legal Counsel's recommendation to clear the cloud on title through a lot line adjustment settlement agreement. Legal Counsel will work with staff and Mrs. McKeith to develop a settlement agreement. Staff will present the agreement for discussion and approval in Closed Session at a future Board of Education meeting.

In response to a question from Ms. McKeith, staff stated that the Board of Education is not selling the property (10± ac) and that alternative project options for the Riverside Polytechnic High School project will be presented to the subcommittee and Board of Education for discussion at future meetings.

3. **Ramona High School Theater Window Designs Update**

Staff presented a mock up and update on the proposed vinyl silhouette graphics of musical notes to be installed on the Maxine Frost Performing Arts Center windows.

Rhonda Barnes and John Tibbels, Ramona High School faculty members, presented their concerns regarding the windows design and shared comments received from staff, students, and faculty on the proposed graphics.

After receiving comments and information, the subcommittee made a recommendation to staff to cancel the installation of the graphics on the windows and stated that there will be no design added to the windows at this time.

4. **District Office Project Update**

Staff presented an update and scope of work on the proposed District Office Project. Boots on the ground findings and alternatives were discussed. Improvements are estimated at \$10.9 Million for ADA, seismic, safety, mechanical and infrastructure, due to the age of the building. The project's total funding is \$5 Million.

The subcommittee asked staff to bring back other options for consideration and suggested to look into other locations/building (i.e., Palm site, RCCD's Spruce St. building, etc.) in the area for potential/future relocation of the District's administration offices.

5. **Use of Facilities Report**

Staff presented an update on the District's Use of Facilities Feasibility Study and an updated proposed fee schedule to be presented to the Board of Education for approval at a future meeting. Existing fee schedule was updated in 2014.

The proposed new fee schedule is based on the California Department of Education (CDE) guidelines and cost schedule calculations. Staff would like to implement new fee schedule in July 2019, if approved by the Board of Education.

6. **California Baptist University Student Housing Project**

Staff presented a request from the California Baptist University to waive developer fees on 165,553 square feet, 93-units, Student Housing Project, consisting of a single, 4-story building with surface parking and amenity building within.

The subcommittee recommended to present the request to the Board of Education at a future meeting for approval and agreed that the Board should be consistent regarding the waiving of developer fees on college/university student housing project. In the past, RUSD has waved developer fees for other student housing projects that do not directly affect student generation in the District.

7. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Wednesday, April 17, 2019, 3:00 – 5:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

5:13 p.m.

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
April 17, 2019
3: 00 p.m. – 5:00 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 3:03p.m. by Mr. Lee

PRESENT: Brent Lee and Patricia Lock Dawson for 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, Assistant Director, Facilities Projects; Phillip Valadez, Facilities Consultant; Gaby Adame, Facilities Planner; Annette Alvarez, Fiscal Services Manager; Richard Prince, Community Relations Manager; Nick Farrel, Analyst, and Doug Floyd, Senior Associate, Koppel & Gruber Public Finance, Marty Greenwood, Tilden-Coil Constructors, Iris Barrientos and Roger Clarke, Ruhnau Clarke Architects, Wendy Willes, Attorney, [Atkinson, Andelson, Loya, Ruud & Romo](#), and Susanne Anderson, (Recorder).

Public Input

There were no requests to speak to the subcommittee members.

Call Meeting to Order

1. Approval of Minutes

Approval of minutes for the March 20, 2019, meeting, was tabled until next meeting.

2. California Clean Energy Jobs Act, Proposition 39, Update

Staff provided the subcommittee with an update on the California Clean Energy Jobs Act, Proposition 39.

3. 2019 School Facilities Needs Analysis (SFNA)

Pursuant to Government Code 66995.5 et seq., the District is required to adopt a School Facilities Needs Analysis (SFNA) in order to levy the alternative school facilities fees provided under Senate Bill 50. The SFNA, dated March 27, 2019, demonstrates that the District may impose \$4.25 per square foot in Level II Fees and \$8.50 per square foot in Level III Fees on new residential construction.

After reviewing the 2019 School Facilities Needs Analysis report, discussion was held and the subcommittee recommended presenting the report and proposed fee increases to the Board of Education's consideration and approval at the May 7, 2019, meeting.

4. Highgrove Elementary School

Staff provided the subcommittee with an update on the bid results on the Highgrove Elementary School Measure O Project, scheduled to begin this summer. As of March 2018, the project budget was \$20.5 million. Based on escalation of cost and bidding environment, project cost has increased to \$24.5 million, a difference of \$4.0 million.

The subcommittee reviewed and discussed increase indicators and recommended the new project budget be presented for approval of the Board of Education at the May 7, 2019, meeting.

5. 10-Acre Site Review

At the request of Board Member Brent Lee, the subcommittee received information from staff concerning site assessment findings on a 10-acre site located on Howard Avenue and Date Street in the City of Riverside. The subcommittee was informed that the location of the property is next to railroad tracks and within flood zone. Based on the findings, the subcommittee did not recommend this location due to risk factors.

6. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Wednesday, May 22, 2019, 3:00 - 5:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

The meeting was adjourned at 4:20 p.m.

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
May 22, 2019
3: 00 p.m. – 5:00 p.m.
Conference Room 3
3380 14th St., Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 3:03p.m. by Mr. Lee

PRESENT: Brent Lee and Patricia Lock Dawson for Tom Hunt, Board Members, and Sergio San Martin, Assistant Superintendent, Operations.

Also present were David C. Hansen, District Superintendent; Mays Kakish, Chief Business Officer, Ana Gonzalez, Director, Planning and Development; Jamie Angulo, Director, Secondary Education, Michael Roe, Principal, James Vaughan, Assistant Principal, and Darrel Hansen, Riverside Polytechnic High School; Erin Power, Assistant Director, Business Services; Kevin Hauser, Assistant Director, Facilities Projects; Richard Prince, Community Relations Manager; Dan Rudd, Konni Wong, WLC Architects; Steve Worley, Tilden-Coil Constructors; CSEA Chapter 506 President; Thomas W. Kovacich, Legal Counsel, Atkinson, Andelson, Loya, Ruud, & Romo. Community Members: Jim Rush, Chair, Measure O COC; Kevin Garrett, Associated Builders and Contractors; Tim McFayden, Pro-Craft Construction; Robert Stuart, Stronghold Engineering; Jacob Kleespies; Bill Perez, Riverside and San Bernardino Counties Building and Construction Trades Council; Southwest Regional Council of Carpenters; Cindy Roth, Riverside Chambers of Commerce; and Lizette Delgado, (Recorder).

Public Input

Kevin Garrett, Cindy Roth, Bill Perez, and Jacob Kleespies, spoke to the subcommittee concerning item No. 3, Community Benefits Agreements on Public School Construction.

Call Meeting to Order

1. Approval of Minutes

Approval of the minutes of the March 20, 2019, and April 17, 2019, meetings will be presented again at the June 19, 2019, meeting.

2. Riverside Polytechnic High School Measure O Project Update

Staff and design team presented an update on the project. Information presented included a review of the original proposed scope of work: Ballfield expansion (\$12,069,894); Parking Lot expansion (\$1,170,000, and ADA & Quad improvements (\$10,800,000) with a total approved budget of \$24,039, 894. Current budget, less ADA & Quad improvements, and to-date expenditures, is \$12,739,894.

Staff presented a menu of options for the Committee to consider moving forward to the Board of Education on the August 2019 Study Session. The remaining \$12,739,894 budget balance

could be applied to: a) Option 1 (Two-Story, Eight-Classroom Building/\$12,672,750); b) Option 2 (Auxiliary Gym/\$12,728,571); c) Option 3 (Renovate Existing Gym/\$12.7 Million). For comparison and discussion purposes, staff also presented an Alternative Project to provide the Board with cost information on the development of a full comprehensive competitive high school gymnasium. The development of a competitive Gym replacement may cost approximately \$49.7 million. The \$49.7 million includes a rough estimate of soft & hard cost, contingencies, escalations, and ADA site improvements.

The subcommittee, with input from site staff, discussed the pros and cons of each option and alternative. Budget; cost and cost escalation; funding options and expenditures; enhanced campus security; student parking lot; and the need for more classroom space and removal of portable buildings, were also discussed.

The subcommittee asked staff to look at the school's Long Range Facilities Master Plan for other facilities needs, the design and cost estimates for a two or three-story classroom building, an auxiliary gym, and a competition gym.

Staff recommended holding a Board Study Session to discuss the design and cost for a two or three-classroom building. In addition, detailed information concerning design and cost for the construction of a competition gym, estimated to be \$49 million; and an auxiliary gym.

3. Community Benefits Agreements on Public School Construction

The subcommittee continued the discussion on the Community Benefits Agreements on public school construction.

As a follow up to a previous Operations Board Subcommittee meeting where the item was discussed, staff presented and reported on data requested. Staff also informed the subcommittee that Board of Education Study Session on the subject has been scheduled for July 11, 2019, at 4:00 p.m. in the Multipurpose Hall at Central Middle School.

Mr. Thomas Kovacich, Legal Counsel, gave a presentation on the typical arguments in favor and against Community Benefit Agreements (CBA), and discussed general questions related to CBAs vs. Non-CBA agreements.

Amongst other issues concerning CBAs, the subcommittee discussed the impact of CBAs on RUSD bidder pool. At the request of the subcommittee, staff presented project information on the official bidding results for the New Building and Modernization at Highgrove Elementary School and the Ramona High School Theater Remodel projects. Mr. Kovacich added that RUSD is currently attracting many union bidders. Legal issues concerning hiring union vs non-union workers and contractors, and companies' location were also discussed.

Requirements for RUSD students to participate in the construction trades apprenticeship programs were also discussed. Staff and Board members mentioned that they attended an Open House of the Southwest Regional Council of Carpenters apprenticeship program on April 4th.

The subcommittee recommended allowing union and non-union representatives present information for further discussion at the July 11th Study Session/Workshop. Information to be presented by them needs to be sent to staff first for review and approval before it is added to the meeting agenda and sent to Board members and legal counsel.

The subcommittee also requested that a presentation be made by the Career and Technical Education Department concerning apprenticeship programs, including Multi-Craft Curriculum (MC3) programs.

The subcommittee discussed a possible format for the July 11th Board Study Session/Workshop, and the following was suggested:

- Presentations, Questions and Answers – Staff and Legal Counsel
- Under Public Input & Presentation Section:
 - Ten-minute Presentation by the Riverside and San Bernardino Counties Building and Construction Trades Council – If doing a PowerPoint presentation, they need to send the presentation to staff for review and to add to meeting agenda
 - Ten-minute Presentation by the Associated Builders and Contractors, Inc. – If doing a PowerPoint presentation, they need to send the presentation to staff for review and to add to meeting agenda
 - Other public comments limited as a group for 20 minutes

4. **Measure O Citizens Bond Oversight Committee Applications**

Staff provided an update on applications received for the Measure “O” Citizens Bond Oversight Committee and informed the subcommittee that an application from Mr. Dale Kinnear, a retired RUSD High School Principal, was received on April 4, 2019. The subcommittee recommended the approval of Mr. Kinnear’s application. The subcommittee agreed to present Mr. Kinnear’s application at a future Board of Education meeting for approval.

6. **Schedule of Meetings**

The subcommittee’s next meeting has been scheduled for Wednesday, June 19, 2019, 3:00 - 5:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

The meeting was adjourned at 5:08 p.m.



Operations Committee Meeting

Community Facilities District No. 37 Formation

Adam Bauer

Chief Executive Officer/ President

Fieldman, Rolapp & Associates, Inc.

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Mrunal Shah, Esq.

Best Best & Krieger LLP.

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June 11, 2019

Purpose of District

- To finance facilities to be owned by:
 - School District
 - City of Riverside
 - Western Municipal Water District

Process to Form District

- Accept petition of the Developer to form CFD No. 37
- Approval of Resolution of Intention (ROI) to Establish CFD No. 37
- Approval of Resolution of Necessity to Incur Bonded Indebtedness for CFD No. 37
- Conduct Public Hearing
- Approval of Resolution Approving the Mitigation Agreement
- Approval of Resolution Approving the Joint Community Facilities Agreements
- Approval of Resolution Establishing CFD No. 37
- Approval of Resolution of Necessity to Incur Bonded Indebtedness for CFD No. 37
- Approval of Resolution Calling Special Election Conduct election
- Approval of Resolution Declaring Election Results
- First Reading of Ordinance Authorizing the Levy of Special Taxes within CFD No. 37

CFD No. 37 Formation General Info

➤ Location:

- Wood Rd. and Lurin Avenue

➤ Projected Development:

- 90 single-family detached residential units
- Square Footage Range: 2,805 – 3,209

➤ Developer:

- Coastal Commercial Properties
- Developer's Counsel: Zimmerman Group

➤ Additional Parties Involved:

- Bond Counsel – Best Best & Krieger LLP
- Municipal Advisor – Fieldman, Rolapp & Associates, Inc.
- Special Tax Consultant – David Taussig & Associates, Inc.
- Fiscal Agent – U.S. Bank

CFD No. 37

Estimated Funding Amounts*

Bond Par Amount	\$5,110,000
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Funding Amounts

RUSD Facilities	\$1,938,490
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WMWD Improvements	\$1,937,490
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City Improvements	\$350,218
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\$4,226,198

Community Facilities District No. 37 Map

SHEET 1 OF 1

**BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 37 OF
RIVERSIDE UNIFIED SCHOOL DISTRICT
(WOOD & LURIN)
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

**Assessor Parcels within
R.U.S.D. C.F.D. No. 37 Boundaries:**
266-100-010
266-100-011
266-140-001

WOOD ROAD

LURIN AVENUE

NEWSCOME RD

MARIPOSA AVENUE

Obsidian Drive

266-100-010

266-100-011

266-140-001

LEGEND

Boundaries of Community Facilities District
No. 37 of Riverside Unified School District
(Wood & Lurin), County of Riverside,
State of California

Reference is hereby made to the
Assessor maps of the County of
Riverside for a description of the
lines and dimensions of these
parcels.

(1) Filed in the office of the Clerk of the Board
of Education of Riverside Unified School
District this ____ day of _____, 2019.

Clerk of the Board of Education
Riverside Unified School District

(2) I hereby certify that the within map showing the
boundaries of Community Facilities District No. 37
of Riverside Unified School District (Wood & Lurin),
County of Riverside, State of California, was
approved by the Board of Education of Riverside
Unified School District at a regular meeting thereof,
held on the ____ day of _____, 2019, by
its Resolution No. _____.

Clerk of the Board of Education
Riverside Unified School District

(3) Filed this ____ day of _____, 2019, at the hour of ____
o'clock ____m, in Book _____ of Maps of Assessment and
Community Facilities Districts at page _____ and as
Instrument No. _____ in the office of the County
Recorder of Riverside County, State of California.

Peter Aldana
Assessor-County Clerk-Recorder of Riverside County

By _____ Deputy
Fee _____

Prepared by DTA

Timeline Summary*

Date	Description
Wednesday, June 19, 2019	District Operations Board Subcommittee Meeting - Consider CFD formation, summary of legal documents provided
Wednesday, August 07, 2019	Western Municipal Water District Meeting to approve JCFA
Tuesday, August 13, 2019	Riverside City Council Meeting to approve JCFA
Tuesday, October 01, 2019	School Board Meeting to consider: <ul style="list-style-type: none"> - Consider of Resolution of Intention to Incur Bonded Indebtedness - Consider approval of Mitigation Agreement and Indebtedness in an amount not to exceed for CFD - Adoption of Resolution of Intention for CFD which: <ul style="list-style-type: none"> - establishes boundaries - designates CFD name - identifies facilities - declares intention to form CFD, levy tax and issue bonds - establishes voting procedures - approves RMA for CFD - accept & file the petition of the landowner
Tuesday, November 12, 2019	School Board Meeting to consider: <ul style="list-style-type: none"> - Consider of Resolution of Formation for CFD - Approve CFDs Mitigation Agreement - Approve JCFA

* Preliminary, subject to change.

Memorandum

To: Board of Education of Riverside Unified School District

FROM: Best Best & Krieger LLP

DATE: October 1, 2019

RE: Initiation of Proceedings to Form Proposed Community Facilities District No. 37

JEFFREY D.S. LEE AND JANE FU-MEI LEE, TRUSTEES OF THE JEFFREY D.S. LEE, M.D. RETIREMENT PLAN TRUST (the "Owner"), and COASTAL COMMERCIAL PROPERTIES, (the "Developer"), are the owners and developers of Tentative Tract Map No. 37593, which comprises all of the land in the proposed community facilities district, have approached the School District regarding the formation of Community Facilities District No. 37 ("CFD No. 37") to finance certain facilities of the School District, the City of Riverside and Western Municipal Water District of Riverside County. Tentative Tract Map No. 37593 has 90 single-family detached residential units.

The Board of Education will be asked to approve a Resolution of Intention and a Resolution Declaring Necessity.

The Resolution of Intention declares intention to establish CFD No. 37 and, among other things, describes the types of facilities that will be financed with the special taxes and bond proceeds, describes the rate and method of apportionment of the special taxes to be levied on the properties within CFD No. 37 and calls a public hearing on the formation for November 12, 2019.

The Resolution Declaring Necessity authorizes CFD No. 37 to incur a bonded indebtedness in an amount not to exceed \$5,110,000 to fund public facilities of the School District, the City and the Water District and calls a public hearing on November 12, 2019 relating to the authorization of CFD No. 37 to incur such bonded indebtedness.

School Facilities to be provided with the proceeds of the sale of the bonds include elementary school, middle school or high school facilities, or other school facilities of a district-wide nature. The School District will receive a net amount from the sale of bonds of CFD No. 37 of approximately \$1,938,490.

City Facilities to be provided include storm drainage improvements, traffic and railroad signals, transportation improvements, Overlook Parkway Crossing improvements, park improvements, aquatic facilities improvements, and trails. The City will receive a net amount from the sale of bonds of CFD No. 37 of approximately \$350,218.

Water District facilities to be provided include water and sewer improvements. The Water District will receive a net amount from the sale of bonds of CFD No. 37 of approximately \$1,937,490.

Per State law, the funding for the School District Facilities must be greater than that for the City and the Water District.

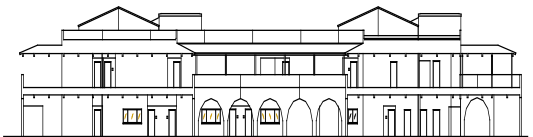
Should you have any questions, someone from our office will be present at the meeting for your convenience.



UPDATE ON MEASURE O PROJECTS

Operations Board Subcommittee

June 19, 2019



Operations Division

Group A Projects

Summer 2019

Harrison Elementary School

- New 5 Classroom Wing
- New Parking & Drop-off
- Modernization – Level I





NEW AND MODERNIZATION

- 1 ADMINISTRATION
- 2 CLASSROOMS
- 3 LIBRARY/MEDIA
- 4 AUDITORIUM/MPR/CAFETRIA
- 5 KITCHEN
- 6 SPECIAL
- 7 BAND/RSP
- R RESTROOM

PRIORITY #	DESCRIPTION
1	NEW PARENT PARKING AND DROP OFF AREA
2	REPLACE PORTABLES WITH NEW CLASSROOM BUILDING (PROPOSED)
3A	REARRANGE ADMIN OFFICE AND MODERNIZE KINDER CLASSROOMS
3B	RESTROOMS MODERNIZATION
4	IMPROVE DRAINAGE CONDITIONS, SHADE STRUCTURES AND
5	NEW PLAYGROUND AREA ON EAST SIDE OF BUILDING A
6	REPLACE HVAC REBALANCE HVAC AT LIBRARY
7	REPLACE SOME EXTERIOR HID LIGHTING WITH LED
8	REPLACE FIRE ALARM SYSTEM

Harrison Elementary School

Progress



Grading sub-excavation and compaction is complete for the 5 relocated portables



The jobsite trailers have also been move on site.

Harrison Elementary School

Measure O Campus Improvements

Project Group:	Group A
Architect:	ATI Architects & Engineers
DSA Status:	Approved on March 7, 2019
Bidding :	May 2019
Award:	June 11, 2019
Construction:	July 2019 – September 2020
Project Budget:	\$12,369,531

Project Status

Design plans were approved by DSA in March. The project was bid multi-prime in early May. Construction contracts were awarded by the Board to the lowest bidders on June 11, 2019. Interim housing began in June and construction is expected to begin in July. Project is expected to be completed within 15 months.

Highgrove Elementary School

- New Kinder & 12 Classroom Wing
- New Parking & Drop-off
- Site Improvements & Modern.



SUMMARY OF WORK

DESCRIPTION

NEW CONSTRUCTION

- A. GENERAL SITE WORK
(INCL. GRADING/ PLAYGROUNDS/ PARKING)
- B. NEW KINDERGARTEN/ CLASSROOM
(INCLUDES KINDERGARTEN PLAY AREA)
- C. LUNCH AREA/ OUTDOOR LEARNING

MODERNIZATION

- A. SITE WORK (ACCESS/ PLAYGROUNDS)
- B. MODERNIZE BUILDINGS - REPLACE HVAC, ROOF, INTERIOR FINISHES, LIGHTS, CASEWORK, RESTROOMS, EXT. PAINT, WINDOWS, DOORS
MODULAR REST ROOM BUILDING
BLDG. C- CLASSROOMS
BLDG. D- LIBRARY/ SDC/ CLASSROOM
BLDG. E- CLASSROOMS
BLDG. K- HEADSTART/ SDC
- C. NO WORK (ADMIN/ MPR/ FS)

CENTER STREET



SECOND FLOOR

STUDENT LOADING SUMMARY

STUDENT TOTAL REQUIRED = 900

SPACE DESCRIPTION	TEACHING STATIONS	STUDENT LOADING
EXISTING PERMANENT CRS	12	300
EXISTING RELOCATABLE CRS*	24	600
EXISTING SDC CRS	2	24
EXISTING HEAD START	(1)	0
(NOT COUNTED AS A TEACHING STATION)		
NEW KINDERGARTEN/ TK CRS	6	150
NEW 2ND FLOOR CLASSROOMS	6	150
(*RELOCATABLE OR HOUSING TO REMAIN AS NEEDED)		

TOTAL POSSIBLE PROVIDED* = 50 1,224

Highgrove Elementary School

Progress



- A) Demolition of existing walkway under covered canopy
- B) Preparing to start Underground Utility potholing



- A) Demolition of existing classroom buildings C1, C2 and D1
- B) Removal of existing Window Systems
- C) Abatement of ACM's



- A) Demolition of existing AC paving in the Staff parking lot
- B) Starting to rework Irrigation and Electrical for new parking configuration.

Highgrove Elementary School

Measure O Campus Improvements

Project Group:	Group A
Architect:	Ruhnau Clarke Architects
DSA Status:	Approved on February 6, 2019
Bidding :	April 2019
Award:	May 7, 2019
Construction:	June 2019 – August 2020
Project Budget:	\$24,538,218

Project Status

Design plans were approved by DSA in February. The project was bid multi-prime in April. The Board approved the contracts for the lowest bidder for each trade at its May 7th meeting. Construction is expected to began in June. Project is expected to be completed within 15 months.

Jefferson Elementary School

- New Kinder 6 Classroom Wing
- New playground area
- Modernization





PROPOSED ACTIONS OF PRIORITIES

- Construction of New 1-Story Kindergarten Classroom Building, approx. 10,000sf**
- Expanded playground area
- Full Modernization at Existing Buildings M & N**
 - Renovate complete interior
 - Replace sinks
 - Replace cabinetry
 - Replace PA system
 - Replace low voltage conduit and cable
 - Replace roofing
 - Replace HVAC rooftop units, ductwork, and controls
 - Replace exterior windows
 - Paint exterior buildings
 - Replace exterior lighting fixtures
 - Upgrade restroom facilities
- Minor Campus-Wide Modernization at All Existing Permanent Buildings**
 - Replace PA system
 - Replace low voltage conduit and cable
 - Replace roofing
 - Replace HVAC rooftop units, ductwork, and controls
 - Connect walkway to Admin
 - Upgrade restroom facilities
- Minor Campus-Wide Modernization at All Existing Portable Classrooms**
 - Replace PA system
 - Replace low voltage conduit and cable
 - Replace exterior lighting fixtures
 - Replace handrails/ ramp slopes
 - Dismantle existing (?) portables
-
- DF** **Drinking Fountain Replacement**
- Site Drainage Corrections**
- School Main Entrance**
- Existing Path of Travel**

Jefferson Elementary School

Progress



Demolition for Interim Housing Portables



Trenching for future electrical service

Jefferson Elementary School

Measure O Campus Improvements

Project Group:	Group A
Architect:	WLC Architects
DSA Status:	Approved on February 28, 2019
Bidding:	April 2019
Award:	May 21, 2019
Construction:	June 2019 – August 2020
Project Budget:	\$16,577,715

Project Status

Design plans were approved by DSA in February. The project was bid multi-prime in April. Construction contracts were awarded by the Board to the lowest bidders on May 21, 2019. Interim housing began in June and construction will begin in July. Project is expected to be completed within 15 months.

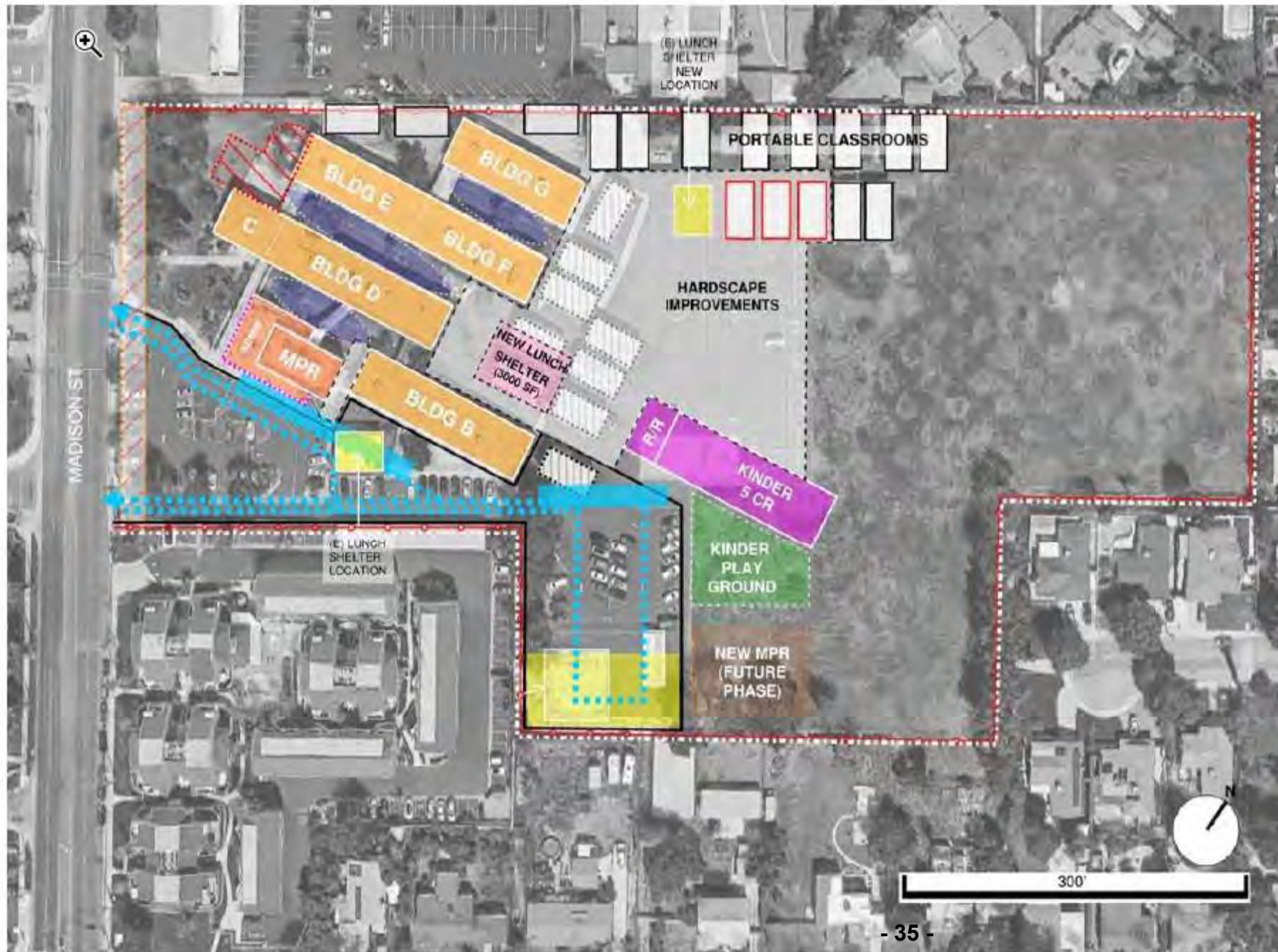
Madison Elementary School

- New Kinder Classroom Wing
- New Parking & Drop-Off
- New Lunch Shelter
- Modernization



MADISON ELEMENTARY SCHOOL





BUILDINGS

- NEW KINDER CLASSROOM BUILDING
- LOW-LEVEL RENOVATION TO EXISTING BUILDINGS
- MEDIUM-LEVEL RENOVATION TO EXISTING BUILDINGS

MPR/ADMIN

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

- (6) REMOVE EXISTING PORTABLES
- (3) RELOCATE EXISTING PORTABLES
- (15) LOW LEVEL RENOVATION
- TOTAL BUILDING RENOVATION**

SITE

- NEW DROP OFF
- NEW PARKING
- PARKING LOT IMPROVEMENTS
- HARDSCAPE IMPROVEMENTS
- (E) PLAYGROUND IMPROVEMENTS
- CURB APPEAL IMPROVEMENTS
- RELOCATE EXISTING LUNCH SHELTER
- NEW LUNCH SHELTER
- EXTERIOR FENCE IMPROVEMENTS
- NEW KINDER PLAYGROUND
- NEW STORM WATER BASIN
- SITE UTILITIES IMPROVEMENTS
- TOTAL SITE IMPROVEMENTS**

TOTAL CONSTRUCTION ESTIMATE

ADD LIGHTING & LIGHTING CONTROLS

Madison Elementary School

Progress



Portable relocation on site to prepare interim housing.

Madison Elementary School

Measure O Campus Improvements

Project Group:	Group A
Architect:	LPA Architects
DSA Status:	Approved on March 29, 2019 (Interim Housing)
Bidding:	May 30, 2019
Award:	July 9, 2019 (Pending)
Construction:	June 2019 –August 2020
Project Budget:	\$18,631,461

Project Status

Design plans were approved by DSA in March. The project was bid multi-prime in April. Construction contracts for the new building will be awarded by the Board to the lowest bidders on July 9, 2019. Interim housing work will begin in June. Construction is expected to start in July. Project is expected to be completed within 15 months.

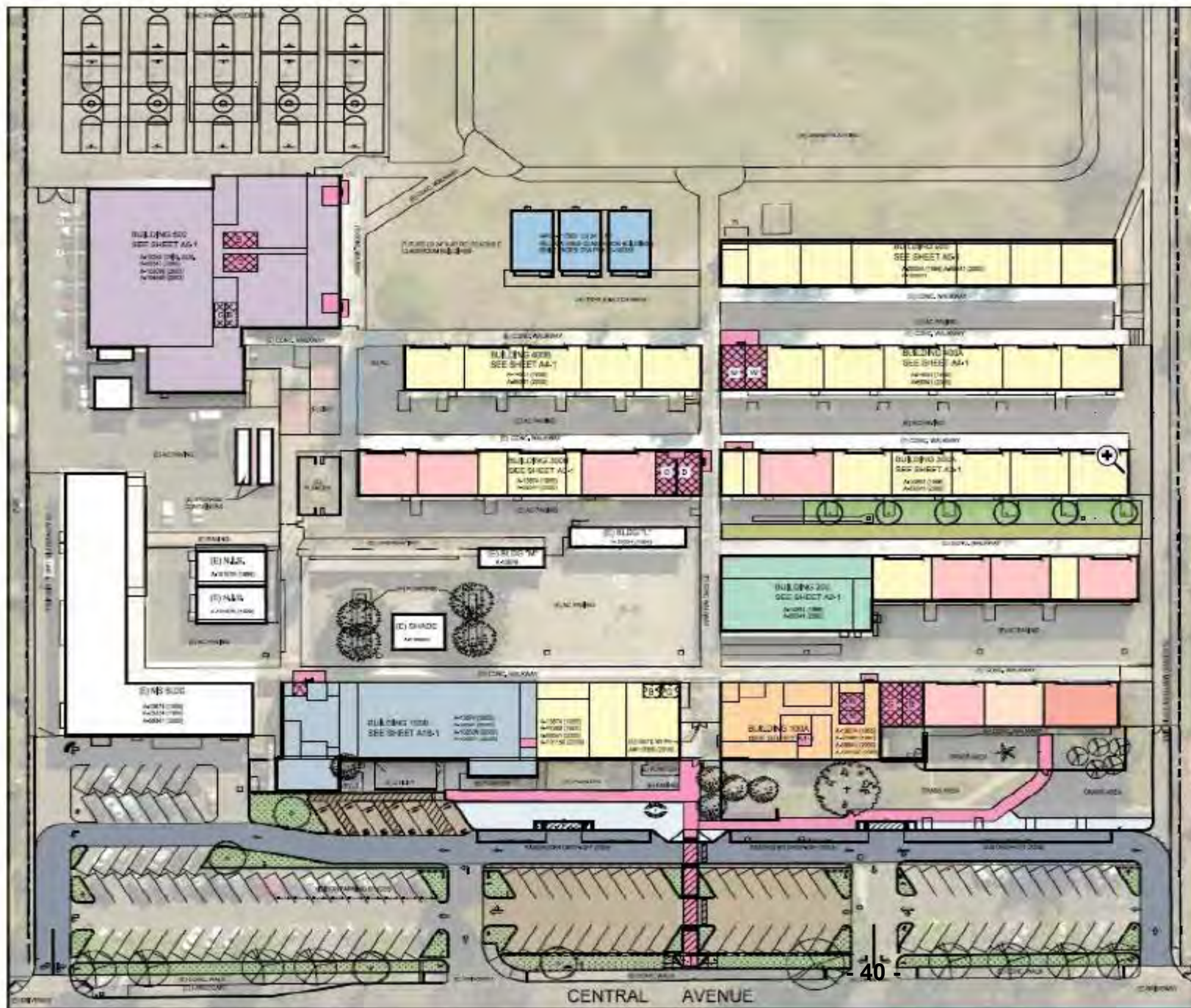
Sierra Middle School

- New Front Parking & Drop-off
- Curb Appeal
- SDC Classroom Renovation
- Fire Alarm Upgrades
- ADA Accessibility Improvements



SIERRA MIDDLE SCHOOL





BUILDING LEGEND

- CLASSROOM BUILDING
Fire Alarm
- CLASSROOM BUILDING
Fire Alarm; HVAC
- CLASSROOM BUILDING
Fire Alarm; HVAC; Casework
- CLASSROOM BUILDING
Fire Alarm; HVAC; Reconfiguration
- MULTI-PURPOSE BUILDING
Lighting; Fire Alarm; Interior Finishes
- GYMNASIUM MODERNIZATION
HVAC; Fire Alarm; Finishes
- BUILDING 100 - ADMINISTRATION MODERNIZATION
Fire Alarm; Interior Finishes; Reconfigure Layout
- LIBRARY MODERNIZATION
Fire Alarm; Interior Finishes
- (3) RELOCATABLE CLASSROOM BUILDINGS
- EXISTING BUILDING

SITE WORK LEGEND

- SITE DEMO, PAVING & CONCRETE
- ADA ACCESSIBILITY IMPROVEMENTS
- LANDSCAPING
- SITE DRAINAGE
- NEW PARKING
- NEW DRIVE AISLE

Sierra Middle School

Progress



Tree removal at the front of the school.



Locker rooms demolition in progress.



Canopy removal in progress.

Sierra Middle School

Measure O Campus Improvements

Project Group:	Group A
Architect:	TBP Architects
DSA Submittal:	Approved on February 19, 2018
Bidding:	May 2019
Award:	April 9, 2019
Construction:	June 2019 – August 2020
Project Budget:	\$9,981,631

Project Status

Design plans were approved by DSA in February. The project was bid on February 28, 2019. The Board awarded the contracts to the lowest bidders on April 9th. Construction began in June and will take between 6 to 9 months.

OTHER ACTIVE PROJECTS

(Measure O)

- King High School Traffic Circulation & Parking
- Neighborhood Schools *(Casa Blanca, Eastside, Spring Mt. Ranch)*
- STEM High School at UCR

KING HIGH SCHOOL

Traffic Circulation and Parking Project



KING HIGH SCHOOL

Traffic Circulation and Parking Project

- New Parking Lot
- 230 additional stalls
- Dedicated Sidewalk
- New Driveway & Drop Off

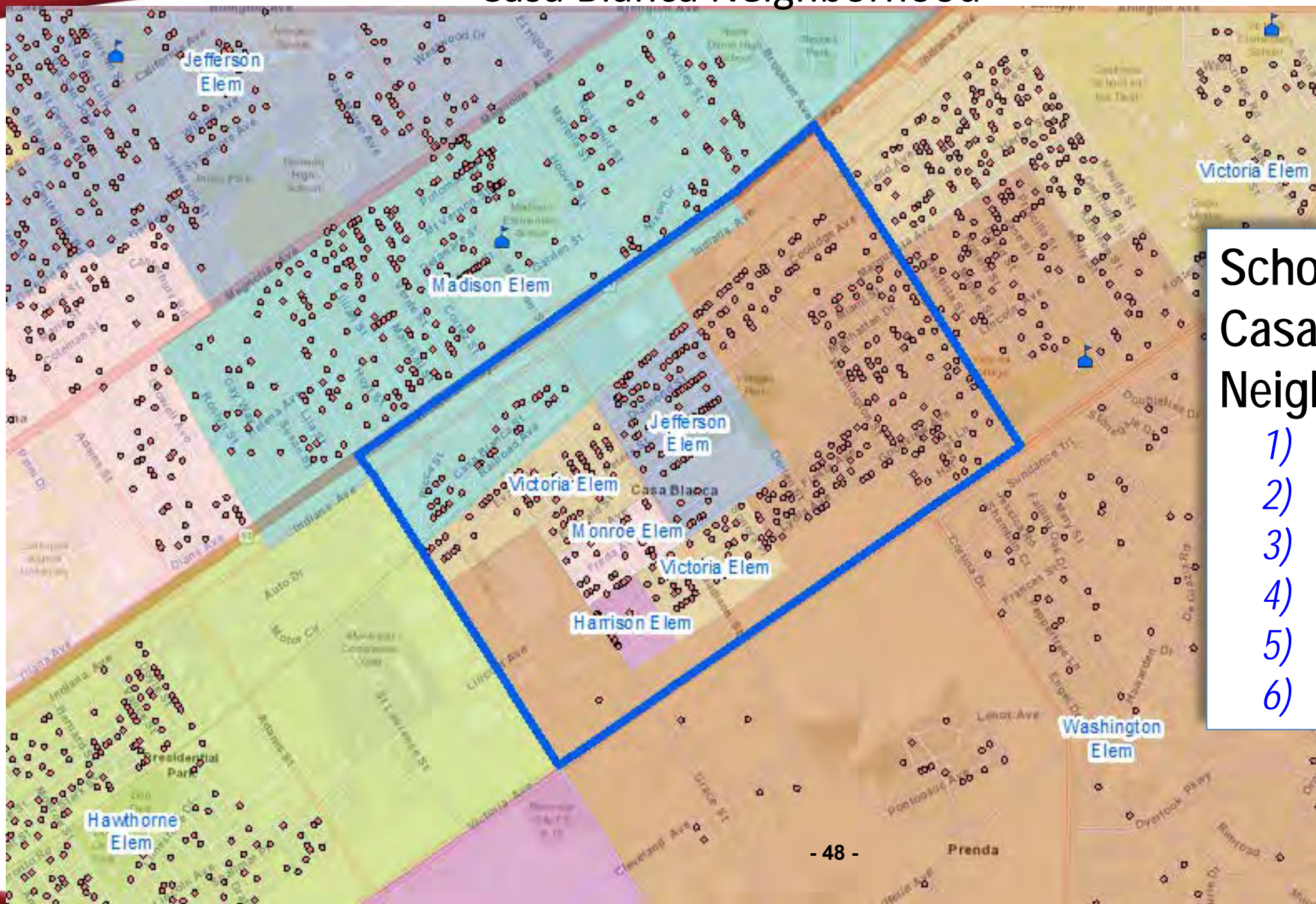


NEIGHBORHOOD SCHOOLS

- ☐ Casa Blanca
- ☐ Eastside
- ☐ Spring Mountain Ranch

Casa Blanca

Casa Blanca Neighborhood



Schools Serving the Casa Blanca Neighborhood:

- 1) *Jefferson Elem*
- 2) *Victoria Elem*
- 3) *Monroe Elem*
- 4) *Harrison Elem*
- 5) *Madison Elem*
- 6) *Washington Elem*



Student place of residence



Proposed School Site

CONCEPTUAL CASA BLANCA SCHOOL



- 800 TK-6 Student Capacity
- 32 Classrooms
- MPR/Food Service Building
- Administration Building
- 2-Story Classroom Building
- Library and Kindergarten Building
- Hardscapes & Playgrounds
- Play Fields
- Drop-off & Parking Areas

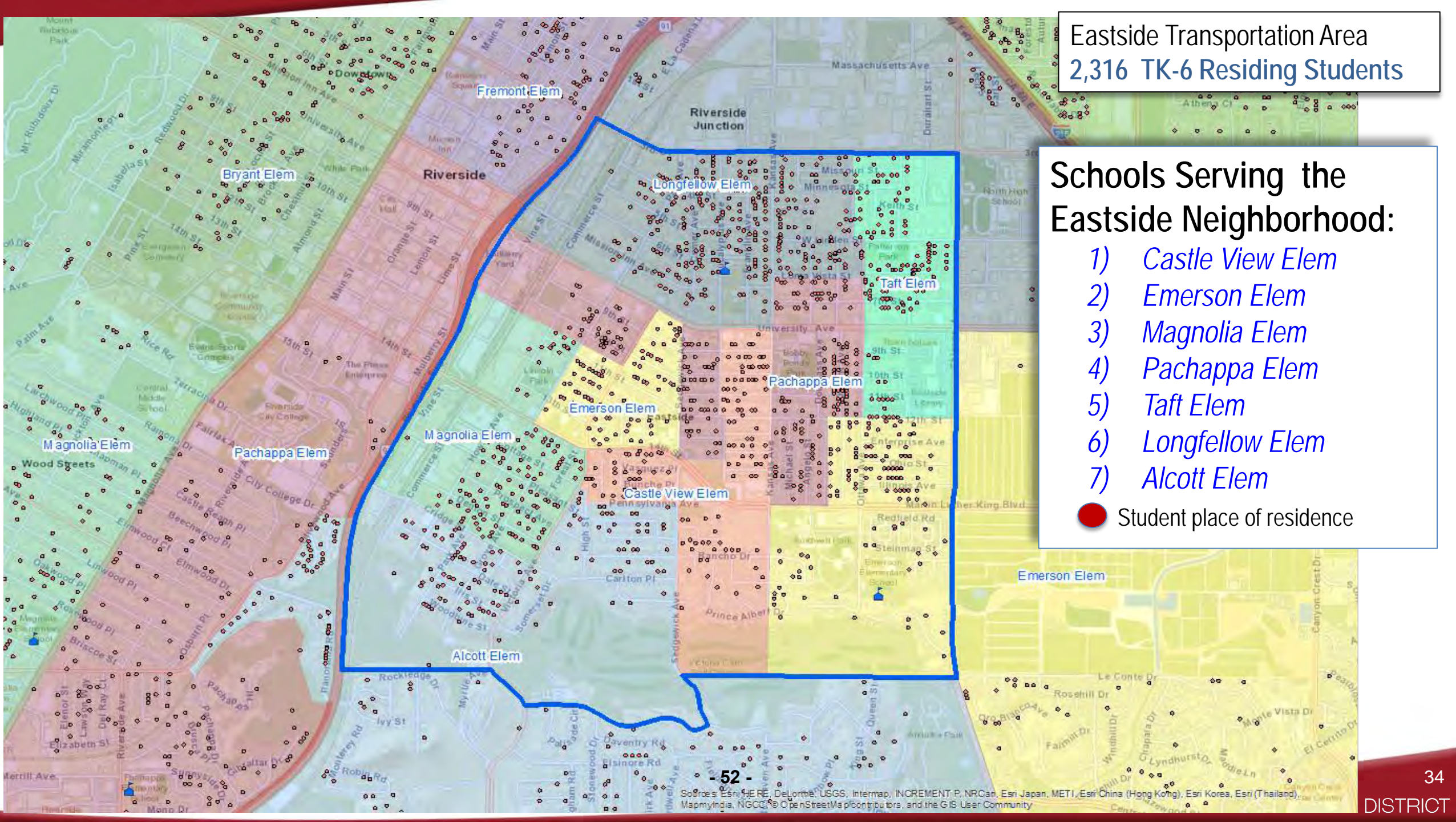
Eastside

Eastside Transportation Area
2,316 TK-6 Residing Students

Schools Serving the Eastside Neighborhood:

- 1) *Castle View Elem*
- 2) *Emerson Elem*
- 3) *Magnolia Elem*
- 4) *Pachappa Elem*
- 5) *Taft Elem*
- 6) *Longfellow Elem*
- 7) *Alcott Elem*

● Student place of residence



Eastside

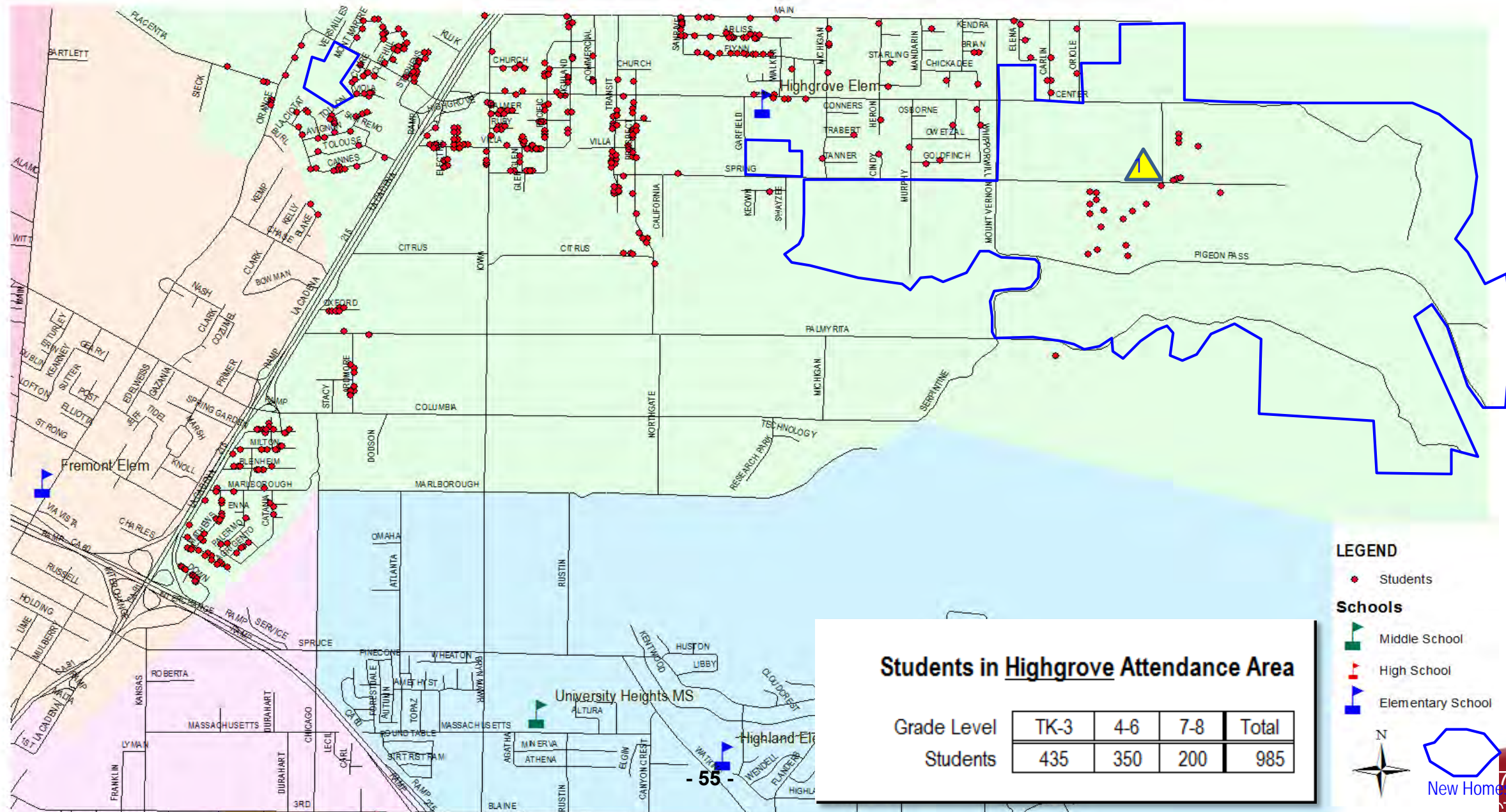
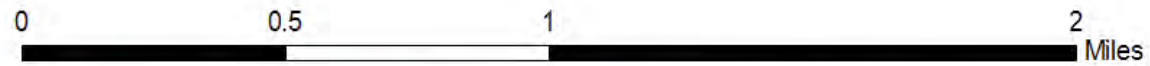


B8 Lot currently under escrow

Spring Mountain Ranch

STUDENT PLACE OF RESIDENCE

Highgrove Elem Boundary



LEGEND

• Students

Schools

▢ Middle School

▢ High School

▢ Elementary School



Students in Highgrove Attendance Area

Grade Level	TK-3	4-6	7-8	Total
Students	435	350	200	985



Highgrove / Spring Mt. Ranch Area





Spring Mt. Ranch Site
13 acres

- Currently under escrow

Stem High School at UCR

STEM HIGH SCHOOL At UCR

Project Description:

The purpose of the RUSD STEM High School is to promote, foster, and enrich an early college environment, stimulating a greater student interest in science, technology, engineering, and math. The School will be designed with a capacity of 800 students. All spaces will meet Title 5 and Division of State Architect (DSA) regulations. The building(s) will consist of approximately 30 classrooms, staff, student and visitor parking, warming kitchen, commons, outdoor learning spaces, and administration office. Classrooms will incorporate a 21st century design.

Architect:

Ruhnau Clarke Architects

Budget:

\$64 million

STATUS

- 1) Due Diligence Site Studies
- 2) Project Programing & Educational Specifications

PATHWAYS

4 DISTINCT PATHWAYS INFORM THE DESIGN

Career-focused learning to prepare students for the 21st Century.
The facility is designed to serve.....



ENGINEERING AND ADVANCED
MANUFACTURING



BIO-MEDICAL / ALLIED
HEALTH



ENVIRONMENTAL /
AGRICULTURAL SCIENCE



COMPUTER SCIENCE

STEM HIGH SCHOOL



STEM High School at UCR





INTERIOR RENDERING
STUDENT COMMONS

STEM HIGH SCHOOL

NEXT STEPS

- Communication Plan
- Schematics
- Project Design Development
- Project CEQA / Environmental - UCR EIR
- Project Approval (UCR & BOE)
- Local & State Approvals
- Secure Funding
- Construction
- Open – August 2024

OTHER PORJECTS

Not Measure “O”

OTHER PORJECTS

- Palm Site ~ ADA Improvements
- Grant Site ~ Renovation
- Lincoln Site ~ Auto Shop Building
- King HS ~ Wrestling Room Building

PALM SITE

ADA Improvements



BUILDING

■	BOARD ROOM	\$1,110,084
■	CLOSED SESSION ROOM	\$186,280
■	RESTROOMS	\$271,775
■	STAFF LOUNGE	\$88,208
TOTAL BUILDING RENOVATION		\$1,656,347

SITE

■	LARGE PARKING AREA	\$663,566
■	SMALL PARKING AREA	\$48,000
TOTAL SITE IMPROVEMENTS		\$711,566

TOTAL CONSTRUCTION ESTIMATE \$2,367,913

RIVERSIDE ADULT SCHOOL BOARD ROOM MODERNIZATION



BUILDING

- CLOSED SESSION ROOM \$186,280
 - Replace casework and sink
 - New undercounter refrigerator
 - New microwave
 - New flooring
 - New paint
 - New ceiling tiles (grid and lights to remain)
 - Add one window shade

RIVERSIDE ADULT SCHOOL BOARD ROOM MODERNIZATION



BUILDING

■ STAFF LOUNGE \$88,208

- New flooring
- New sink
- New upper cabinets
- New chairs and tables
- New microwaves

RIVERSIDE ADULT SCHOOL BOARD ROOM MODERNIZATION



BUILDING

- LARGE PARKING AREA \$663,566
 - New asphalt topping
 - New striping with redesigned parking layout for better flow and accessible parking
 - New striping and required signage in Board parking lot at accessible parking only
 - New gates at entry/exit of Board parking lot

RIVERSIDE ADULT SCHOOL BOARD ROOM MODERNIZATION



BUILDING

■ SMALL PARKING AREA \$48,000

- New asphalt topping
- New striping with accessible parking and required signage

Palm Site

Progress



Demolition is in progress for removing existing Board Room wood floor. Preparing for added dirt infill and new concrete floor



Parking Lot Tree removal in progress and will be complete before end of June.



Demolition of staff lounge in progress

Palm Site

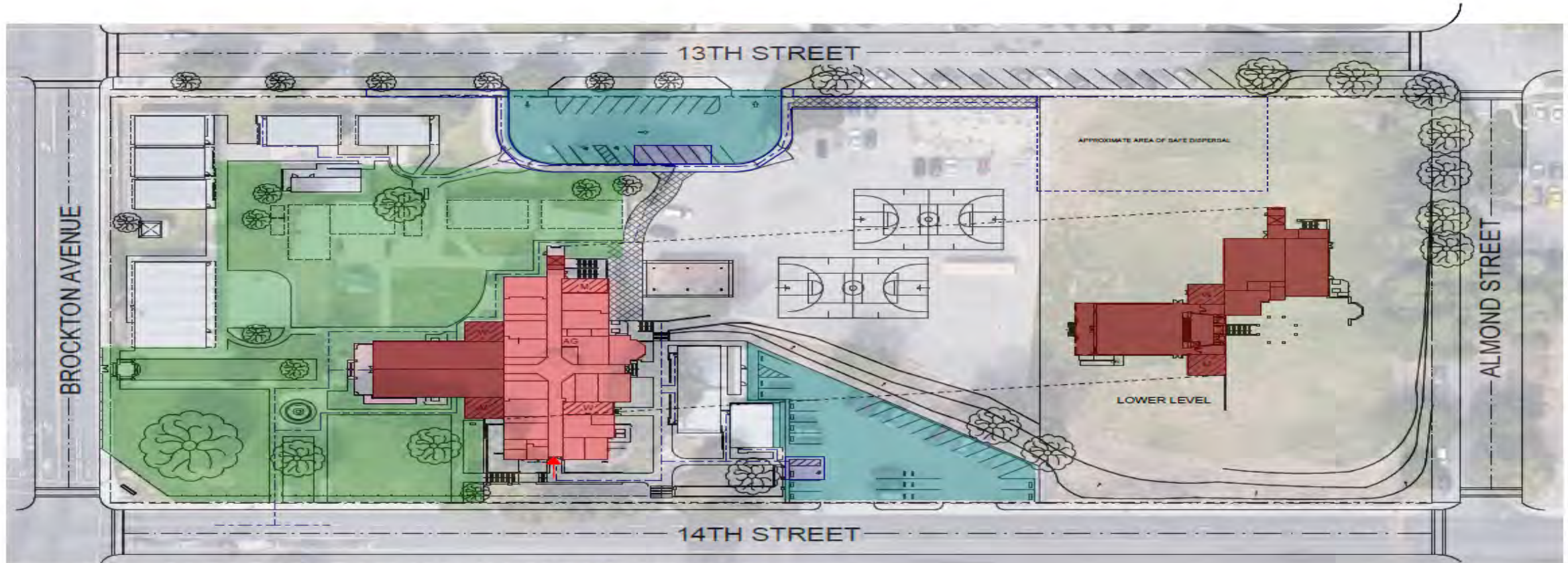
ADA Improvements

Project Description

The Palm Site will be receiving ADA Improvements. The planned scope of work includes concrete infill to level flooring, new stairs an railing, add wheelchair lift, replacement of dais, new carpet and paint. Also included is new accessible door hardware, new seating and new air conditioning unit. Restrooms will also be upgraded. The parking lot will be redesign for better traffic flow and will receive new asphalt, stripping and signage.

Architect:	HED Architects
DSA Submittal:	Approved on February 5, 2019
Bidding:	March 2019
Award:	April 9, 2019
Construction:	June 2019 – December 2019
Project Budget:	\$3,500,000

GRANT SITE Renovations



GRANT EDUCATION CENTER CONCEPTUAL DESIGN - OPTION SIX

JULY 26, 2018

CODE REQUIREMENTS \$1,306,503:

PATH OF TRAVEL AND SITE IMPROVEMENTS
UPPER PARKING LOT UPGRADES
FIRE LIFE SAFETY - LOWER AND UPPER LEVELS
REMOVE AND REPLACE DOOR HARDWARE
REMOVE AND REPLACE SIGNAGE
MEN'S AND WOMEN'S RESTROOM ADA IMPROVEMENTS - UPPER LEVEL
MEN'S AND WOMEN'S RESTROOM ADA IMPROVEMENTS - LOWER LEVEL
OFFICES AND CLASSROOMS ADA UPGRADES
AUDITORIUM ADA UPGRADES
ELEVATOR UPGRADES
INTERIOR PATH OF TRAVEL

M&O REQUESTED IMPROVEMENTS \$726,590:

REPLACE AIR CONDITIONING - UPPER LEVEL

HIGH PRIORITY IMPROVEMENTS \$384,592:

EXTERIOR PAINT
ORNAMENTAL FENCING - 14TH STREET AND
BROCKTON AVE.
MONUMENT SIGN

SEISMIC SAFETY RECOMMENDED UPGRADES \$1,699,638:

ROOF SHEATHING
WALL SHEATHING
REPLACE TILE ROOFING WITH METAL ROOFING

MEDIUM PRIORITY IMPROVEMENTS \$1,633,961:

AUDITORIUM - FINISHES AND AV
OFFICES AND CLASSROOMS- CEILINGS AND
FINISHES
COURTYARD - LANDSCAPE AND WALKS
PARKING LOT LIGHTING
NEW OFFICE WALLS, POWER & DATA

CONSTRUCTION COST: \$5,751,284

TOTAL PROJECT COST: \$7,506,850

SITE LEGEND:

■ HIGH
■ MEDIUM
■ LOW
■ SITE
■ PARKING
← MAIN ENTRANCE
--- PATH OF TRAVEL



Grant Site

Renovations

Project Description

The Grant site will be receiving various renovations. The project includes seismic upgrades, HVAC and plumbing and low voltage upgrades. The building interior will receive new finishes. The exterior will include new roofing, fencing and landscaping.

Architect:	HMC Architects
DSA Submittal:	Approved on May 15, 2019
Bidding:	June 2019
Award:	August 2019 Pending
Construction:	September 2019– August 2020
Project Budget:	\$8,500,000

LINCOLN HIGH SCHOOL

Auto Shop Building



Project
Location

Lincoln High School

Progress



Ducting installation in progress, Interior Insulation complete. Electrical outlets and Disconnects installation in progress walls panels complete



All plumbing rough ins are in place with finishes due the week of the 6/10/19. Lighting were installed week of the 6/10/19



Building exterior, site work in progress

Lincoln High School

Auto Shop Building

Project Description

The Lincoln Site will be receiving a new Auto shop steel (48x40) building along with ADA Improvements. The old storage building in the footprint of the new building has been demolished. The new building is flush to grade on thickened slab. The building will be insulated with air conditioner. Fire sprinkler and a hand wash sink was also included.

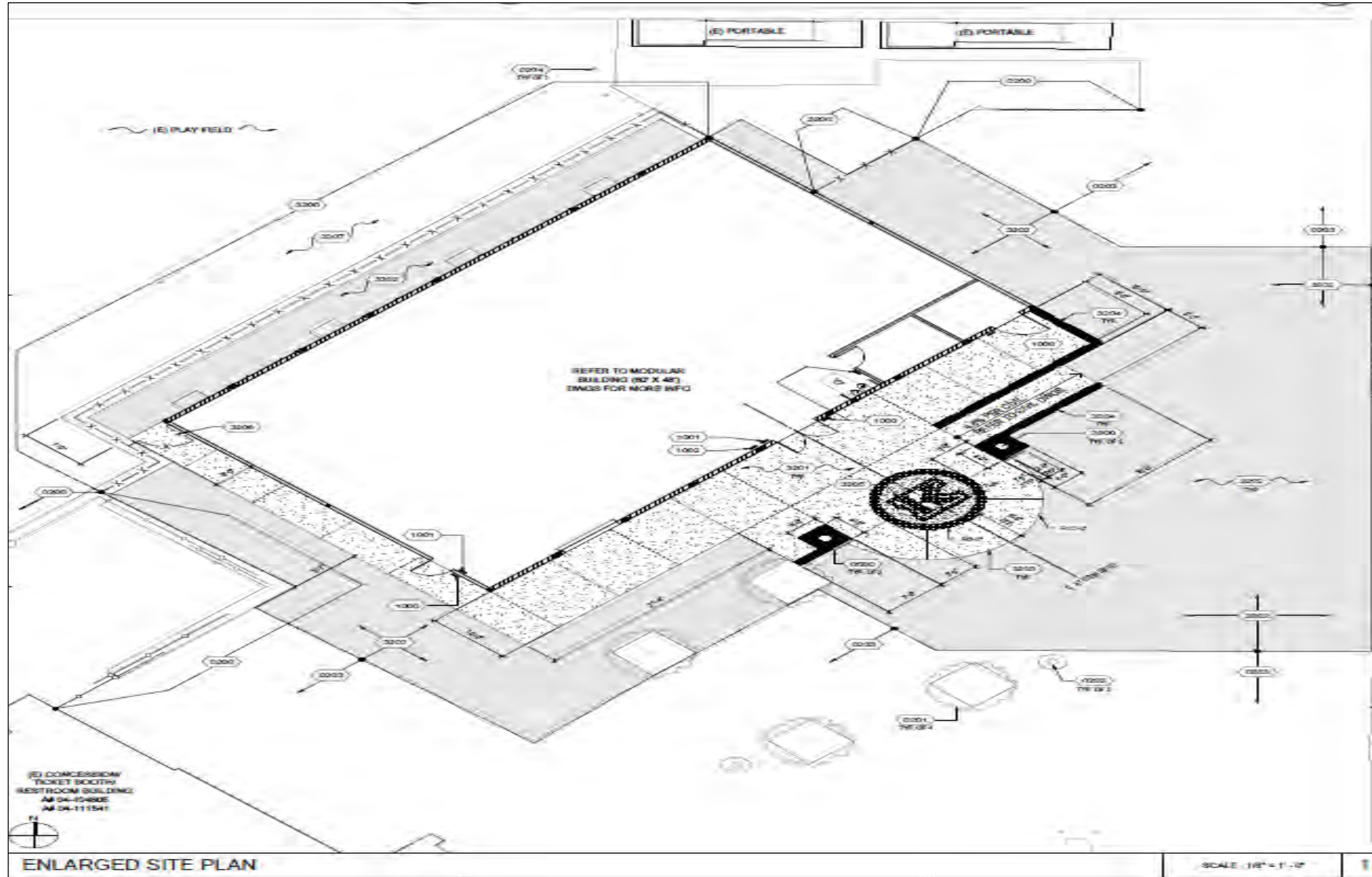
Architect:	PBK Architects
DSA Submittal:	Approved on May 15, 2019
Bidding:	March 2019
Award:	April 9, 2019
Construction:	May 2019– August 2019
Project Budget:	\$1,300,000

King High School Wrestling Room



WRESTLING ROOM FEASIBILITY
MARTIN LUTHER KING HIGH SCHOOL
RIVERSIDE UNIFIED SCHOOL DISTRICT
KH 10.24.17

A1





King High School

Progress



Due to excessive moisture content in the soil it was necessary to perform additional borings to determine a depth for over excavation. Awaiting recommendation from RMA Group for areas and depths



Maintenance and Operations to provide locations of underground irrigation lines and assist with identifying irrigation control valve wiring.

King High School

Wrestling Room

Project Description

The King Site will be receiving a new modular 48x80 modular building. The building will include a storage room and air conditioning. The building is adjacent to the existing gym for close proximity to restrooms and lockers.

Architect:	WLC Architects
DSA Submittal:	Approved on January 23, 2019
Bidding:	March 2019
Award:	April 9, 2019
Construction:	May 2019– October 2019
Project Budget:	\$1,500,000

Questions & Answers