

**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**

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 August 7, 2018, meeting.

2. District Office Update

Staff will present an update on the District Office ADA Improvement Plan.

3. Project TEAM Feasibility Study

Staff will present a Facilities Study of the Project TEAM buildings in addition to possible solutions.

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 the issue of "Direct Access" and will report to the Subcommittee on any impacts to RUSD as a result of SB 237.

5. Electric Car Charging Stations

Staff will give a brief presentation on current trends and regulations impacting public schools in California in regard to the installation and operation of electric car charging stations.

6. Matthew Gage Middle School Mural and Landscape Project Update

Staff will provide a brief presentation on the proposed mural planned for the front of Gage Middle School.

7. Grant School Monument Options

Staff will present options for the Grant Education Center Monument as part of the modernization project.

8. Schedule of Meetings

The subcommittee will review and approve the schedule of meetings for 2019.

Conclusion

Subcommittee Members Comments

Adjournment

**Riverside Unified School District
Operations Division
Operations Board Subcommittee Meeting
August 7, 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 David Hansen, District Superintendent, Mays Kakish, Chief Business Office, 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; Richard Prince, Community Relations Manager, Kevin Wilkeson, HMC Architects; Jennette La Quire, HED Design; 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 July 5, 2018, meeting, as presented.

2. District Office, Grant Education Center, and Board Room Projects Update

Staff and design teams presented an update on the Grant Education Center and Board Room projects. Information such as budget summary, project summary, site renderings, and schedule was presented for subcommittee members' approval.

Grant Education Center Renovation and Upgrades:

Total Project Cost Estimate: \$7,500,000. The project includes ADA code upgrades; seismic safety retrofits; replace HVAC in main building upper level; exterior painting, ornamental fencing; finishes in Auditorium, offices, and classrooms.

The subcommittee discussed the information presented and received input from staff and architects. It was recommended to staff and design team that the final design of the Auditorium function as a Multipurpose Room and serve as a Professional Development Conference Room.

The use of other sites to hold Board of Education meetings instead of the Grant Auditorium, while the Board Room is being renovated, was also discussed. Subcommittee members asked staff to add the following project alternates: new audiovisual equipment for the Professional Development Conference Room, including an exterior display, and lighting and HVAC upgrades.

Board Room ADA Upgrades:

Total Project Cost Estimate: \$3,000,000. The project includes ADA code upgrades; restroom upgrades, reconfigure large parking area for pedestrian safety, new audiovisual equipment. Alternates include: Closed Session Room, staff lounge, reconfigure small parking area for pedestrian safety.

The subcommittee discussed the information presented and received input from staff and architects. Subcommittee members asked staff to add the following project alternates: a new exterior display as part of the new audiovisual and voting equipment system; lighting and HVAC upgrades.

Subcommittee members recommended that the renovation of the Grant Education Center Renovation and Upgrades, and the Board Room ADA Upgrades be done at the same time, with a tentative construction schedule for construction of June 2019 – December 2019.

Staff was asked by the subcommittee to present both renovation projects, with the recommended alternates, to the Board of Education at a future Study Session for approval. It was also requested that staff submit a change of name for the Grant Education Center to the Memorials, Naming of School Facilities, and Sponsorships Board Subcommittee.

3. Operations Center – Facilities Building Upgrades

Staff presented an update on the Planning and Development Office improvement plan, which includes ADA improvements, building code upgrades, and office expansion within the existing building footprint to better serve the needs of the public (Developer Fees are collected at the office) and staff. The estimated cost for the project is \$526,000, and it will be funded through Redevelopment Funds. The project includes a new ADA accessible ramp and stairs, covered canopy over the stairs and landing; a small conference/planning room; accessible ADA restroom; and four new offices for staff. The plan also includes two ADA compliant parking spaces at the bottom of the accessible ramp. The project's tentative schedule is June 2018 – October 2018.

Subcommittee members discussed the information presented and approved the project as presented.

4. Electric Car Charging Stations

Item was postponed to a future Operations Board Subcommittee meeting.

5. Measure “O” Project Site Signs

At the request of Board Member Hunt, staff presented an update on the design, installation, and location of Measure O project site signs. Staff presented subcommittee members with several signs proofs for their discussion and approval. The chosen design will be a

standardized sign for all projects in Group A, Arlington and Martin Luther King High Schools projects. The estimated cost per sign is \$2,500, and the timeline for design and installation is approximately two and one-half months. Subcommittee members made several suggestions for changes and asked staff to bring new proofs of the signs at a future subcommittee meeting for discussion and approval.

6. City of Riverside Planning Commission August 9, 2018, Meeting Agenda

Staff informed the subcommittee that the City of Riverside Planning Commission has added to their August 9, 2018, meeting agenda, as discussion items, RUSD's requests for General Plan Conformity and Site Acquisitions Findings for two parcels for expansion of Henry W. Longfellow Elementary School, and the proposed Casa Blanca property for the construction of a future elementary school. They were also informed that District staff would attend the meeting to present the District's argument supporting the requests. A follow-up update will be provided to all Board members through the weekly Mailout.

7. Schedule of Meetings

The subcommittee's next meeting has been scheduled for Monday, September 10, 2018, at 2:30 p.m. in Conference Room 3, 3380 14th Street, Riverside, CA 92501.

Conclusion

Subcommittee Members Comments

There were no comments from subcommittee members.

Adjournment

Meeting was adjourned at 4:45 p.m.



RUSD District Office Improvements

**Operations Board Committee
December 12, 2018**

**Project Drivers (Funded Scope):**

- ADA Compliance (restrooms, drinking fountains, parking)
- Security (lobby)
- Seismic Upgrades
- New Elevator (repair parts for existing difficult to find)

Total Project Budget: \$5 Million

Unfunded Needs:

- HVAC Ducting and Equipment
- Electrical and Plumbing
- Furniture and Equipment

Additional Budget: \$7,112,982

Interim Housing (Unfunded):

- Grant building
- Leased Office Space

Additional Budget: \$3,217,575

RUSD DISTRICT OFFICE IMPROVEMENTS - CONCEPTUAL DESIGN (FUNDED SCOPE)

SITE WORK IMPROVMENTS: \$106,381

- ADDITION OF A NEW RAMP TO MEET EGRESS REQUIREMENTS
- GUARDRAILS ALONG EXTERIOR OF BUILDING DUE TO GRADE DIFFERENCES

FIRST FLOOR IMPROVEMENTS: \$1,126,909

- REMODEL OF RESTROOMS TO MEET CODE
- NEW ELEVATOR AND STAIRS TO MEET CODE
- NEW LOBBY AND RECEPTION DESIGN TO CONTROL ACCESS TO BUILDING FOR SECURITY
- ELECTRICAL PANELS TO BE RELOCATED
- NEW DRINKING FOUNTAIN
- NEW CONCRETE SHEAR WALLS

SECOND FLOOR IMPROVEMENTS \$721,657

- REMODEL OF RESTROOMS TO MEET CODE
- NEW ELEVATOR AND STAIRS TO MEET CODE
- NEW DRINKING FOUNTAIN

THIRD, FLOOR IMPROVEMENTS \$640,001

- REMODEL OF RESTROOMS TO MEET CODE
- NEW ELEVATOR AND STAIRS TO MEET CODE
- NEW DRINKING FOUNTAIN

FOURTH FLOOR IMPROVEMENTS: \$462,488

- NEW STAIRS TO FOURTH FLOOR
- CONVERT EMPLOYEE LOUNGE TO MECHANICAL ROOM

APPROVED SCOPE COST:

HARD CONSTRUCTION COST:
\$3,057,436

CONTINGENCY, 10%:
\$305,744

ESCALATION, 10%
\$305,744

CONSTRUCTION COST:
\$3,668,923

SOFT COST, 30%:
\$1,100,677

TOTAL PROJECT COST:
\$4,769,600

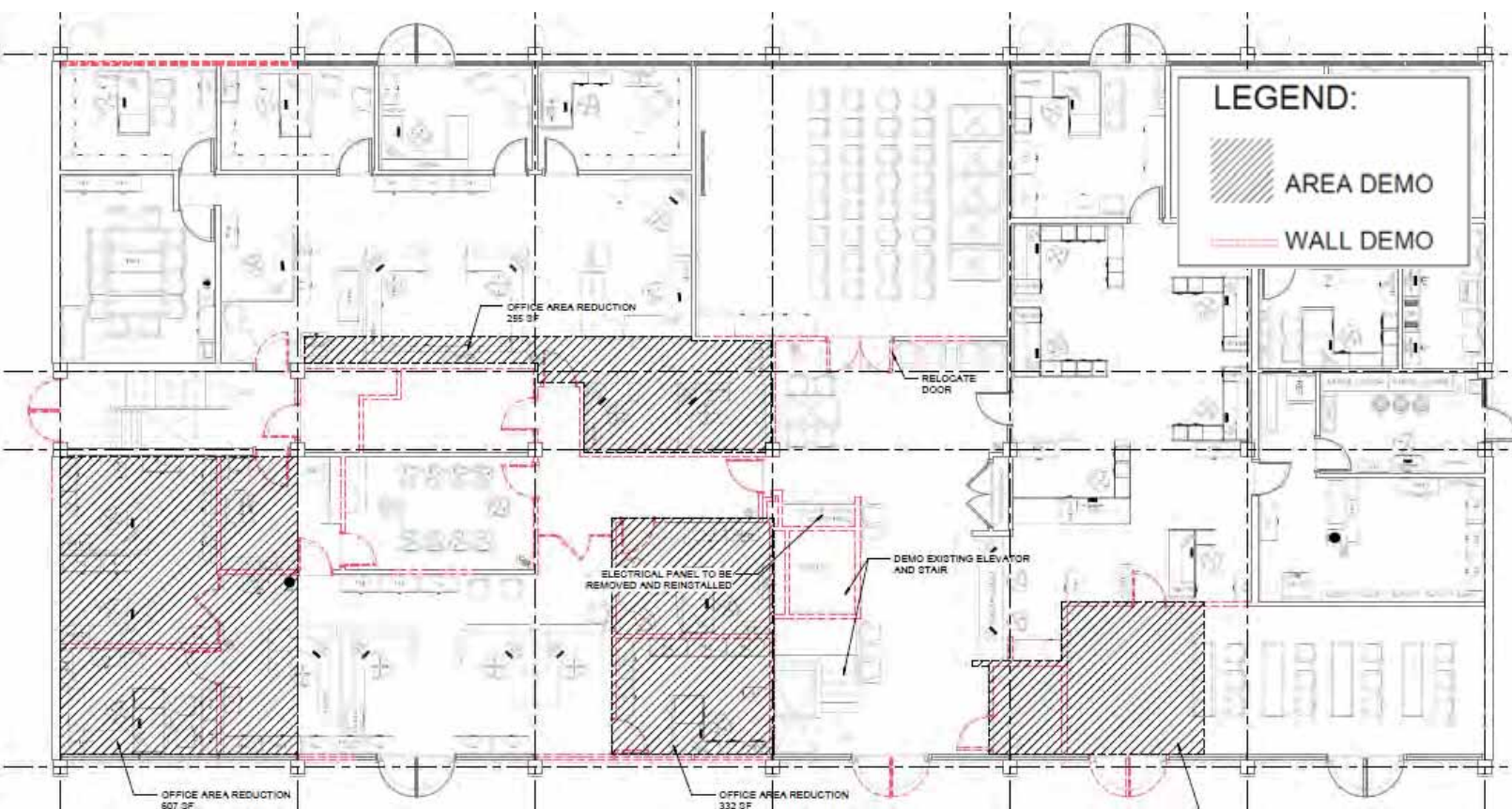
ADDED (UNFUNDED) SCOPE:

HVAC REPLACEMENT: \$5,501,613

COMPLETE REPLACEMENT OF EXISTING EQUIPMENT WITH UPGRADED EQUIPMENT, WAS A SEPARATE UNIT FOR EACH FLOOR, ALL NEW DUCTS, NEW CEILINGS, NEW LIGHTS.

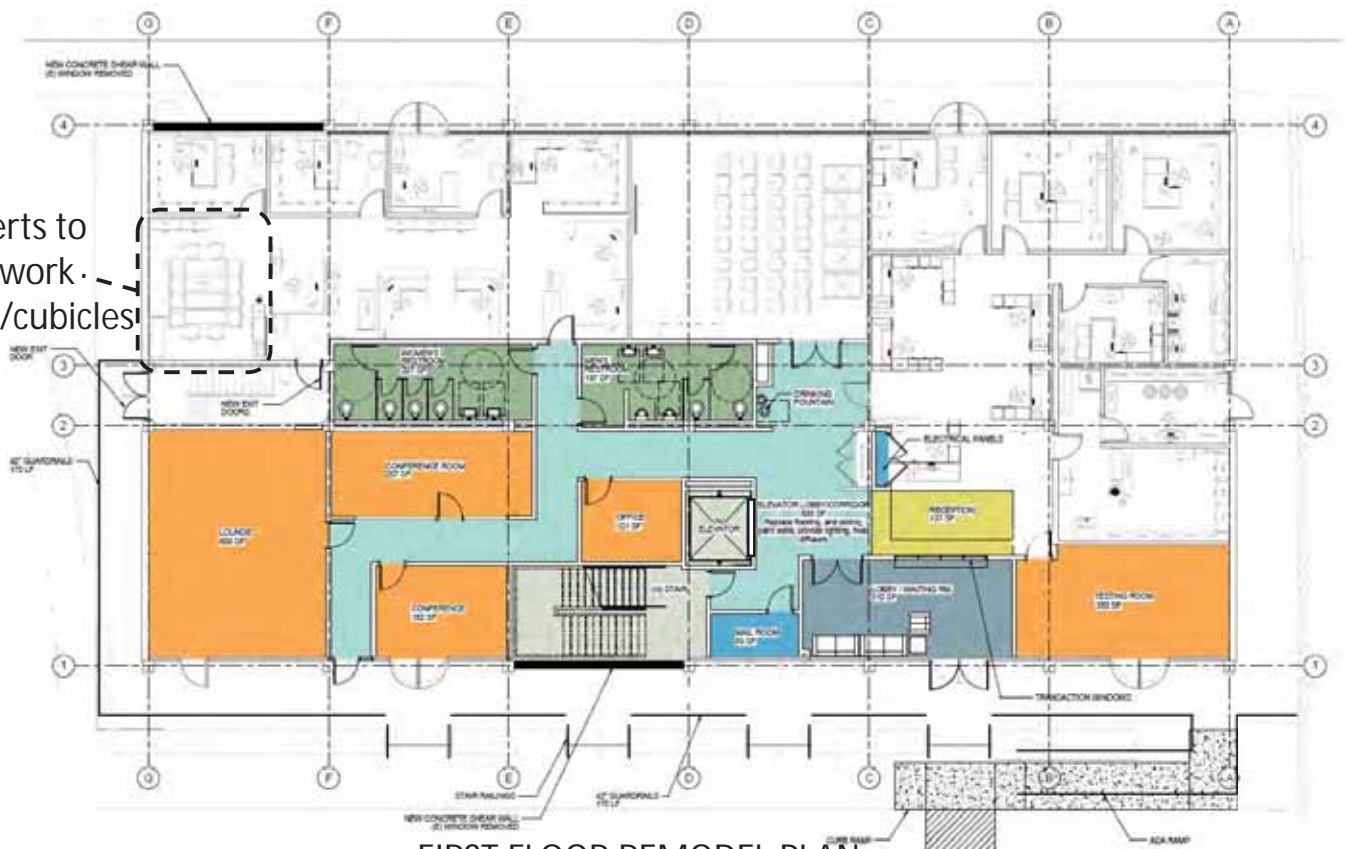
ELECTRICAL REPLACEMENT: \$611,369

INCREASE SIZE OF ELECTRICAL SERVICE AND REPLACE ALL PANELS AND BUILDING WIRING



FIRST FLOOR DEMO PLAN

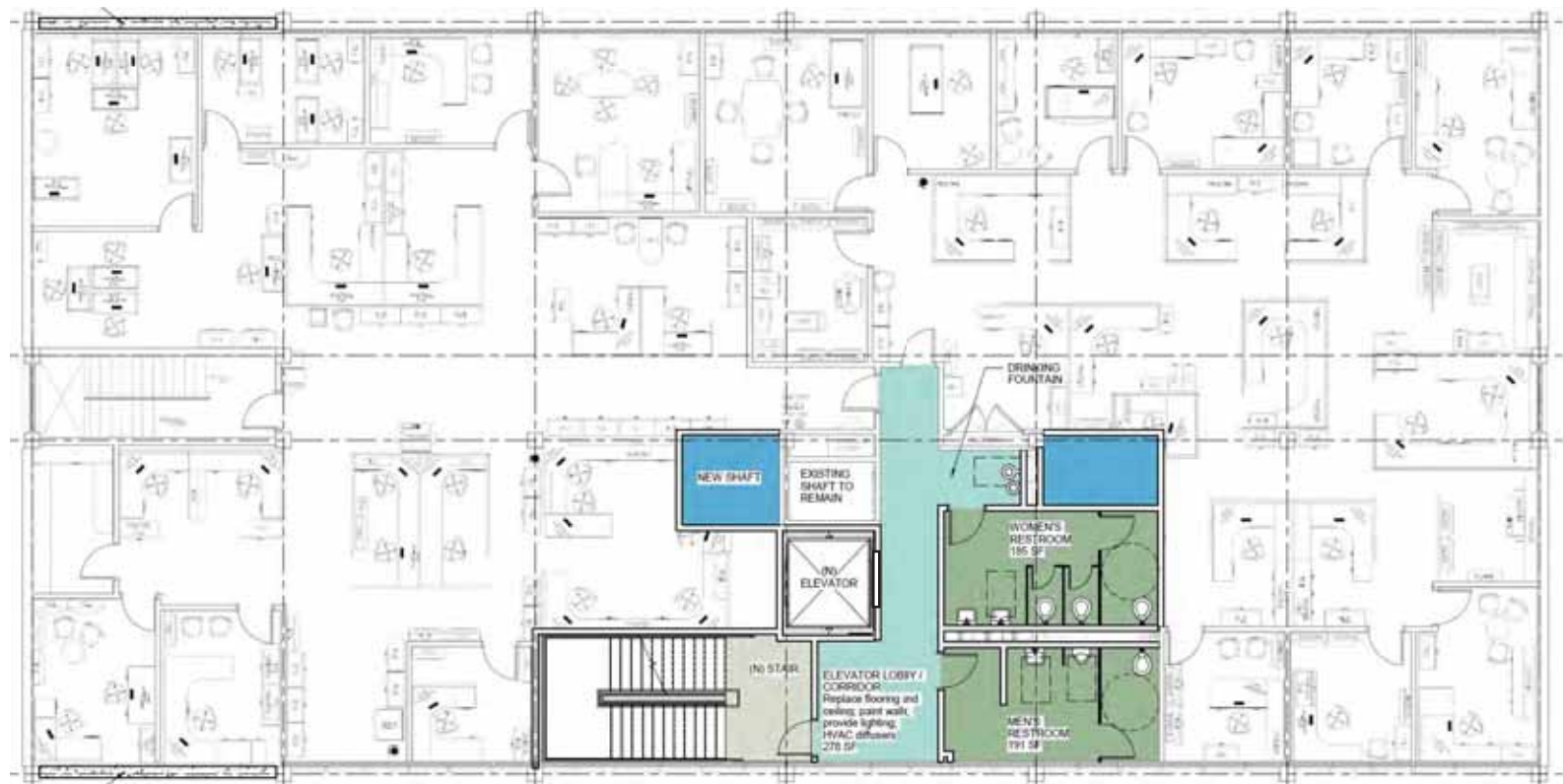
Converts to
open work
space/cubicles



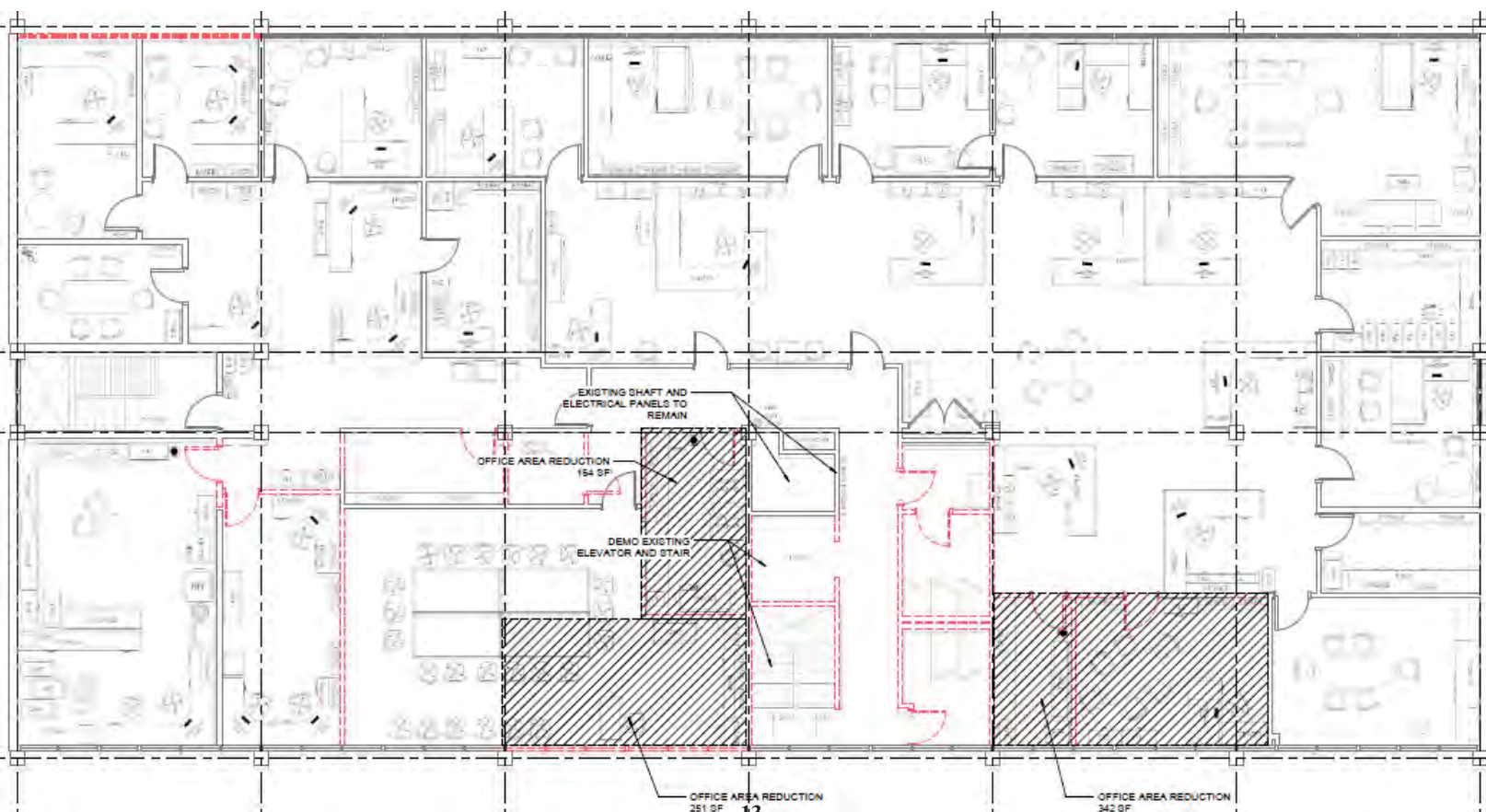
FIRST FLOOR REMODEL PLAN



SECOND FLOOR-DEMO PLAN



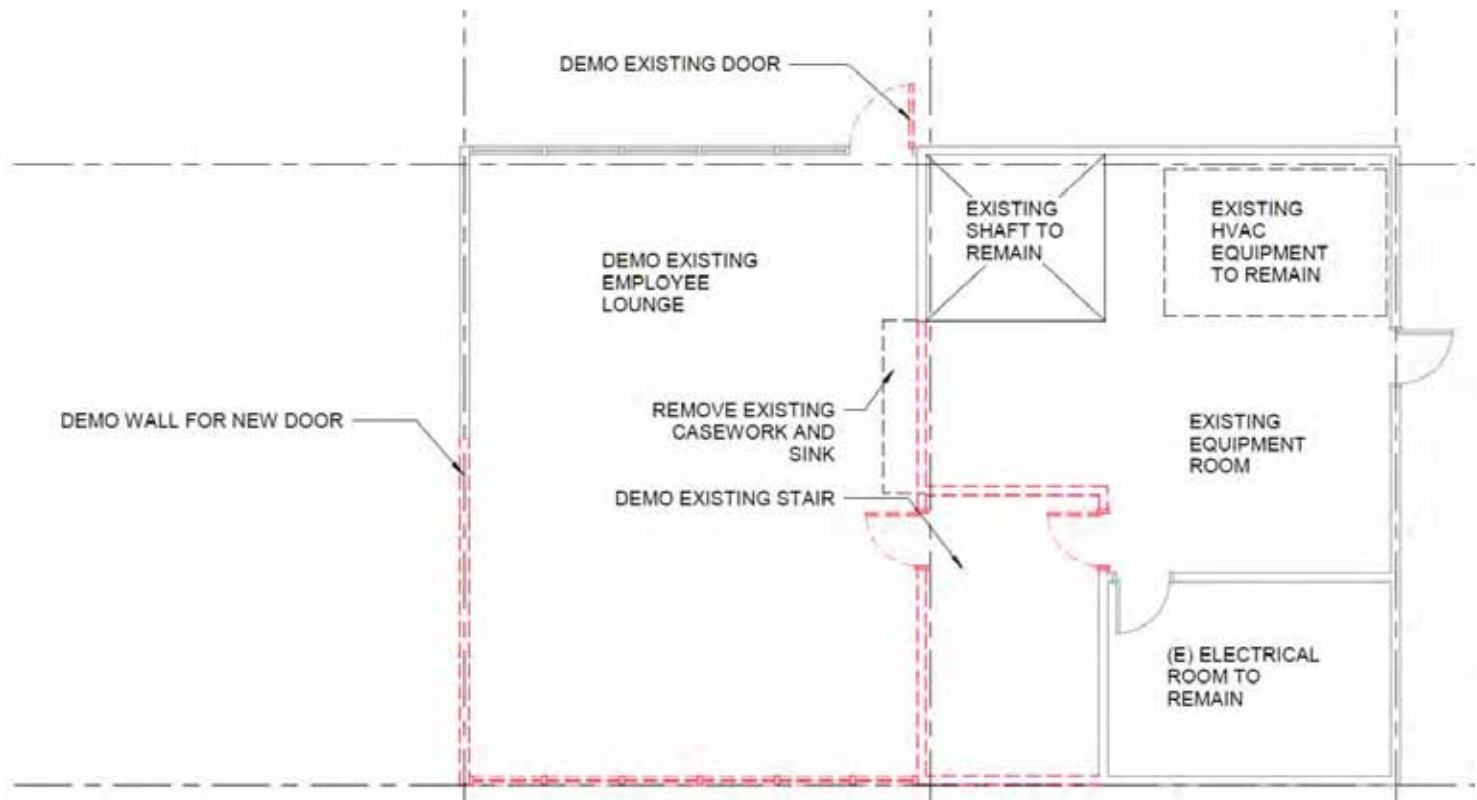
SECOND FLOOR REMODEL PLAN



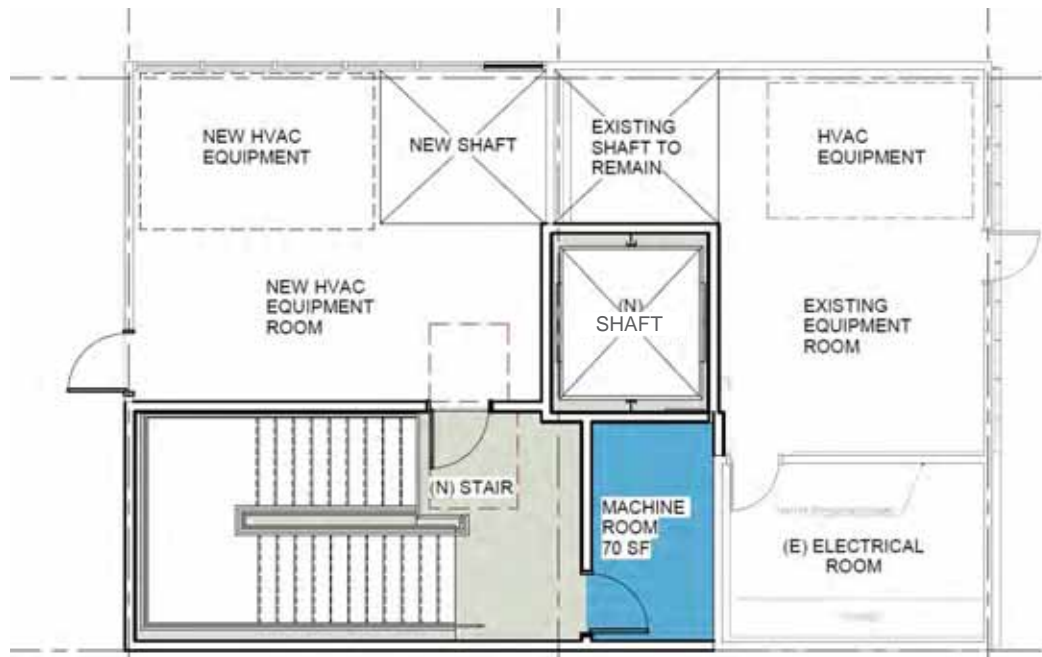
THIRD FLOOR DEMO PLAN



THIRD FLOOR REMODEL PLAN



FOURTH FLOOR DEMO PLAN



FOURTH FLOOR REMODEL PLAN

Phase	Duration	Start Date	End Date
Programming and Facility Assessment Validate estimate, complete conceptual design, location/weight of new Mech equip, location of sheer walls. Submit assessment	3 ½ Months	Jul 26, 2018	Nov 15, 2018
Schematic Design 50% SD (OBS review and approval) 75% SD RUSD Board Approval	2 1/4 Months	Nov 16, 2018	Jan 31, 2019
Design Development	2 Months	Feb 1, 2019	Mar 29, 2019
Construction Documents / City Submittal	3 Months	Mar 30, 2019	Jun 28, 2019
City Plan Review	3 Months	Jun 29, 2019	Sep 30, 2019
HOLD	3 Months	Nov1, 2019	Jan 31, 2020
Bidding	2 Months	Feb 1, 2020	Mar 31, 2020
Construction	9 Months - 17 -	June 1, 2020	June 31, 2021



Project TEAM Site Assessment

Operations Board Subcommittee

December 12, 2018

Existing



- Approx. 70 Students Enrolled
- Approx. 24 staff members
- 6 classrooms (4 regular, 1 mock apartment, 1 mock CVS store, 2 offices)
- 40 parking spaces

Project Team Site Assessment – Findings

- Door thresholds are not ADA compliant and allowing water intrusion into non-vented under-floor area.
- Window systems do not meet new energy standards & provides poor natural lighting.
- Doors and door hardware are not compliant with ADA codes. Hardware that is installed is failing.
- Floor settlement at entry door drops 2+ inches
- Missing/Rotted Foundation Sill Plate.
- Roofing issues – failing membrane/inadequate roof drains
- Turned up flashing at exterior perimeter allowing water intrusion to under floor areas.
- Non-Compliant handrails, handrail extensions and ramp transitions. Walk area between ramps has cross-slope exceeding 2%.

- 20 -

Note: See full assessment for further information and photos

Project Team Site Assessment – Findings/Photos



- 21 -
Note: See full assessment for further information and photos

Option No. 1 Facility Repair

REQUIRED IMPROVEMENTS	
Division 0: Interim Housing - Interim Housing	
	\$1,000,000
Division 1: Environmental Testing - Hazard Materials testing/abatement	
	\$100,000
Division 2: Sitework - Demolition, Building Shoring and leveling, New Foundations, Walks, Ramps, Asphalt, Striping, Drinking Fountain, Site walls, Landscape and Irrigation	
	\$324,900
Division 5: Metals - New Handrails, Guardrails, Stl. Downspouts	
	\$68,000
Division 6: Rough Carpentry - Millwork, Floor framing repair, formwork	
	\$150,000
Division 7: Thermal & Moisture Control - Roof Tear-off & Re-Roof, Roof Coping, Shl. Mtl. Flashing, Joints & Sealants	
	\$113,600
Division 8: Doors and Windows - Metal doors and frames, Wood Doors, Hardware, Alum Window Removal and Replacement	
	\$83,000
Division 9: Finishes - Ext. Plaster, Ceramic Tile, Carpet, Painting, VTS, Acoustical Ceilings	
	\$203,130
Division 10: Specialties - Toilet Accessories, Toilet Partitions, Fire Extinguishers, Lt. demo/Framing	
	\$47,350
Division 15: Mechanical - Plumbing system upgrade, New fixtures, HVAC Upgrade	
	\$261,020
Division 16: Electrical - Power, Lighting, Lighting Controls, AV, Fire Alarm, Parking lot lights, Low Voltage Conduit	
	\$368,390



LEGEND

BUILDINGS - NOT A PART OF PROJECT

PROJECT TEAM CR BUILDINGS

(E) FIRE LANE

PARKING LOT ENTRANCE

PROPERTY LINE

PATH OF TRAVEL

PROJECT TEAM CR'S SQ. FT.
8,010**CONSTRUCTION COST**
\$2,992,209**TOTAL PROJECT COST**
 \$4,855,539 0 30' 75' 150' 300'

Option No. 2 Facility Replacement

REQUIRED IMPROVEMENTS

Division 0: New Buildings / Interim Housing-
Based on PC 12x40 Modular/Plaster/RUSD Std. finishes/
Equip. on Rec. Foundations

\$2,713,600

Division 1: Environmental Testing -
Hazard Materials testing/abatement.

\$100,000

Division 2: Sitework •

Demolition, Walks, Ramps, Asphalt, Striping,
Drinking Fountain, Site walls, Landscape and
Irrigation

\$156,350

Division 5: Metals -

New Handrails, Guardrails, 5th Downspouts

\$50,000

Division 6: Rough Carpentry -

Millwork:

\$100,000

Division 16: Electrical -

AV, Fire Alarm, Parking lot lights, Low-Voltage Conduit

\$80,500



LEGEND

-  BUILDINGS - NOT A PART OF PROJECT
 (N) PROJECT TEAM COURTYARD
 PROJECT TEAM CR BUILDINGS
 (N) PROJECT TEAM CR BUILDINGS
 (E) FIRE LANE
 PARKING LOT ENTRANCE
 PROPERTY LINE
 PATH OF TRAVEL

M/W RESTROOM: 4-MEN, 4-WOMEN, 1 STAFF

PROJECT TEAM CR'S SQ. FT.

9,120

Program increase of due to 24'x40' module CR

CONSTRUCTION COST

\$3,619,495

TOTAL PROJECT COST

\$5,873,453



Schedules

Preliminary Schedule – Option No. 1 – Facility Repair (23 - 27 Months)	
Investigation Testing / Abatement	3 Months
Remedial Plan Preparation/ Engineering	4 Months
DSA Submittal / Approval	6 Months
Bidding	2 Months
Construction	8-12 Months

Preliminary Schedule – Option No. 2 – Facility Replacement (22 - 26 Months)	
Schematic Design	1 Month
Design Development	2 Months
Construction Documents/ DSA Submittal	3 Months
DSA Review	6 Months
Bidding	2 Months
Construction	8-12 Months

Questions?



Board Operations Subcommittee Update SB 237

What Is SB 237?

- ☐ Amends Section 365.1 of the Public Utilities Code
- ☐ Signed into law on September 21, 2018 and takes effect no later than June 1, 2019
- ☐ Only impact Investor Owned Utilities (IOU) under the jurisdiction of the Public Utilities Commission (PUC)
- ☐ Increases Direct Access (DA) cap from 25,000 GWh/yr to 29,000 GWh/yr
- ☐ Currently less than 12% of electrical power consumed in California is procured via DA
- ☐ Currently the DA program is fully subscribed

What is Direct Access

- ☐ Direct Access (DA) is a program that came out of deregulation that allows large commercial and industrial power consumers to purchase power from alternate generators
- ☐ Each investor owned utility has a set cap on the amount of DA they must allow. The cap is established by the PUC and is based on the size of each utilities customer base
- ☐ Electricity must be purchased through a third party Electric Service Provider (ESP)
- ☐ Transmission, distribution, demand, meter and reliability charges will still be charged by the utility based on cost of service.

Direct Access in RUSD?

- RPU is not subject to the PUC thus DA provisions do not apply
- Consulted with Charles J. Hyland, Esq. of URM Group, Irvine CA
 - URM is the ESP the Corona/Norco USD uses for their direct access program
 - Corona/Norco USD is in SCE territory thus eligible for direct access
 - URM is very familiar with RPU and advise that RUSD will not save money over RPU
- 12 month cost comparison between Ramona HS and Norco HS
 - Ramona average cost.....\$0.134 KWh
 - Norco average cost.....\$0.16 KWh (\$0.06 ESP / \$0.10 SCE)

Questions



Board Operations Sub Committee Update
Electric Vehicle Charging
December 12, 2018

Current Regulations

California Green Building Standards

- ☐ In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles
- ☐ DSA is enforcing Green Building Standards 5.106.5.3 – Construction shall facilitate future installation of electric vehicle supply equipment

TABLE 5.106.5.2

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0 to 9	0
10 to 25	1
26 to 50	2
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	10
201 and over	6% of total

Current Regulations

- ☐ INTENT OF THE CODE: AID IN ACHIEVING THE GOAL OF SUPPORTING 7 MILLION ZERO-EMISSIONS VEHICLES ON CALIFORNIA ROADWAYS BY 2030
- ☐ Effective January 1, 2017
- ☐ Must be in the ADA accessible path of travel
- ☐ These are charging spaces not parking spaces
 - ☐ Can't be counted as a parking space
- ☐ Time limits can be imposed
- ☐ For every 2 EVC stalls, one must be van accessible
- ☐ Unreasonable hardship does not apply to path of travel
- ☐ Electrical access and capacity must be in the design



Partnerships

Utilities

- SCE
 - Two years ago, SCE launched Charge Ready, a pilot program to increase the availability of charging for passenger electric vehicles.
 - SCE filed plan with the California Public Utilities Commission to expand the program to support the installation of 48,000 more charging ports. The proposed \$760 million program would continue over four years.
- RPU
 - Currently offers EV Vehicle Purchase Rebates
 - Charging station program being considered in new rate plan
 - Opportunity to write RUSD specific program

Vendors

- Full Service
- Secure stations from unauthorized access
- Variable Pricing
- Offer customer service options such as reservations and waitlists
- Service guarantees with 24/7 customer support
- Manage and measure energy usage, costs, and revenue
- Generate environmental reports and analytics

Pros and Cons

PROS

- Environmental impact and message
 - Support State goals
 - Written into code
- Employee benefit
- Many vendor options
 - Turn-key operations
 - Unlimited customer service options
- Possible Utility support
- Good fit for adjusted TOU

CONS

- Severely limited by existing electrical infrastructure
- Path of Travel
- Dedication of premium parking spaces
- Vandalism
- Not a one size fits all - must have adequate usage in order to recover costs

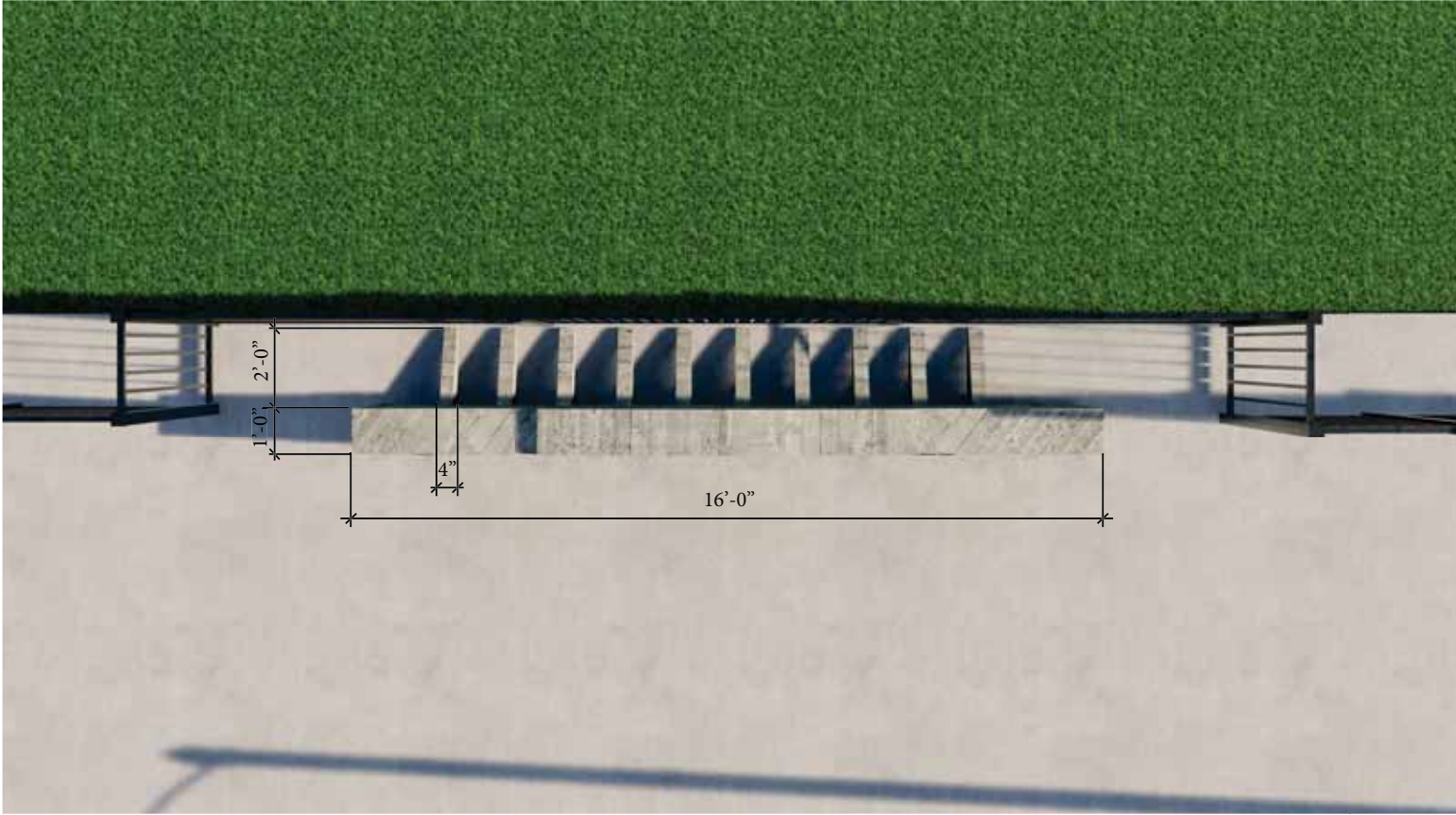
QUESTIONS AND NEXT STEPS





GRANT EDUCATION CENTER - CURRENT MONUMENT SIGN AT 14TH STREET - OPTION 1

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



GRANT EDUCATION CENTER - CURRENT MONUMENT SIGN AT 14TH STREET - OPTION 1 PLAN

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 2



GRANT EDUCATION CENTER - CURRENT MONUMENT SIGN - OPTION 1 PARTIAL SITE PLAN

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



HMC Architects
PG. 3



GRANT EDUCATION CENTER - MONUMENT SIGN AT 14TH STREET - OPTION 2

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 4



GRANT EDUCATION CENTER - MONUMENT SIGN - OPTION 2 PARTIAL SITE PLAN

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



HMC Architects
PG. 5



GRANT EDUCATION CENTER - MONUMENT SIGN AT 14TH STREET - OPTION 3

10.04.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 6



GRANT EDUCATION CENTER - MONUMENT SIGN - OPTION 3 PARTIAL SITE PLAN

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



HMC Architects
PG. 7



GRANT EDUCATION CENTER - EXISTING BENCH - AT BROCKTON AVENUE

10.04.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 8



GRANT EDUCATION CENTER - EXISTING BENCH - AT BROCKTON AVENUE

10.04.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 9



GRANT EDUCATION CENTER - MONUMENT SIGN AT 14TH STREET - OPTION 4

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 10



GRANT EDUCATION CENTER - MONUMENT SIGN - OPTION 4 PARTIAL SITE PLAN

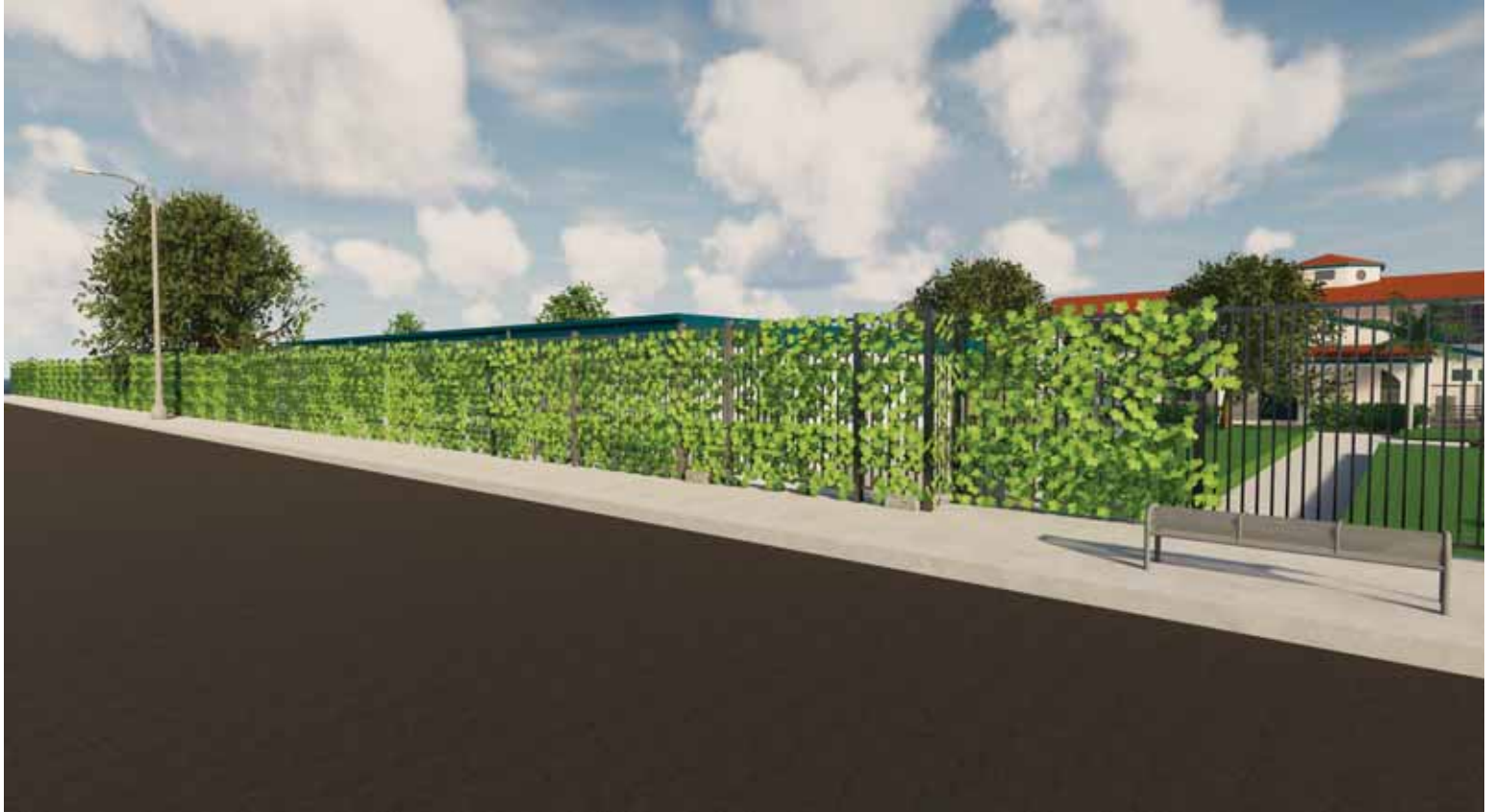
11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT



HMC Architects
PG. 11







GRANT EDUCATION CENTER - BROCKTON ENHANCEMENT - OPTION 2 - VIEW 1 AT BROCKTON AVENUE

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

HMC Architects
PG. 14



GRANT EDUCATION CENTER - BROCKTON ENHANCEMENT - OPTION 2 - VIEW 2 AT BROCKTON AVENUE

11.26.2018 // RIVERSIDE UNIFIED SCHOOL DISTRICT

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PG. 15