

**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.