

**RIVERSIDE UNIFIED SCHOOL DISTRICT  
OPERATIONS DIVISION**

**Operations Board Subcommittee Meeting**

**July 17, 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, May 22, 2019, and June 19, 2019, meeting.

**2. Custodial Product Bid**

Staff will provide information regarding the two-phase process for bids for all core custodial products used throughout the District. All core custodial products will be bid starting July 5, 2019 with a bid opening date of July 25, 2019. It is anticipated that a recommendation for award will come before the Board of Education at an upcoming Board of Education Meeting.

**3. Measure B Final Annual Report**

The subcommittee will receive an update on the final report for Measure B.

4. **Casa Blanca New School**

Staff will recommend and seek direction on next steps for the Casa Blanca property.

5. **Longfellow Elementary School Environmental Impact Report (EIR)**

The subcommittee will receive an update on the EIR circulating for the Longfellow Elementary School Measure O Project.

6. **Proposed Murals for University Heights MS and George Washington ES**

Staff will present renderings for proposed murals to be painted at University Heights Middle School and George Washington Elementary School.

7. **Schedule of Meetings**

The subcommittee's next meeting has been scheduled for Wednesday, August 14, 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 14<sup>th</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> 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 4<sup>th</sup>.

The subcommittee recommended allowing union and non-union representatives present information for further discussion at the July 11<sup>th</sup> 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.