

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

**Operations Board Subcommittee Meeting
December 18, 2019
3:00 p.m. – 5:00 p.m.
Conference Room 3
3380 14th Street, Riverside, CA 92501**

MINUTES

CALLED TO ORDER: 3:08p.m. by Mr. Brent Lee

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

Also present were Mays Kakish, Chief Business Officer, Anazele Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance, Operations and Transportation; Nadia Zeien, Assistant Director, Facilities Planning; Eric Walker, Assistant Director, Facilities Planning; Ariana Arciniega, Accountant; Darel Hansen, Principal, Poly High School; Julie Strauss, Consultant, HMC Architects; and Nora Lopez, (Recorder).

Public Input

There were no requests to speak to the subcommittee members.

Call Meeting to Order

1. **Approval of Minutes**

Mr. Hunt moved and Mr. Lee seconded to approve the minutes of the October 23, 2019 meeting, as presented.

2. **Riverside Polytechnic High School Memorial**

Staff provided an update on the Poly HS “Quad Project” for summer 2020.

Staff provided information and reviewed two options for the relocation of the Poly HS Memorial which currently sits outside the main school office:

- Option 1: keep memorial in the same location (trees would not be impacted)
- Option 2: relocate memorial to the area outside of the athletic field (trees would be removed)

Subcommittee recommended that staff reach out to the family of the three (3) students memorialized in the memorial monument to obtain their feedback regarding a possible move.

3. **Highgrove Elementary New Building Plaque**

Staff presented a potential plaque design for placement at the new building at Highgrove Elementary School, which is currently under construction.

The subcommittee recommended that staff look at past practices, and draft a procedure for consistency on plaques on “new” buildings and bring back to an upcoming subcommittee meeting for review.

4. **Citizen’s Oversight Committee – Vacancy Update**

Staff provided an updated list of Citizens’ Oversight Committee member candidates. The COC is comprised of 13 members and there are currently three (3) vacancies. The application process will continue to remain open throughout the year. Thirteen applications have been received as of December. The subcommittee recommended that three (3) candidates go forward to an upcoming Board of Education meeting for approval.

5. **Shovel Ready Projects for Summer 2020**

The subcommittee received an update on projects ready to move into construction phase during the Summer, 2020. Staff presented an update on projects in Groups B & C that are “shovel ready.” Projects moving into the bidding phase include: Adams ES, Jackson ES, Magnolia ES, Sunshine School, King HS Driveway, and Poly HS Quad.

Projects in Group B, and pending State approvals include Alcott & Monroe.

The subcommittee recommended that staff move forward with the bidding process on the shovel-ready projects.

6. **State Funding Program**

Staff provided an update and discussed the State’s school facilities program and the upcoming State Bond. The following was reviewed:

- **Proposition 51** - \$7 Billion for K-12: Original Authorization for New Construction, Modernization, CTE, and Charter. Proposition 51 passed in 2016 and has ***already been exhausted***.
- **Proposition 13** - \$15 Billion for K-12 and college facilities in California. Proposition 13 is in the ballot for the March 2020. This proposition includes \$9 billion for preschool and K-12 schools, \$4 billion for universities, and \$2 billion for community colleges.
- Staff provided a brief overview of the States’ School Facilities Program (SFP) under Proposition 13. Changes may include: ***1) project eligibility, 2) funding ratios, 3) project processing, 4) prioritization level, 5) reduction to developer fees (multifamily housing), etc..***
- Changes to the States’ School Facilities Program will be further defined after the passage of Proposition 13.

7. **Schedule of Meetings**

The subcommittee’s next meeting has been scheduled tentatively scheduled for January 22, 2020, 3:00 - 5:00 p.m., in Conference Room 3, 3380 14th Street, Riverside, CA.

Conclusion

Subcommittee Members Comments

Adjournment

4:29pm



STATE BOND UPDATE

February 27, 2020

Operations Board Subcommittee

State Funding Applications

- Project Groups A – C
- 2016-2018 Projects

RIVERSIDE USD	Submitted to OPSC
GROUP A	
Harrison ES Modernization	04/03/19
Harrison ES New Construction	04/03/19
Highgrove ES Modernization	02/27/19
Highgrove ES New Construction	04/11/19
Jefferson ES Modernization	03/26/19
Jefferson ES New Construction	03/26/19
Madison ES Modernization	04/17/19
Madison ES New Construction	04/17/19
Sierra MS Modernization	05/07/19

RIVERSIDE USD	OPSC to Submitted
GROUP C	
Adams ES Modernization	09/18/19
Adams ES New Construction	09/18/19
Arlington HS Addition	Pending
Arlington HS Modernization	Pending
Fremont ES Modernization	08/28/19
Fremont ES New Construction	Pending
Longfellow ES Modernization	12/24/19
Longfellow ES New Construction	Pending
Magnolia ES Modernization	08/28/19
Magnolia ES New Construction	08/28/19
University Heights MS Modernization	11/11/19
University Heights MS New Construction	12/04/19

RIVERSIDE USD	Submitted to OPSC
GROUP B	
Alcott ES Modernization	12/12/19
Alcott ES New Construction	Pending
Jackson ES Modernization	Pending
Jackson ES New Construction	11/14/19
Monroe ES Modernization	Pending
Monroe ES New Construction	Pending
Poly HS Modernization (ADA/Quad)	N/A
Poly HS Gym	Pending
Sunshine Early Ed Modernization	04/12/19

RIVERSIDE USD	Submitted to OPSC
Reimbursement Projects	
Castle View ES - Portables	08/24/16
Emerson ES - 2 Portable Replacement	08/02/17
Jefferson ES - Portables	08/24/16
Kennedy ES - 2 Portable Replacement	08/02/17
Poly HS Chiller Modernization	09/25/18
Riverside STEM Academy	08/24/16

26 Projects in-line & 9 in Process

All applications submitted after August 30, 2019 are subject to new School Facilities Program.

State Funding Grants

- Project Groups A – C
- 2016-2018 Projects

RIVERSIDE USD	State Funding 2020
GROUP A	
Harrison ES	\$ 3,802,805
Highgrove ES	\$ 6,911,018
Jefferson ES	\$ 3,800,513
Madison ES	\$ 5,420,198
Sierra MS	\$ 110,126
Total	\$ 20,044,660

RIVERSIDE USD	State Funding 2020
GROUP B	
Alcott ES	\$ 4,550,280
Jackson ES	\$ 4,644,277
Monroe ES	\$ 2,408,471
Poly HS Modernization (ADA/Quad)	\$ -
Poly HS Gym	\$ -
Sunshine Early Ed	\$ 303,170
Total	\$ 11,906,198.00

RIVERSIDE USD	State Funding 2020
GROUP C	
Adams ES	\$ 3,619,302
Arlington HS	\$ 4,067,652
Fremont ES M	\$ 6,141,464
Longfellow ES	\$ 7,122,145
Magnolia ES	\$ 4,511,650
University Heights MS	\$ 3,088,556
Total	\$ 28,550,769

RIVERSIDE USD	State Funding 2020
Reimbursement Projects	
Castle View ES - Portables	\$ 311,237
Emerson ES - 2 Portable Replacement	\$ 315,887
Jefferson ES - Portables	\$ 311,237
Kennedy ES - 2 Portable Replacement	\$ 315,887
Poly HS Chiller Modernization	\$ 3,692,426
Riverside STEM Academy	\$ 452,717
Total	\$ 5,399,391

Estimated State Funding: \$65,901,018

Questions & Answers



State Bond
High School Projects
February 27, 2020
Operations Board Subcommittee

State School Bond History

	Month	Year	Proposition	Amount in millions	Ballot Cycle
1	November	1982	Prop 1	\$ 500	0
2	November	1984	Prop 26	\$ 450	2
3	November	1986	Prop 53	\$ 800	2
4	June	1988	Prop 75	\$ 800	2
5	November	1988	Prop 79	\$ 800	0
6	June	1990	Prop 123	\$ 800	2
7	November	1990	Prop 146	\$ 800	0
8	June	1992	Prop 152	\$ 1,900	2
9	November	1992	Prop 155	\$ 900	0
10	June	1994	Prop 1B	\$ 1,000	2
11	March	1996	Prop 203	\$ 3,025	2
12	November	1998	Prop 1A	\$ 9,200	2
13	November	2002	Prop 47	\$ 13,050	4
14	March	2004	Prop 55	\$ 12,300	2
15	November	2006	Prop 1D	\$ 10,416	2
16	Nov/June	2012	AB 331	-	-
17	November	2016	Prop 51	\$ 9,000	10
18	<i>March</i>	<i>2020</i>	<i>Prop 13</i>	<i>\$ 15,000</i>	

Source: CASH website (cashnet.org)

2.3
(average)

SUMMARY

Purpose – Prop 13:

- Authorized \$15B for schools and college facilities.
- State Matching Funds for State Facilities Programs (SFP)
- Changes to SFP project prioritization & funding allocation requirements
- Changes to Statutory Impact Fees (local funding)

Funding for Measure O & Non Measure Projects:

- Funds for modernization, renovation, site acquisition, & new construction.
- District Projects Matching Funds.
- Reimbursement - projects from 2016-2018

Impact to RUSD Projects & Facilities Process:

- Fund Shovel-Ready Projects (26 projects in-line)
- Prepare for Prop 13 application/regulation requirements
- Commence Shovel-Ready Project Process thru Prop 13 Priority funding

Potential Funding Benefit to High School Projects:

- Modernization
- New construction
- Career Technical Education Programs (CTE)
- Projects addressing Overcrowding
- Statutory mandated lead testing projects
- Wellness centers projects
- Health & safety projects
- Projects in-line – reimbursement
- Etc.

HIGH SCHOOL PROJECTS

Summary

- Arlington High School: CTE, modernization, new construction, etc.
- King High School: modernization, new construction, overcrowding, etc.
- North High School: CTE, modernization, new construction, wellness center, etc.
- Poly High School: modernization, new construction, etc.
- Ramona High School: CTE, modernization, wellness center, etc.

NEXT STEPS

High School Projects

Prepare for State Funding - Initial Milestones:

- Review request for proposals for A/E services
- Site design team
- “Boots on the Ground” site assessments
- Project programing & educational specifications
- Planning & Schematics Phase
- Report to OBS / Board
- Etc.

Questions & Answers



Alcott Elementary School
Measure O Project
Operations Board Subcommittee

February 27, 2020

AGENDA

1. Team Introductions
2. Overview of Existing Campus
3. Scope of Work
4. Tentative Schedule

TEAM INTRODUCTIONS

Facilities

Sergio San Martin, Assistant Superintendent Operations
Ana Gonzalez, Director of Planning and Development
Nadia Zeien, Assistant Director of Planning and Development

Architect, DLR Group

Jesse Miller, Principal
Chris Bohigian, Senior Associate

Construction Manager, Tilden-Coil Constructors

Jason Howarth, Program Executive





SCOPE OF WORK

Approved Scope

Site Work

- Removal of portables, grading, new kinder play yard, hard court play yard area, turf, ADA Upgrades, etc.

Site Utilities

- Domestic water, sewer, storm drain, gas, electrical power upgrades

Existing Classrooms

- Interior and exterior painting, casework, electrical, HVAC, etc.

New Building

- Six general classrooms and four kinder classrooms

Total Project Cost: **\$15,770,788***

Added Scope by Areas (Require Approval)

Kinder Building

1. Additional trees for shading, cluster of a few concrete cylinder seating areas, add grass to play area, added landscape, and additional fencing, and artwork on rails

Site Conditions

2. Removal of trees and installation of new irrigation and landscape
3. New fencing along Central Avenue
4. Grading and new asphalt for dirt area along Central
5. New gate, grading, asphalt, and walkway North of campus

State Plan Review (locations are throughout campus)

6. Expanded ADA improvements (DSA required)



* May be adjusted after the project bids

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PROPOSED LANDSCAPE PLAN

PROPOSED KINDER BUILDING
CITRUS GROVE TO REMAIN
4' HIGH CHAIN-LINK FENCE WITH MAINTENANCE GATES
OPEN RAMP PLAY AREA
1000-SEEDED STORM WATER BASIN
BRUSH DAMPPY SPACE TREES
NEW PLAY STRUCTURE - SEE SITE ELEMENTS
OUTDOOR CLASSROOM WITH LARGE KIDNEY CORNER SITE ELEMENTS
NEW TRACK
SMALL KIDNEY SKATING - SEE SITE ELEMENTS
BASKETBALL COURT - SEE SITE ELEMENTS
NEW DECKED GRASSY PARK
EXISTING RAMP FIELD
PROPOSED RESIDUAL CLASSROOMS LOCATION
EXISTING PLANT STRUCTURE TO REMAIN
NEW PLAY MAJOR
EXISTING SERVICE TO REMAIN

AVONDALE WAY

ARCHDALE STREET

CENTRAL AVENUE

- 21 -

PROPOSED LANDSCAPE PLAN

NEW CLASSROOM BUILDING



EXISTING CLASSROOM BUILDING



TENTATIVE SCHEDULE

- DSA Interim Housing Approval: May 2020
- Prepare Bid Documents: October thru November 2020
- Bid Document Advertisement: December thru January 2021
- Open Bids: January 2021
- Board Approval/Award Project: March 2021
- Construction: June 2021

Questions



High School Athletic Facilities

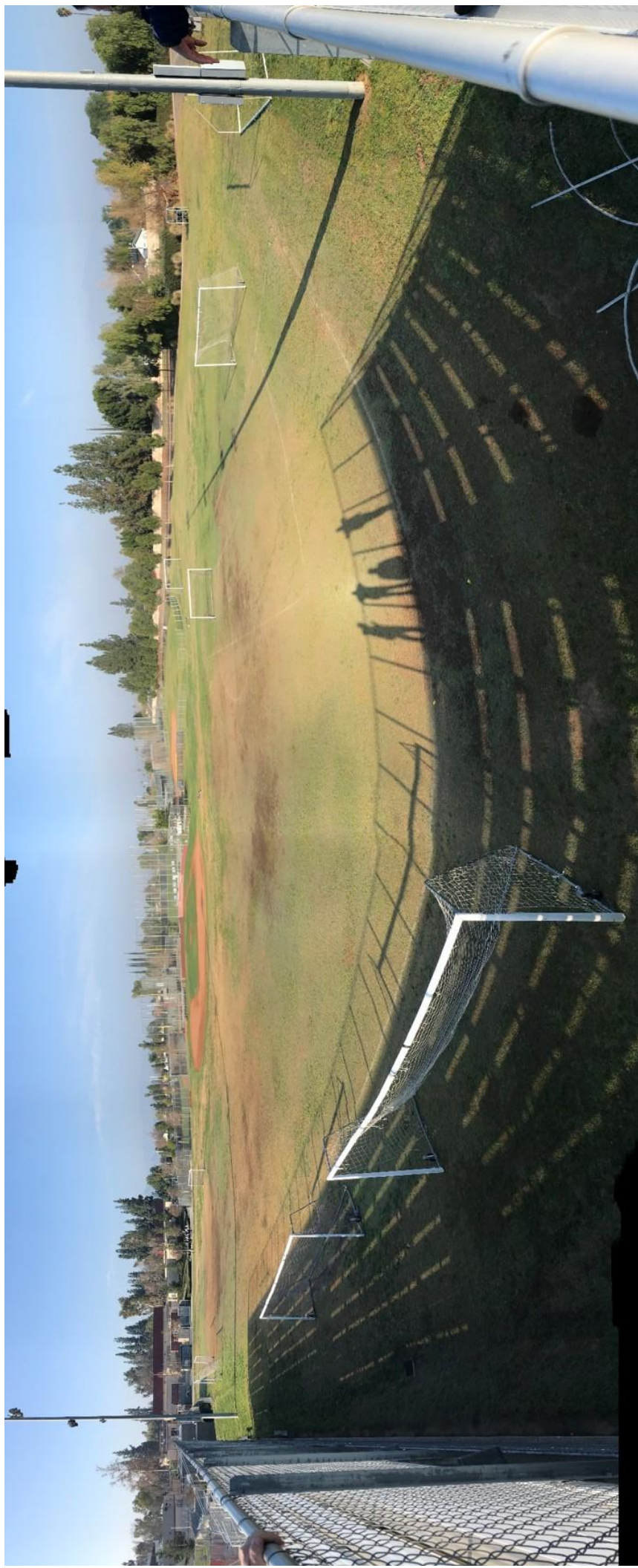
ITEM NO. 5

Board Operations Sub Committee, February 27, 2020

Service Frequency

Application Frequency	Open Turf Areas			
	Level 1	Level 2	Level 3	Level 4
Top Dress/Seed	3x year	1x year	0	0
Soils Testing	4x year	1x year	0	0
Fertilize	4x year	2x year	1x year	0
Weed/Disease Cont.	2x year	1x year	0	0
Mulch	N/A	N/A	N/A	N/A
Plant Replacement	1x year	0	0	0
Irrigation	As Needed	As Needed	As Needed	As Needed
Pest Control	Monthly	Monthly	Quarterly	Annually

Arlington Soccer



Arlington Baseball Field



North Soccer



North Baseball



Poly Soccer



Poly Baseball



Ramona Soccer Field



Ramona Baseball Field



King Soccer



King Baseball



Unique Issues With King

- MLK has particularly bad soil conditions
 - Shallow root zone (approx. 2 inches)
 - Acidic soil
 - Non-porous
 - Sheet flow to left field of Varsity Baseball Field
- MLK has reclaimed water
 - High salt content
 - Limited water window
- MLK fields have high usage
- Drainage installed in Soccer Field
- Additional fertilization and/or seeding is not a sustainable option
- The installation of additional subsurface drainage is the only long-term fix for the fields at MLK. Additional drainage will keep other fields in a playable condition so that usage can be more evenly distributed.
 - Varsity Baseball and Softball.....\$850,250
 - Back Field.....\$912,000
- MLK has by far the worst baseball field on the District and both MOT and MLK have invested significantly attempting to keep it playable.
- Facilitating a means to positively drain these fields is the only viable option to ensure equitable playability of the fields



QUESTIONS OR COMMENTS