

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

Operations & Facilities Planning Board Committee Meeting

June 2, 2021

2:30 p.m. – 4:30 p.m.

Virtual – Zoom

MINUTES

CALLED TO ORDER 2:32 p.m. by Mrs. Kathy Allavie, Committee Chairperson

PRESENT: Kathy Allavie, Board Member, Dale Kinnear, Board Member, and Sergio San Martin, Assistant Superintendent, Operations.

Anazele Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance, Operations, Transportation; Nadia Zeien, Assistant Director, Planning and Development; Eric Walker, Assistant Director, Planning and Development; Rene Castro, Assistant Director, Planning and Development; Daryl Koroluck, Operations Manager; Dennis Ronney, Architect, GO Architects; Liliana Bustos, Architect, GO Architects; Larry Buoncristiani, Architect, GO Architects; Jason Howarth, Construction Manager, Tilden Coil; Marty Greenwood, Construction Manager, Tilden Coil; Nick Farrell, Financial Consultant, Koppel & Gruber; Doug Floyd, Financial Consultant, Koppel & Gruber; Nicolle Falcis, Atkinson, Andelson, Loya, Rudd & Romo; and Nora Lopez (Recorder)

Public Input

The following member(s) of the public addressed the committee during this agenda item:

- Mr. Jason Hunter spoke in relation to the District opening up to in person meetings.

Called meeting to order

1. Approval of Minutes

Mr. Dale Kinnear motioned to amend the meeting minutes of the March 31, 2021, to include mention of available resources available such as Senator Roth's office, the Hoover Report, and the California Association of Bond Oversight Committee.

Mrs. Kathy Allavie seconded to approve the minutes of the March 31, 2021, meeting including the said amendment.

2. Deferred Maintenance

Staff provided a presentation on the District's current deferred maintenance program and highlighted the following:

- Routine restricted maintenance funding
- Deferred maintenance and funding (also known as Capital Renewal)
- Capital Renewal list and its frequency / Ongoing 10-year Capital Renewal Plan by fiscal year
- Projects assigned a priority score based on various factors and reviewed a list of current needs

The committee provided feedback on maintenance, funding, Capital Renewal list, and the priority scores assigned to projects based on different criteria. The committee also discussed needs at different school sites and they expressed that it would be a good idea to explore ways to acquire more funding to address those needs.

Mr. Dale Kinnear discussed the need to review the maintenance priority needs and criteria and said that at the upcoming Board of Education meeting, it would be a good idea to address deferred maintenance needs during the budget agenda item.

Mr. San Martin thanked staff for a job well done with limited state funding and working through difficult challenges.

Public Input

The following member(s) of the public addressed the committee during this agenda item:

- Mr. Jason Hunter spoke about unfunded liability dollars and maintenance needs.
- Mr. Rich Davis spoke about the need to spend funds on repairing school sites.

3. Fee Justification Study (FJS) 2021

Staff provided an overview and summary of this year's Fee Justification Study, which serves as a basis for collecting statutory Level I Fees at the State approved amounts. The following was provided:

- Team Introductions:
 - Ana Gonzalez, Director, RUSD, Planning & Development
 - Douglas Floyd and Nick Farrell, Financial Consultants, Koppel & Gruber
 - Nicolle Falcis, Legal Counsel, Atkinson, Andelson Loya, Ruud & Romo
- Overview of Developer Fee Types and Comparison table (residential & commercial/industrial)
- Overview of District Historical Developer Fee Rates
- Review of current fees charged by surrounding school districts

Staff also shared that the proposal to increase fees from current level I residential fees of \$3.79 to the proposed \$4.08 fees, and commercial/industrial fees of \$0.61 to \$0.66 would be presented at the July Board of Education meeting, if the committee recommends this action. If the Board approves the recommendation, the effective date of the increase in fees would be September 2021.

Mr. San Martin added that every two years the state adjusts the fees and that last year, the Fee Justification Study to increase fees was not approved by the Board of Education. The committee provided feedback on different factors influencing the decision to not approve the increase in fees last year, and one of the main influencers was the COVID-19 Pandemic.

After providing input, the committee recommended that the Fee Justification Study go before the Board of Education at an upcoming meeting for approval.

Public Input

The following member(s) of the public addressed the committee during this agenda item:

- Mr. Jason Hunter spoke about the importance of discussing this item at a CBOC meeting as allocation of funds is important.

4. Energy Management Program Update

Staff provided an update on the District's Energy Management Program, efforts, and accomplishments and highlighted the following:

- Overview of District's breakdown of utilities and energy management program
Current Annual Utility budget is \$7.5M (Electricity makes up 70%, Water makes up 25%, Natural gas makes up 5%)
- Distribution of Energy Use Percentage vs. Cost Percentage
- Cost Trends illustrated monthly cost by year (July – Jun)
- Electrical saving since 2009 = \$10.7M (98M KWh)

The committee provided input and discussed some challenges such as annual rate increases, limited energy management staff, and expanded summer programs. Going forward, the goal will be to maintain a flat utility budget through 2024.

Mr. Dale Kinnear provided input on District spending and about comparison with other districts.

Public Comment

The following member(s) of the public addressed the committee during this agenda item:

- Mr. Jason Hunter spoke about RPU meetings and said that RUSD should look into attending those meetings.

5. John W. North High School and Casa Blanca Committee Update

An update on the progress of the John W. North High School and the Casa Blanca Design Committees was provided, and staff introduced the team for both projects:

- Ana Gonzalez, Director, RUSD, Planning & Development
- Rene Castro, Assistant Director, RUSD, Planning & Development
- Liliana Bustos, Architect, GO Architects
- Jason Howarth, Construction Manager, Tilden Coil

The team provided an overview of the Design Committee Representatives, a highlight of the meetings conducted so far, and the tentative project schedule.

Casa Blanca Design Committee Update:

- Provided progress on the committee's work so far
- Reviewed the next steps: Review project conceptual designs at the Design Committee meeting on June 15
- Shared that at the August Operations Facilities Planning Committee meeting, an update will be provided

The committee spoke about the importance of having participation at the Design Committee meetings for input, discussed and provided input on the final cost dollar amount that will be needed for the project and expressed that construction costs have increased

which will have an impact and that an update would be provided at a future meeting. The committee also provided input in relation to the design standards of projects.

John W. North Design Committee Update:

- Provided an overview of the next steps: Review Site Assessment finding at the Design Committee meeting in July 2021
- Shared that at the August Operations Facilities Planning Committee meeting, an update will be provided

The committee provided input on the levels of modernization in relation to classroom buildings and gymnasium.

Staff provided input on the tentative project schedule and funding and explained that project needs to be shovel ready in order to be ready for state funding, and then the project would go to Board for approval.

After the committee provided feedback on the North High School Project, it was recommended that staff weigh out the pros and cons for each design option.

Public Comment

The following member(s) of the public addressed the committee during this agenda item:

- Mr. Jason Hunter spoke in relation to the Casa Blanca school and its funding source and handling
- Mr. Rich Davis commended Mr. Sergio San Martin, staff, and consultants, and said that the committee has given great suggestions and North High School has a lot of needs

Conclusion

Committee Members Comments

Mr. Dale Kinnear requested the following agenda items to be added to a future agenda:

- Meeting logistics (in-person, recordings, meeting times)
- Project Team Update
- Eastside Elementary School Update

Mrs. Kathy Allavie expressed that the fields at Ramona and North look poor and need attention.

Adjournment

The meeting was adjourned at 5:12 p.m.