

**Riverside Unified School District
Operations Division**

Operations Board Subcommittee Meeting

November 20, 2020

1:00 p.m. – 3:00 p.m.

Virtual - Zoom

MINUTES

CALLED TO ORDER: 1:00 p.m. by Mrs. Kathy Allavie

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

Also present were Mays Kakish, Chief Business Officer; Ana Gonzalez, Director; Planning and Development; Ken Mueller, Director; Maintenance, Operations & Transportation; Nadia Zeien, Gaby Adame, Eric Walker, Assistant Directors, Facilities Planning; Richard Prince, Community Relations Manager; Hector Valdez, Principal, Lincoln High School; Steven Ybarra, Principal, Arlington High School; Jeff Wray, Tacy Duncan, Assistant Principals, Arlington High School; Terri McAndrew, Principal, Alcott Elementary School; Michael Gull, President, RASM; Anahi Chang, CSEA President; Roger Clarke, Art Lucero Ruhnau Clarke Architects; Marty Greenwood, Bryant Ismerio, Tilden Coil; Kristen Rose, Marco Eacrett, Stephanie Vas Ferreira, PBK Architects; Jesse Miller, DLR Group; Dwayne Mears, Place Works; Kim Byren, Legal Counsel, BB & K; Jeff Hoskinson, Legal Counsel, Atkinson, Andelson, Loya, Ruud & Romo; Jerry Suich, RE Consultant, Oxbridge Development, Inc.; and Nora Lopez, (Recorder).

Public Input

There were no requests to speak to the subcommittee members.

Call Meeting to Order

1. Approval of Minutes

Mrs. Kathy Allavie moved to approve the minutes of the February 27, 2020 meeting, as presented.

2. Alcott Elementary School Project

Staff and consultants provided an update on the Alcott Elementary School Measure O Project. The project update presentation included a review of:

- Team Introductions:
 - Ana Gonzalez, Director and Assistant Director, Nadia Zeien, RUSD, Planning and Development
 - Jesse Miller, Architect, DLR Group
 - Marty Greenwood, Construction Manager, Tilden Coil Constructors
- Approved Scope of Work
 - Site Work, Site Utilities, Existing Classrooms, and New Building

- Budget and Funding Overview:

Source	2017	2021
Measure O	\$ 12,708,616	\$ 12,708,616
State Funding	\$ 3,062,172	\$ 6,719,187
Other Funding	-	\$ 3,645,910
Total	\$ 15,770,788	\$ 23,073,713

Estimated budget in 2017 was \$15,770,788 and after the defining the of scope of work and specifications from Division of State Architects, there is an increase of \$7,302,925 for this project. The difference will be made up from State Funding, CFD Funds, and Developer Fees as listed above.

The total Project Cost: \$23,073,713

- Tentative Project Timeline:
 - Prepare Bid Documents: October through November 2020
 - Bid Document Advertisement: December through January 2021
 - Open Bids: January 2021
 - Board Approval/Award Project: March 2021
 - Construction: June 2021

The subcommittee provided input and feedback regarding the budget implications and it was recommended that this project move forward as presented for bidding, and to be presented at an upcoming Board of Education meeting.

3. Arlington High School Project Update

Staff provided an update on the Arlington High School Project and provided renderings to highlight the overall design of the modernization expansion project highlighting each respective project area. Project has bid and contracts awarded at the November Board of Education Board meeting. Some of the highlights of this project are below:

- Team Introductions:
 - Ana Gonzalez, Director, Planning and Development, RUSD
 - Roger Clarke, Architect, Ruhnau Clarke, Architects
 - Marty Greenwood, Construction Manager, Tilden Coil
- Project Timeline:
 - Project Expansion
 - Construction will begin the first week of December 2020
 - Construction phase to be 8 months approximately
 - Aquatics area
 - pool is in latter stages of design and bidding.
 - DSA 1st submission for approval will be in early in December 2020 and the process will take about 3 months
 - work to begin March – April 2021 approximately

- Safety Measures during COVID-19 Pandemic:
Protocol for visitors, students, and construction workers on site
 - Developed a phasing logistics plan to inform every one of the timeline and activity location during the duration of the project
 - Fencing will be installed to define the separation between students, staff, construction workers, and visitors to ensure safety
 - Badging system to track construction staff
 - Deliveries will be monitored and tracked
 - Have met with principal to coordinate and make adjustments as necessary according to their needs

After the subcommittee provided input and feedback, staff thanked the presenters and the team and recommended that the project continue to move forward.

4. Eastside Neighborhood School Project – California Environmental Quality Act (CEQA) Process

Staff provided an update regarding the Eastside Project for the new neighborhood school and reviewed the five (5) options for this project, and an overview on the CEQA process for the proposed new school site. The items reviewed are below:

- Team Introductions:
 - Ana Gonzalez, Director, RUSD, Planning and Development
 - Jeff Hoskinson, Legal Counsel, Atkinson, Andelson, Loya, Ruud & Romo
 - Jerry Suich, RE Consultant
 - Dwayne Mears, Environmental Consultant, Place Works
 - Marco Eacrett, PBK Architects
- Executive Summary Program includes the following spaces and size:
 - Enclosed Building Area: 67,313 SF
 - Student Capacity: 750
- Five (5) Project Conceptual Options presented for CEQA Project description purposes:

Option 1A: Lincoln School, B Lots, C Lots, Vacate Park Avenue – 8.5 Acres

Opportunities	Challenges
Keep historical and recently completed buildings	Relocate Lincoln High School (further analysis, and relocation discussions required)
Drop off away from 14 th Street	Requires seismic upgrades for existing auditorium

Maximize lot size	Increased completely with Park Avenue vacation
Maintain current community programs in the Bungalow	

In addition, this option provides an opportunity for a future joint use agreement with the City of Riverside.

Option 1B: Lincoln School, B Lots, C Lots, Vacate Park Avenue – 8.5 Acres

Opportunities	Challenges
Maximize field and hardcourt space	Relocate Lincoln High School (further analysis, and relocation discussions required)
Drop off away from 14 th Street	Increased completely with Park Avenue vacation

Option 2: B Lots, C Lots, Vacate Park Avenue (Lincoln to remain) – 4.8 Acres

Opportunities	Challenges
Lincoln High School program remains intact	Increased completely with Park Avenue vacation
Drop off away from 14 th Street	Minimal playfields

Additionally, this is a 2-story construction design to maximize space

Option 3A: B Lots, C Lots, Vacate Park Avenue, Reconfigure Lincoln High School – ES 5.3 Acres / HS 1 Acre / Shared 2.2 Acres

Opportunities	Challenges
Drop off away from 14 th Street	Seismic upgrades to existing auditorium
Provides updated reconfigured facilities to Lincoln HS program	Increased complexity with vacation of Park Avenue
Efficient shared spaces	
Multitude of outdoor learning opportunities	

Flexibility to expand the play field

Option 3B: B Lots, C Lots, Vacate Park Avenue, Reconfigure Lincoln High School – ES 5.2 Acres / HS 2 Acres / Shared 1.3 Acres

Opportunities	Challenges
Drop off away from 14 th Street	Seismic upgrades to existing auditorium
Provides updated reconfigured facilities to Lincoln HS program	Increased complexity with vacation of Park Avenue
Efficient shared spaces	
Multitude of outdoor learning opportunities	

- **CEQA Process Overview:**

- Must have a solid project description and recommendation including alternatives/options in order to move forward with CEQA submittal and adoption of EIR.
- Upon completion and acceptance, plans to proceed to next step of building school can continue.
- If there are changes to CEQA submitted, changes would need to be incorporated and could potentially cause challenges.
- Once project description along with alternatives is ready for submittal, the process going forward could take 9 -12 months approximately.

After subcommittee asked questions, provided input and feedback, the following are the recommendations and consensus agreed to move forward:

1. The (3) three options listed below are the preferred to moved forward with planning and studies necessary for CEQA submittal
 - **Option 1A:** Lincoln School, B Lots, C Lots, Vacate Park Avenue
 - **Option 2:** B Lots, C lots, Vacate Park Avenue, Lincoln to remain – *also include the Park for future Joint use with the City of Riverside – this provides flexibility*
 - **Option 3A:** B Lots, C Lots, Vacate Park Avenue, Reconfigure Lincoln High School
2. The following are important requests for this project moving forward which are included in the 3 options listed above:
 - Flexibility to use the park for future use and keep Lincoln - Option 2
 - Option to relocate Lincoln – Option 1A
 - Keep Lincoln in new buildings - Option 3A
3. Next Steps:
 - Proceed with planning for Option 1A, Option 2, Option 3A
 - Consultant to provide District with a study for efficiency and budgeting purposes
 - Consultant to provide District with a timeline for the project
 - Consultant to proceed with initial planning of CEQA submittal

5. **Citizens Bond Oversight Committee (CBOC)**

Staff provided an update regarding the Citizens' Bond Oversight Committee recruitment process and the following were highlighted:

- Current Vacancies:
 - Five (5) vacancies
 - Business organization (1)
 - Community at large (3)
 - Taxpayer Association (1)

- Applications received to date
 - 14 up to date
- Selection of new committee members
 - Applications will be reviewed and candidates will be recommended for appointment
- Reviewed Committee Requirements:
 - Mandated criteria
 - Reviewed Qualification Standards
 - Bylaws Selection Guidelines

After the subcommittee provided feedback, it was recommended that the CBOC selection appointment of new committee members be presented at the January 2021 Board of Education meeting.

Conclusion

Subcommittee Members Comments

Anahi Chang made a comment regarding the effect building an Elementary School and a High School on same campus could have on classified members as far as needing to work out of class.

Adjournment

The meeting was adjourned at 3:04 p.m.