

**Riverside Unified School District  
Operations Division**

**Operations Board Subcommittee Meeting  
December 16, 2020  
1:00 p.m. – 3:00 p.m.  
Virtual - Zoom**

**MINUTES**

**CALLED TO ORDER:** 1:08 p.m. by Mrs. Kathy Allavie, Committee Chairperson

**PRESENT:** Tom Hunt, Board President, 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; Darel Hansen, Principal, Poly High School; James Vaughn, Assistant Principal, Poly High School; Steven Ybarra, Principal, Arlington High School; Tacy Duncan, Assistant Principals, Arlington High School; Jeremy Standefer, Assistant Principal, Riverside STEM Academy; School; Melissa Elwood, Assistant Director, Business Services; Michael Gull, President, RASM; Melody Clark, Faculty, UCR; Jennifer Dubon, Ruhnau Clarke Architects; Marty Greenwood, Tilden Coil; Konni Wong, WLC Architects; Jeff Kraus, John Freese, William Grover, University of California, Riverside; and Nora Lopez, (Recorder).

**Public Input**

Mr. Rich Davis thanked the subcommittee for the Board meeting yesterday, and also expressed his displeasure of holding this subcommittee meeting at this time of day as he feels it is too early in the day and some people may not be available to attend.

Mr. Tom Hunt shared, as a reminder, that subcommittees are not decision makers, however they are tasked with making recommendations to the entire Board of Education.

**Call Meeting to Order**

**1. Approval of Minutes**

Mrs. Kathy Allavie moved to approve the minutes of the November 20, 2020 meeting minutes, as presented.

**2. Arlington High School Project Sign Event**

Mr. San Martin provided an update on the Project's construction information signage for the Arlington High School Measure O Project, and discussed the planning of a signage unveiling event, and asked Mrs. Allavie and Mr. Hunt for direction on the next steps for this type of event.

Mr. Hunt recommended that District staff and school site staff plan a future date and produce a guest list, and that it would be great to have renderings available at such event so that attendees and the community can have visuals on the projects. He would like these types of accomplishments to be celebrated.

Mrs. Kathy Allavie, Subcommittee Chair, expressed that she doesn't believe this is the time for this type of event due to the pandemic. However, planning for a future ribbon cutting ceremony for new schools when they are ready for ground breaking is a great idea.

The subcommittee agreed on holding off on an in-person event and they would like to see a post card or flyer so that it can be used as a way of communicating with the community. School Principals, Mr. Steven Ybarra, Arlington High School, and Mr. Darel Hansen, Poly High School shared the ways in which they currently cascade information to the community and stakeholders in efforts to keep them informed.

Mr. Sergio San Martin thanked school site for the work they do to keep the community and stakeholders informed, and also thanked District staff as they continue to update District's Website - Measure O webpage with project updates and renderings. He also thanked staff who provide quarterly reports to the Citizen's Bond Oversight Committee during regularly scheduled meetings.

After the subcommittee provided input, it was recommend that staff look into a post card/flyer in coordination with the communications team, school site administration, and any other key staff, and also recommended the planning for future project "ribbon" cutting ceremonies for new schools when it is safe.

### 3. **Riverside Polytechnic High School Project Update**

Staff provided an update on the Riverside Polytechnic High School Project and provided highlights on the following:

- Team Introductions:
  - Ana Gonzalez, Director, RUSD, Planning and Development
  - Konni Wong, WLC Architects
  - Marty Greenwood, Construction Manager, Tilden Coil Constructors
- Overall review, including renderings of the campus renovation status
- Overview of Kiosk area and shade structures
- Panels that showcase the history and chronological timeline of events
  - The shade structure's design, material elements, and ongoing maintenance were discussed
- Quad areas are a multi-purpose areas as it can accommodate different needs
  - Polywood Bowl: Student center outdoor environment/Theatre
  - Bear Den: Outdoor concerts, pep rally's
  - Mayors Corner: Lectures/Outdoor Classrooms/Activities

The subcommittee asked questions and provided feedback in regards to the material elements, ongoing maintenance, shade structure, lighting, security cameras, and the quad

areas, it was recommended that staff work with the Design Team in relation to the Mayors Corner Quad area, as well as information in relation to installing security cameras.

The following members of the public addressed the subcommittee during this agenda item:

- **Mr. Rich Davis:** Thanked the subcommittee for allowing his public comments to be submitted after the presentation of items.

**4. STEM High School Project**

Staff provided an update regarding the STEM Center Project at University of California, Riverside (UCR). The project update included a review of:

- Team Introductions:
  - Ana Gonzalez, Director, RUSD, Planning and Development
  - Roger Clarke, Ruhnau Clarke Architects
- Overview of Project Status
  - Included a review of project timeline
  - UCR Blaine Site: 4.9 acres
  - City Tower: .26 acres
  - City Gage Canal: .71 acres
  - Easement Road: .77 acres
  - West of Gage
  - Preliminary Site layout – Conceptual plan
- Status of Due Diligence
  - Working with the City of Riverside
  - Planning a second community meeting
  - Planning of Schematic Design, Educational Specifications, and Architectural Schematics in process
- Tentative Milestones
  - UCR Community Meeting No. 2 planning

The subcommittee discussed items in relation to the Gage canal, parking area, pathways and access, outdoor areas, fencing for security and safety, and relocation of cell towers.

Subcommittee also discussed funding for this project and Mrs. Mays Kakish shared that the STEM HS project is prioritized for funding in the current cashflow program however, the project cannot move into the construction phase due to contingency of State funds.

After the subcommittee asked questions and provided feedback, it was recommended that staff continue the planning for a UCR Committee Meeting No. 2, prepare a list of strengths and weaknesses in relation to possible future challenges, present this item at a regularly scheduled Board of Education meeting in 2021 before proceeding with the CEQA process.

The following members of the public addressed the subcommittee during this agenda item:

- **Mr. Rich Davis:** Shared that the Poly presentation lacked a budget report and would like more information on what the buildings look like, for example: the gym,

scoreboard, sound system, seating capacity, and request that this information be presented at an upcoming meeting so that the public is informed. He also shared his disappointment in the Board of Trustees and staff for lack of integrity as he said he has heard comments made about the STEM project being dead, and now there are plans to proceed with this project. He would like this meeting to be broadcasted like board meetings so that the public is informed.

- **Mr. Grover:** Thanked the Board of Education for their passion for education in science, and expressed gratitude for their support. He also expressed gratitude for continuing to engage stakeholders regarding the STEM project. In addition, he stated that sometimes UCR staff has had misconceptions about the project but once they attended the community/townhall meetings, they then agreed with the project. Again, he expressed his appreciation of STEM Education and looks forward to this continue partnership.

**5. Architectural/Engineering Professional Services – Request for Qualification (RFQ)**

Staff provided an update on the District’s architectural/engineering “request for qualifications” (RFQ) process.

Staff shared that the purpose for this process is to update the district’s architectural/engineering services “short-list” for ongoing capital facilities projects: Modernization, Renovations, New Construction, Additions & Expansions, Portable Projects, Site & Utilities. Staff also shared information in relation to the “Sample Selection Criteria” that is used in this process.

The subcommittee provided feedback in relation to the current shortlist, the criteria and selection process, timelines, and the District’s Design Criteria.

After the subcommittee provided feedback, it was recommended that staff continue to move forward with this process and present a recommendation to the Operations Board Subcommittee for review, and then to Board of Education at a regularly scheduled meeting.

The following members of the public addressed the subcommittee during this agenda topic:

- **Mr. Kevin Dawson:** Shared that he is surprised that money is still being spent on the STEM project and shared his opposition to this project.

**Conclusion**

**Subcommittee Members Comments**

Board members recommended that the following topics be agenized at a future OBS meeting:

- Report by two (2) architectural firms for Eastside School, Casa Blanca School, and Highgrove School on how they will get public’s input.

**Adjournment**

The meeting was adjourned at 3:11 p.m.



# RUSD

RIVERSIDE UNIFIED  
SCHOOL DISTRICT

## CFD No. 38

*Community Facilities District No. 38,  
Improvement Area Nos. 1 & 2, Formatidru(in Land)*

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**Adam Bauer**

*Chief Executive Officer/ President  
Fieldman Rolapp & Associates, Inc.*

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**Mrunal Shah**

**Esq.**

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February 25, 2021

# Purpose of District



- ❖ To finance facilities to be owned by:
  - Riverside Unified School District (“RUSD”)
  - City of Riverside
  - Western Municipal Water District
- ❖ Proposed Community Facilities District (“CFD”) No. 38 will include two Improvement Areas (“IAs”)
- ❖ Proposed amendments to the CFD Goals and Policies to be consistent with industry standards and other policies of RUSD

# Process to Form District



- ❖ Accept petition of the Developer to form CFD No. 38
- ❖ Approval of Resolution of Intention (ROI) to Establish CFD No. 38
- ❖ Approval of Resolution of Necessity to Incur Bonded Indebtedness for CFD No. 38
- ❖ Conduct Public Hearing
- ❖ Approval of Resolution Approving the Mitigation Agreement
- ❖ Approval of Resolution Approving the Joint Community Facilities Agreements
- ❖ Approval of Resolution Establishing CFD No. 38
- ❖ Approval of Resolution of Necessity to Incur Bonded Indebtedness for CFD No. 38
- ❖ Approval of Resolution Calling Special Election Conduct election
- ❖ Approval of Resolution Declaring Election Results
- ❖ First Reading of Ordinance Authorizing the Levy of Special Taxes within CFD No. 38

# CFD No. 38 General Information



## ❖ Location:

- Lurin Avenue

## ❖ Projected Development:

- 260 single-family detached residential units
- Square Footage Range: 1,800 – 3,300
- Special Tax Range: \$2,994 - \$3,608\*

## ❖ Developer:

- Diversified Pacific
- Developer's Counsel: Zimmerman Group

## ❖ Additional Parties Involved:

- Bond Counsel – Best Best & Krieger LLP
- Municipal Advisor – Fieldman, Rolapp & Associates, Inc.
- Special Tax Consultant – David Taussig & Associates, Inc.

### CFD No. 38, IA Nos. 1 & 2 Combined Funding Amounts\*\*

Bond Par Amount	\$15,325,000
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#### *Funding Amounts*

RUSD Facilities	\$4,117,463
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WMWD Improvements	\$4,115,463
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City Improvements	\$4,115,463
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<b>\$12,348,389</b>
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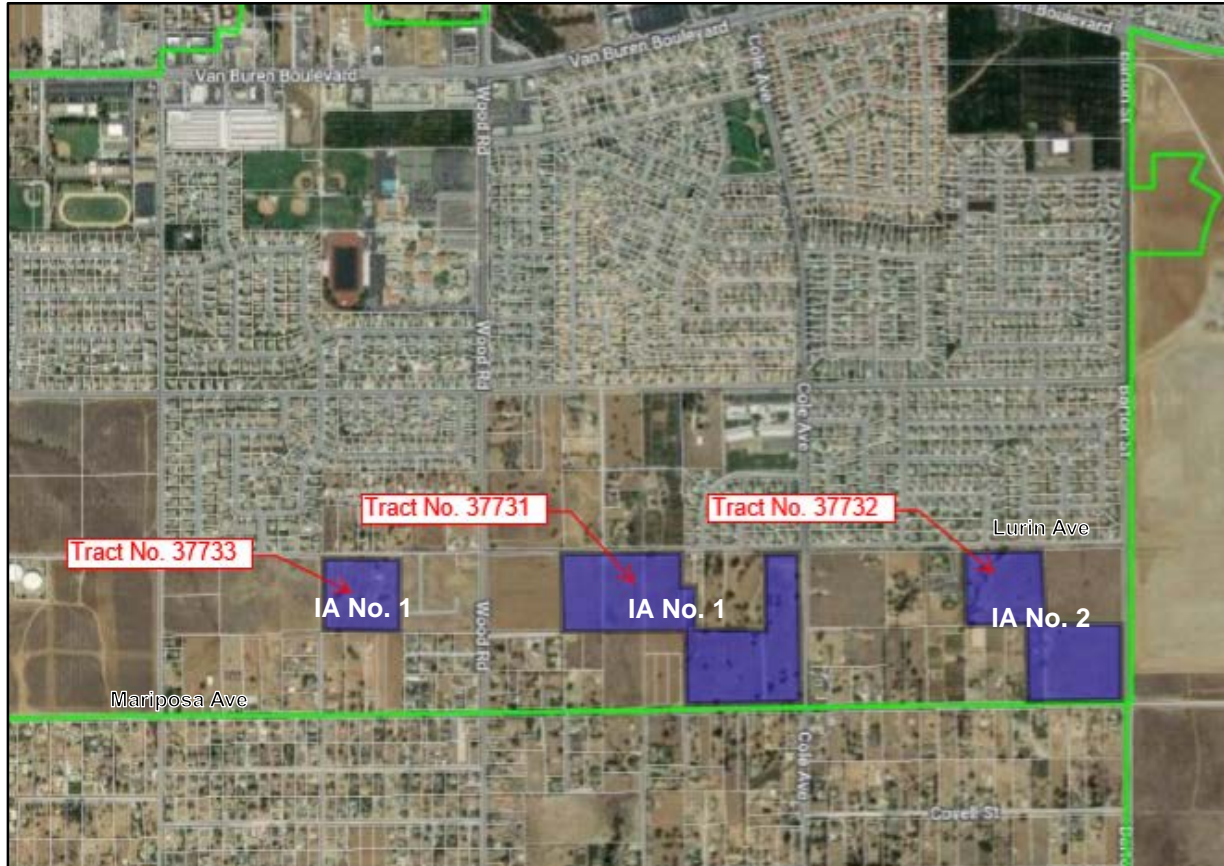
*\*Preliminary; subject to change.*

*\*\*Estimates provided by Zimmerman Group 301-20.*

*\*\*A portion of the proceeds expected to be taxable based on the use of funds of a JCFA participant.*



# Map of CFD No. 38 & Boundary Schools



- ❖ Elementary School:  
Mark Twain ES
- ❖ Middle School:  
Miller MS
- ❖ High School:  
Martin Luther King  
High

# Formation Schedule\*



Date	Description
February 25, 2021	<b>Operations Board Subcommittee Meeting</b> -Consider CFD formation, summary of legal documents provided
April 1, 2021	<b>Board of Education Meeting</b> -Consider Resolution of Intention
May 6, 2021	<b>Board of Education Meeting</b> -Consider Resolution of Formation
June 17, 2021	<b>Board of Education Meeting</b> -Consider Second Reading of Ordinance

*\*Preliminary; subject to change.*



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SCHOOL DISTRICT**

# Operations Board Subcommittee Murals

**Ken Mueller**

**MAINTENANCE, OPERATIONS & TRANSPORTATION**

**February 25, 2021**

# Earhart Window Film Graphic







# Lake Mathews MPR

[Done](#) Murals for School Proposal - Lake Mathews Elementary Sch...



# Lake Mathews MPR





# Victoria







BEFORE



THE REAL TEAL  
P470-7D  
RGB: 0, 120, 131  
HEX: #007883



JOYFUL ORANGE  
P240-7  
RGB: 250, 147, 53  
HEX: #FA335



SUGAR POPPY  
P770-4  
RGB: 229,230,129  
HEX: E58281



LIME TREE  
P340-4  
RGB: 216, 208,107  
HEX: #D8D06B



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# Questions



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## Operations Board Subcommittee Poly Bear

Darel Hansen  
February 25, 2021

# Poly Bear Statue

## Concrete Statue:

- \*Cost Range \$6000-\$10,000
- \*Install \$5000-\$10,000
- Weight 300-400lbs
- Pros – Cheaper, lighter, more realistic
- Cons – Can be damaged, fades over time



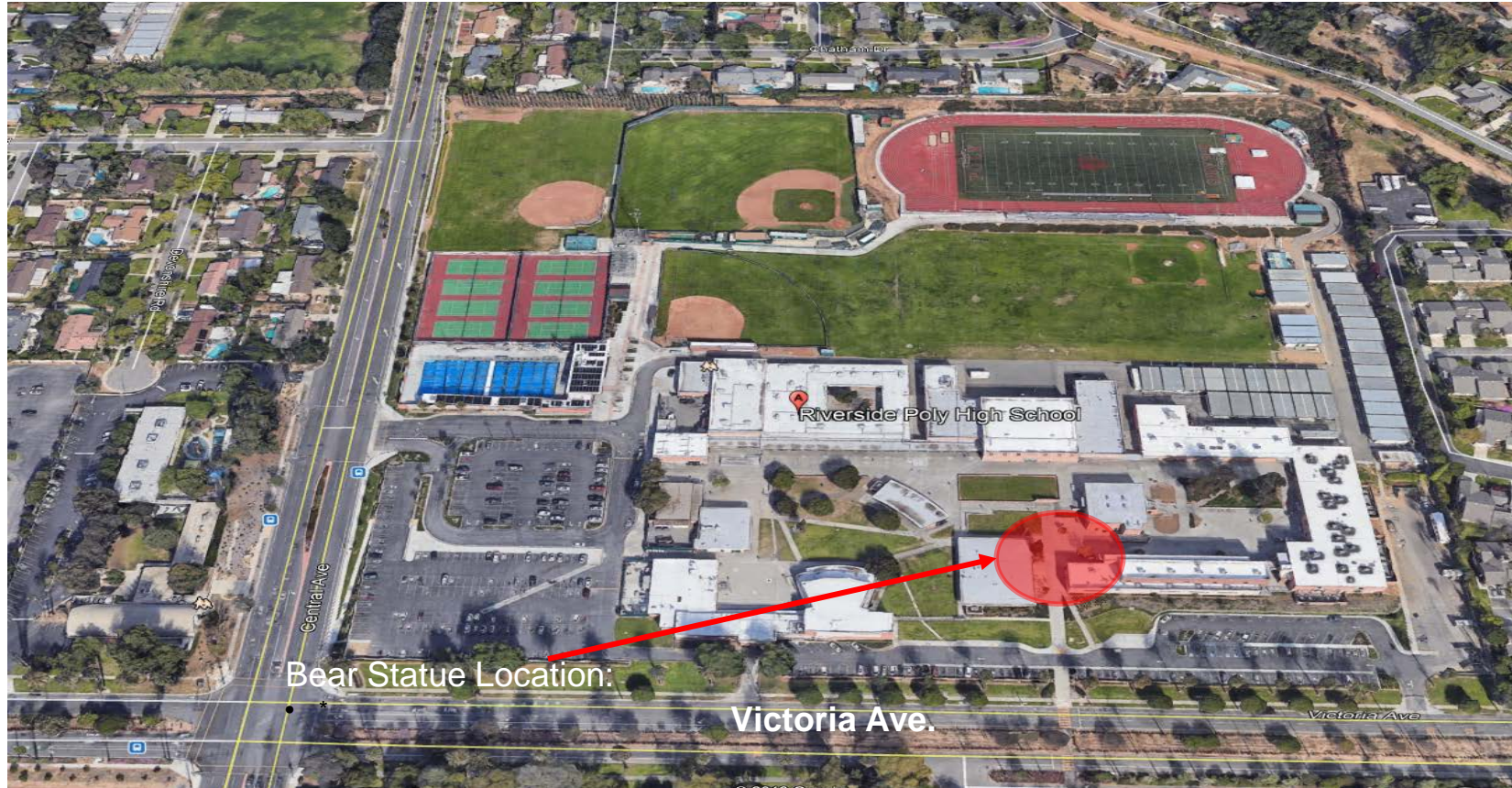
## Brass Statue:

- \*Cost Range \$10,000-\$20,000
- \*Install \$5,000-\$10,000
- Weight 600-800lbs
- Pros – Much harder to damage, does not fade
- Cons – More expensive, heavier, less realistic

*\*Funding for statue is part of a fundraiser*



# Recommended Placement



# Recommended Placement





# RUSD

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- All costs will be fundraised (No additional costs to measure O)
- Purchase, instillation, lighting and donor plaque will be part of fundraising
- Current video camera already covers area
- Will begin reaching out to alumni through social media
- If approved to begin fundraising, once a statue is selected we will bring back to this committee for final review

## Operations Board Subcommittee Poly Bear

**Darel Hansen**  
February 25, 2021



**RUSD**

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SCHOOL DISTRICT**

# **Operations Board Subcommittee Turf Fields Replacements**

**Ken Mueller**

**MAINTENANCE, OPERATIONS & TRANSPORTATION**

**February 25, 2021**



# Ramona (Current)



FIELD RENDERING  
SCALE: 1" = 40'-0"

TURF AREA:	\$76,550 SF



Project Name:
Ramona HS 7675 Magnolia Ave. Riverside, Ca 92508

Sheet Title:
COLOR RENDERING Cyl 1

Scale:	1" = 40'-0"
Drawn By:	JL
Project No.:	
State:	AS 04/05/05
Sheet Number:	1

# Ramona (Proposed)



TURF AREA:	\$76,550 SF



Project Name:
Ramona HS 7675 Magnolia Ave. Riverside, Ca 92504

Sheet Title:
COLOR RENDERING Opt #

Date: 13/18/20
Drawn By: RL

# MLK (Current)



TURF AREA:	± 76,550 SF



Project Name:
Martin Luther King HS 9301 Wood Rd. Riverside, Ca 92508

Sheet Title:
COLOR RENDERING Opt.1

Date:	11/15/23
Prepared By:	SL



# MLK (Proposed)



TURF AREA	\$76,550



Project Name:
Martin Luther King HS 9301 Wood Rd Riverside, Ca 92508

Sheet Title:
COLOR RENDERING Opt. 4

Date: 1/29/21
Drawn By: RL
Project No:

# Project Budget, Funding and Schedule

## Ramona:

DSA Accessible Improvements  
\$18,900

Synthetic Turf (CMAS)  
\$765,303

Track Resurfacing (CMAS) \$220,297

Soft Costs  
\$122,200

**Total Project Cost** **\$1,126,700**

## Martin Luther King:


DSA Accessible Improvements  
\$15,000

Synthetic Turf (CMAS)  
\$765,303

Track Resurfacing (CMAS) \$220,297

Soft Costs  
\$122,200

**Total Project Cost** **\$1,122,800**

- 
- A photograph of a red running track with white lane markings. In the background, a person is visible running on the track.
- Primary Funding Source for project is CFD 37 and 38.
  - Deferred Maintenance Funds were used for design and DSA submission
  - CFD 37 was scheduled to fund in early 2021 however it was amended and funding is now pushed out 2-3 years. Unless another funding source is identified, the project will need to be pushed out to match the funding



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SCHOOL DISTRICT

# Questions



# RUSD

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SCHOOL DISTRICT

## CASA BLANCA & JOHN W. NORTH HS MODERNIZATION PROJECT Update



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Operations Board Subcommittee  
February 25, 2021

OPERATIONS DIVISION

# CASA BLANCA SCHOOL

## Design Committee Purpose:

Develop the project's visioning & programing, educational specifications, and project schematics.  
Community & Stakeholders Input

## Design Committee Representatives:

- Schools Servicing the Casa Blanca Community (6 schools)
- CB Community Members
- RUSD Various Departments & Leads
- RUSD/CBU Architectural Students
- Design Team





# CASA BLANCA SCHOOL

## Design Committee meetings:

November 18, 2020,  
March 16, 2021

December 10, 2020  
April 2021

January 27, 2021,

## CASA BLANCA – PROPOSED SITE MASSING



5th	5th	6th	6th
5th	5th	6th	6th

Classrooms  
960 sf x24

3rd	3rd	4th	4th
3rd	3rd	4th	4th

CR	CR
Maker	Music

Special  
Education  
2,880 sf

Lab Space  
1,280 sf x2

1st	1st	2nd	2nd
1st	1st	2nd	2nd

Kinder	Kinder
TK	Kinder

Kindergarten and  
TK Classrooms  
1,370 sf x5

# CASA BLANCA SCHOOL

## Design Team:

- Architect / Engineer - GO Architects
- Planning & Development
- Design Committee

## Construction Management Team Recommendation

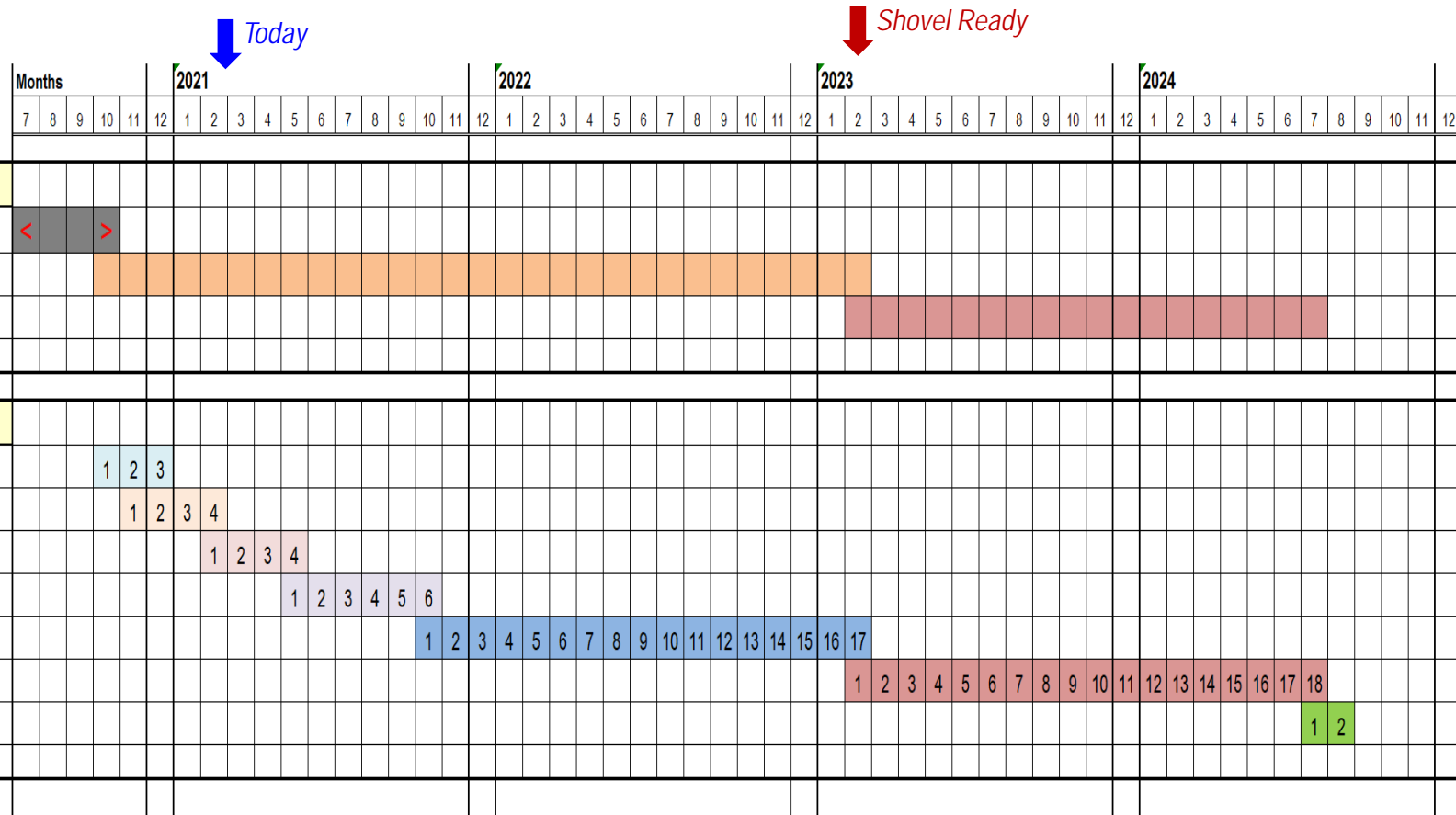
- Tilden Coil\*

*\*October 2016: BOE Approved Short-List*



# SAMPLE PROJECT TIMELINE

## NEW CONSTRUCTION



Note: For discussion purposes only. Not a comprehensive list.

*Timelines will fluctuate depending on the type & complexity of Project*

# JOHN W. NORTH HS - MODERNIZATION



## Visioning / Pre-design / Planning

- Design Team Meetings with School staff, M&O and Facilities Departments to document current site needs
- Design team site visits and assessments of:
  - Code
  - Housekeeping
  - Transformation
- Visioning Design Committee Meetings to:
  - Discuss and Develop Project Scope
  - Discuss and Develop Educational Specifications, as they relate to Project Scope





# JOHN W. NORTH HS - MODERNIZATION

## Design Committee Purpose:

Develop the project's visioning & programing, educational specifications, and project schematics. Community & Stakeholders Input

## Design Committee Representatives:

- North High School Staff
- North High School Students
- North High School Community Members
- RUSD Various Departments & Leads
- Design Team



## Design Committee meetings:

December 16, 2020,      February 25, 2021,      April 2021

# JOHN W. NORTH HS - MODERNIZATION

## Design Team:

- Architect / Engineer - GO Architects
- Planning & Development
- Design Committee

## Construction Management Team - Recommendation

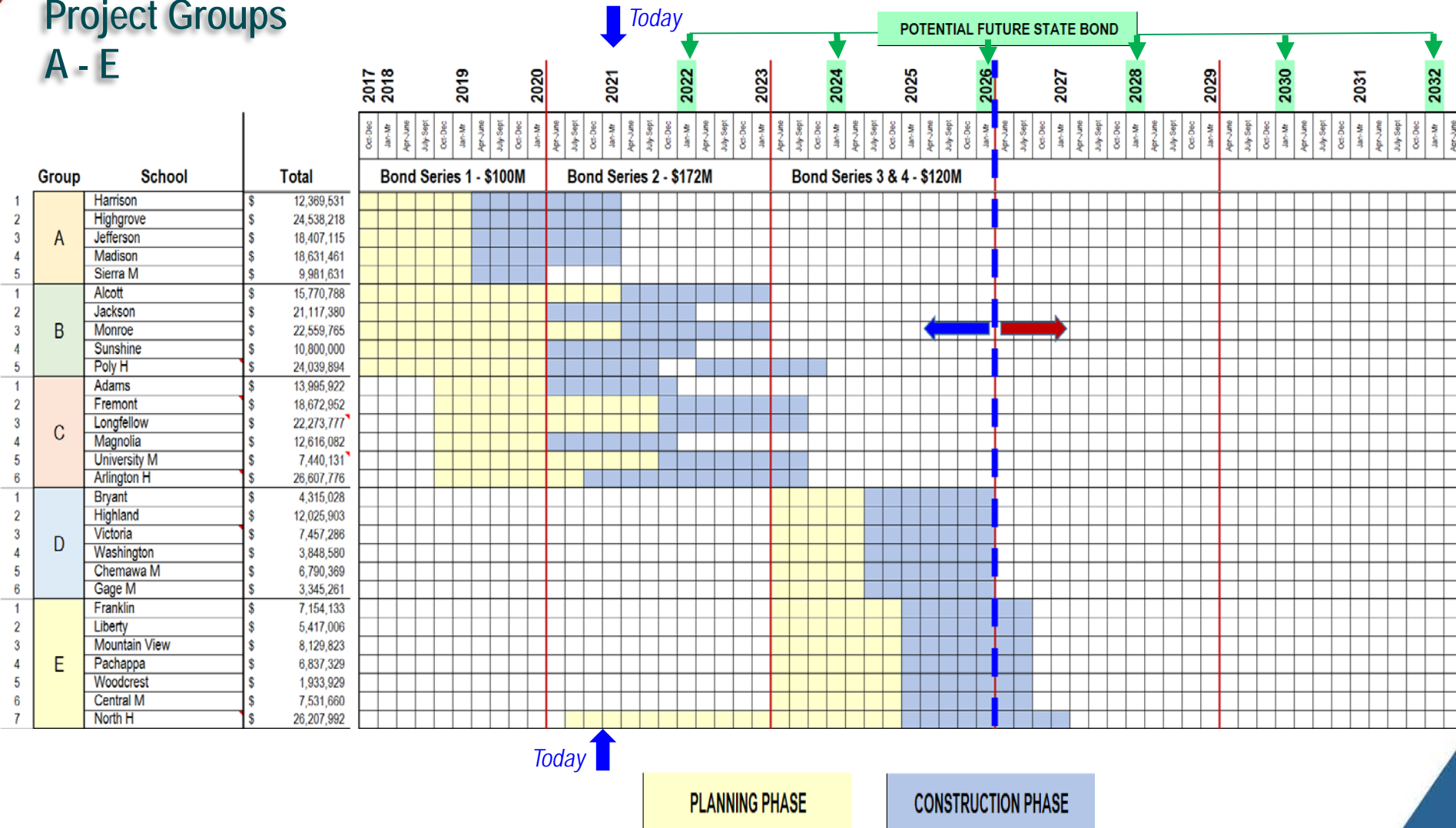
- Tilden Coil\*

*\*October 2016: BOE Approved Short-List*



# PROJECT OVERVIEW

## Project Groups A - E





# Questions & Answers







# RUSD

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SCHOOL DISTRICT

## ARCHITECTURAL/ENGINEERING Requests for Qualifications Update



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Operations Board Subcommittee  
February 25, 2021

OPERATIONS DIVISION

# RFQ PURPOSE

Request for Qualifications (RFQ) is used to identify qualified and experienced persons, firms, partnerships, corporations, associations, and/ or professional organizations to provide comprehensive architectural and engineering (A/E) services for the design and construction of specific RUSD Projects.

Proposals meeting the minimum requirements will be evaluated pursuant to the criteria deemed to be most important by the District. To further delineate A/E strengths, qualifications, and capabilities, the District will invite selected firms to interview and provide presentation. Such presentations will be evaluated and included as part of the overall proposal evaluation process.

Current A/E Short-List - March 2016



# RESPONSE SUMMARY

Request for Qualifications: December 2020 – January 2021

- |                                |                               |
|--------------------------------|-------------------------------|
| 1) AC Martin / ATI Architects* | 9) LPA Architects*            |
| 2) Baker Nowicki Architects    | 10) Miller Architectural Corp |
| 3) DLR Architects*             | 11) PBK – WLC Architects*     |
| 4) Formillus                   | 12) Ruhnau Clarke*            |
| 5) GO Architects*              | 13) SGH Architects            |
| 6) HED Architects*             | 14) TBP Architects*           |
| 7) HMC Architects*             | 15) Westbergwhite Architects  |
| 8) Little School Planning      | 16) Westgroup Designs*        |

# FIRM LOCATION SUMMARY

	Firm Name	Office Location	Inland Empire					Orange C		LA	SD
			Riverside	Redlands	Upland	Ontario	Rancho Cucu.	Newport	Irvine	Los Angeles	San Diego
1	DLR Group	1650 Spruce Street, Suite 300, Riverside, 92507	X								
2	Formillus Architecure	3080 12th Street, Suite 105, Riverside, 92507	X								
3	Ruhnau Clarke Architects	3775 10th Street, Riverside, 92501	X								
4	Westbergwhite Architecture	3890 11th Street, Suite 213, Riverside, 92501	X								
5	Miller Architectural Corp.	1177daho Street, Suite 200, Redlands, 92374		X							
6	SGH Architects	707 Brookside Avenue, Redlands, 92373		X							
7	GO Architect	GO Architects, Inc. 276 N. 2nd Avenue, Upland, 91786			X						
8	HMC Architects	3546 Concourses Street, Ontario 91764				X					
9	PBK-WLC	8163 Rochester Avenue, Suite 100 • Rancho Cucamonga, 91730					X				
10	Little Diversified Architecture	1300 Dove Street, Suite 100, Newport Beach, 92660						X			
11	TBP Architecture, Inc.	4611 Teller Ave, Newport Beach, 92660						X			
12	LPA Architects	5301 California Ave, Suite 100, Irvine, 92617							X		
13	Westgroup Designs	19520 Jamoree Road, Suite 100, Irvine 92612							X		
14	AC Martin Architect	444 South Flower Street, Suite 1200, Los Angeles, 90071								X	
15	BakerNowicki Design Studio	731 Ninth Avenue, Suite A, San Diego 92101									X
16	HED	225 Broadway, Suite 1300, San Diego, 92101									X

# SAMPLE SELECTION CRITERIA

- a) **A/E Services Fees** – compatible and meets State recommended rates
- b) Ability to complete a project on time and **within budget**
- c) **Knowledge** in the School Facilities Program & State Bond Funding Requirements
- d) Firm's professional **reputation**; timeliness of work, client relationships, accuracy of cost estimates
- e) Experience Preparing **Educational Specifications** as required by the CDE
- f) Experience in successful and timely approval of firm's **projects through DSA**
- g) **References** from clients and contractors
- h) **Experience and knowledge** of energy saving devices and strategies
- i) **Diverse & Innovation** in project design – new construction and modernization
- j) **Riverside Assimilation** designs: criteria, elements, culture, artistic, function, growth, flow, innovation, etc.
- k) etc.



# SHORTLIST RECOMMENDATION

1.	DLR Architects	64
2.	PBK-WLC Architects	64
3.	Ruhnau Clarke Architects	62
4.	Baker Nowicki Designs	62
5.	HMC Architects	62
6.	GO Architects	61
7.	LPA Architects	61
8.	SGH Architects	61
9.	Harley Ellis Debaraugy Architects	60
10.	Formillus Architecture	59
11.	TBP Architects	59
12.	West Group Designs	59
13.	Little Diversified Architecture	58
14.	Westberg White Architecture	57
15.	Miller AIP	56
16.	ATI Architects	55

# NEXT STEPS

April 2021:      Short-List Board Approval



# Questions & Answers

