

**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

AGENDA

The Board will be respecting orders from the Governor of California, the Health Officer of the County of Riverside and guidelines of the Centers for Disease Control related to maintaining public health and safety at this time. Consistent with these orders and guidelines, this meeting will be held online only as follows:

For this meeting, there will be no physical meeting location open to the public. Members of the public are encouraged to join and participate in the meeting electronically or on the phone. Instructions are listed below.

Submission of Public Comments

1. To participate and provide verbal *comments on your computer* (Join from a PC, Mac, iPad, iPhone or Android device)

- Click the following link :<https://bit.ly/3v951sj>. If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- Prior to consideration of the specific agenda item, staff will prompt members of the public when to use the “raise hand” function to submit their request to speak on that specific agenda item.
- During the appropriate time, use the “raise hand” function located in the participants’ window. RUSD staff will ask you to unmute your line when it is your turn to speak. Limit oral comments to 3 minutes, or as otherwise directed by the Committee Chair.

2. To listen and provide verbal *comments by phone*

- Call [\(213\) 338-8477](tel:2133388477) to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully.
- Enter the [Meeting ID: 924 6508 9377](#) followed by #.
- Indicate that you are a participant by pressing # to continue.

- You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.
- Prior to consideration of the specific agenda item, staff will prompt members of the public when to use the “raise hand” function to submit their request to speak on that specific agenda item.
- During the appropriate time, press *9 to add yourself to the queue and wait for district staff to prompt you to speak. RUSD staff will ask you to unmute your line by pressing *6 when it is your turn to speak. Limit oral comments to 3 minutes, or as otherwise directed by the Committee Chair.

All Public Input provided through the methods described above will be facilitated in accordance with the following:

Facilitation of Public Input

For items of business to be transacted or discussed by the committee, members of the public will have an opportunity to have their public input facilitated prior to the committee’s consideration of such item. Public comments will be facilitated for 3 timed minutes prior to the committee’s consideration of the item, unless, in consideration of the number of persons wishing to be heard, the Committee Chair, with committee consent, increases or decreases the time allowed for public input consistent with the Riverside Unified School District Board policy (BB 9323) of maintaining 20 minutes of public input per item.

Members of the public will also have their public input facilitated on any item of interest to the public that is not on the agenda as an item of business to be transacted or discussed by the committee, but within the subject matter jurisdiction of the committee, by having their public input facilitated during the "Public Input" portion of the meeting's agenda. Public comments will be facilitated for 3 timed minutes, unless, in consideration of the number of persons wishing to be heard, the Committee Chair, with committee’s consent, increases or decreases the time allowed for public input consistent with the Board's policy (BB 9323) of maintaining 20 minutes of public input for this segment of the meeting.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to access, provide public comment during, or otherwise participate in a meeting should direct such request to the Operations Assistant Superintendent’s Office at 951-788-7135 extension 80414.

Additionally, any person lacking access to an Internet-enabled device and requiring assistance to access, provide public comment during, or otherwise participate in a meeting, should contact the Executive Assistant to the Assistant Superintendent of Operations, Nora Lopez, at nplopez@riversideunified.org. Timely notification prior to a meeting will enable the District to make reasonable arrangements to ensure accessibility.

Pursuant to Government Code 54957.5, copies of agenda materials are available in the District’s administrative offices located at 3380 Fourteenth Street, Riverside, California. Pursuant to Government Code section 54957.5, writings that are public records that relate to an open session agenda item and are distributed to a majority of committee members less than 72 hours prior to the meeting are available for public inspection at the address listed - virtually for this meeting.

Call Meeting to Order

Public Input

The committee will consider requests from the public to comment. Comments should be limited to three minutes or less. If you wish to address the committee concerning an item already on the agenda, please indicate your desire to do so per instructions above. You will have an opportunity to speak prior to the committee'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 committee 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 Committee Chair.

Action/Discussion Items

The following agenda items will be discussed and the committee members may choose to introduce and pass a motion as desired.

1. Approval of Minutes

The committee will be asked to approve the minutes of the March 31, 2021, meeting.

2. Deferred Maintenance

Staff will provide an update on the current deferred maintenance needs of the District and the resulting unfunded liabilities.

3. Fee Justification Study (FJS) 2021

Staff will provide an overview of this year's Fee Justification Study (FJS), which will allow RUSD to increase the current Level I developer fee of \$3.79 to \$4.08, matching the State Allocation Board (SAB) permitted fee.

4. Energy Management Program Update

An update on the most recent energy management efforts and accomplishments of the Maintenance, Operations, Transportation Department will be presented.

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

Staff will provide an update on the John W. North High School and Casa Blanca Design Committees.

Conclusion

Committee Members Comments

Adjournment

For more information and/or for previous meeting materials, please visit: [Operations & Facilities Committee](#).

**RIVERSIDE UNIFIED SCHOOL DISTRICT
OPERATIONS DIVISION**

**Operations & Facilities Planning Board Committee Meeting
March 31, 2021
2:00 p.m. – 4:00 p.m.
Virtual – Zoom**

MINUTES

CALLED TO ORDER: 2:00 p.m. by Mrs. Kathy Allavie, Committee Chairperson

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

Also present were Anazele Gonzalez, Director, Planning and Development; Ken Mueller, Director, Maintenance, Operations, Transportation; Gaby Adame, Assistant Director, Planning and Development; Eric Walker, Assistant Director, Planning and Development; Rene Castro, Assistant Director, Planning and Development; Dennis Deets, Director Virtual and Continuation Programs, EOC; Laura Boling, RCTA President; Anahi Chang, Kitchen Operator; and Nora Lopez, (Recorder).

Public Input

Mr. Jason Hunter commented that he would like the Committee to do a study on the deferred maintenance account. He also spoke about the difference he sees as far as costs being paid by Measure O versus deferred maintenance and believes HVAC should be paid by deferred maintenance.

Call meeting to Order

1. Approval of Minutes

Mrs. Kathy Allavie moved and Mr. Dale Kinnear seconded to approve the minutes of the February 25, 2021 meeting minutes, as presented.

2. Palm Site - Project Team

Staff presented information regarding the status of the Palm Site - Project Team Project and discussed that the immediate proposed plan is to condemn portables A1, A2, A3, and A4 with recommendations to demolish the buildings and move the team immediately to portables C1, C2, C5, and C6. The long-term plan includes renovations, new portables, landscape, and path of travel.

Mr. Kinnear provided feedback on the timeline and the needs of students and staff, and Mr. San Martin shared that the demolition of portables would take place during the summer, and the facilities would be appropriate for students and staff.

Mrs. Allavie provided input in relation to previous repairs and future plans for the site, and the possibly of establishing a committee for this project. Mr. San Martin provided feedback and shared that staff could look into this option if this is the recommendation.

After the committee provided feedback, the following next steps to proceed with the plan going forward are:

1. Hire Architect to begin planning, design, and a timeline
2. Form a design committee
3. Relocation of students to portables C1, C2, C5, and C6
4. Begin demolition of the condemned portables A1 through A4
5. Apply for State School Facility Hardship dollars

3. Citizens Bond Oversight Committee (CBOC)

At the request of Board Member, Mr. Dale Kinnear, the committee discussed the Citizen's Bond Oversight Committee. Mr. Kinnear spoke in relation to the effective fiscal leadership of the Board and the sound financial position of the District. He stated that he believes staff will have to reach out to voters again for another bond, and recommended that the Citizen's Bond Oversight Committee be presented as an agenda item at a future Board Study Session meeting. The purpose will be to review and discuss the Citizen's Bond Oversight Committee Bylaws, and recommends that resources that are available to the District be included.

The committee provided feedback and recommended that the Citizen's Bond Oversight Committee be added as an agenda item at a future Board Study Session meeting.

Public Input

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

- Mr. Jason Hunter shared his disagreements on the Measure O Citizens Bond Oversight Committee (CBOC), and stated that a CBOC is state-mandated, not Board mandated.

Conclusion

Committee Members Comments

Mr. Kinnear recommended that an agenda item to discuss a set meeting schedule, in-person meetings, posting of public input, and training in relation to deferred maintenance and Community Facility Districts (CFD) be scheduled at a future committee meeting.

Mr. San Martin stated that this Committee's name has changed to Operations and Facilities Planning Board Committee.

Adjournment

2:54 p.m.



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RIVERSIDE UNIFIED
SCHOOL DISTRICT



Operations & Facilities Planning Board Committee

June 2, 2021



RUSD

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SCHOOL DISTRICT



DEFERRED MAINTENANCE

CAPITAL RENEWAL PLAN AND
PRIORITIES 2021

Ken Mueller
MAINTENANCE, OPERATIONS, AND
TRANSPORTATION

ITEM NO. 2

BACKGROUND

ROUTINE MAINTENANCE

- Limited to existing facilities and systems
- Repair of existing building systems
- Replacement of worn or failed parts
- Predictive and Preventative Maintenance
- Minor modifications of existing facilities
- Maintenance contracts
- Permits associated with building systems

ROUTINE RESTRICTED MAINTENANCE FUNDING

- Education Code 17070.75
“Good Repair”
3% of total general fund expenditures (not budget)
Flexibility granted through 2020
- Use for all maintenance salaries and overhead (trucks, tools and equipment, training, fuel, etc.)
2015-16 - \$12,945,548
2016-17 - \$12,713,609
2017-18 - \$16,045,321
2018-19 - \$13,499,688
2019-20 - \$12,570,994
2020-21 - \$13,169,209
- Not for operational costs

Approximately \$1M Spent on Capital Renewal Annually

BACKGROUND

DEFERRED MAINTENANCE

- Also known as Capital Renewal
- Limited to existing facilities and systems
- Allowances for code upgrades
- May require A&E services and DSA approval
 - Typically contracted projects over \$60,000
- Major building components or systems Typically on a replacement cycle

DEFERRED MAINTENANCE FUNDING

- State DM program eliminated in 2015 and absorbed into LCFF (dollar for dollar match)
 - 2015-16 - \$5,000,000
 - 2016-17 - \$6,000,000
 - 2017-18 - \$500,000
 - 2018-19 - \$500,000
 - 2019-20 - \$800,000
 - 2020-21 - \$800,000
 - 2021-22 - \$800,000
- 1 Year and 10 Year Plans
- “Good Repair” FIT Inspections

Unfunded Liability of 10-Year Plan = \$270 Million

FREQUENCY OF RENEWAL

- Roofing.....25 Years
- Interior Flooring25 Years
- Building Exterior, Doors, Windows.....30 Years
- Elevators and Conveying Systems.....25 Years
- HVAC Equipment / Controls.....25 Years
- Electrical Equipment.....30 Years
- Plumbing Fixtures.....30 Years
- Fire Protection Systems.....30 Years
- Interior Finishes, Walls, Doors.....15 Years
- Painting Public Areas and Exterior.....10 Years
- Playground Surfacing and Artificial Turf.....7-10 Years
- Asphalt Surfacing.....20 Years

10 YEAR CAPITAL RENEWAL (DEFERRED MAINTENANCE) PLAN

	Project Description	Install Date	Life Cycle Replacement	Life Cycle Replacement	Life Cycle Replacement	Life Cycle Replacement	Life Cycle Replacement	Life Cycle Replacement	Life Cycle Replacement
			FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Building Envelope									
Carpet Replacement			\$97,000.00	\$95,000.00	\$95,000.00	\$0.00	\$190,000.00	\$0.00	\$570,000.00
Classroom Flooring Replacement			\$11,500.00	\$0.00	\$270,000.00	\$0.00	\$45,000.00	\$0.00	\$100,000.00
Doors and Hardware			\$6,247,500.00	\$1,150,000.00	\$0.00	\$550,000.00	\$440,000.00	\$1,060,000.00	\$520,000.00
Gym Flooring			\$990,000.00	\$220,000.00	\$0.00	\$0.00	\$660,000.00	\$370,000.00	\$880,000.00
Paint Exterior			\$2,955,000.00	\$620,000.00	\$600,000.00	\$330,000.00	\$495,000.00	\$160,000.00	\$1,210,000.00

2019-2028 Capital Renewal Plan

2019-2028 On Going \$277,597,174.00 (10 Years)

Athletic Facilities \$11,000,000.00

4.0%

Grounds

13.3%

\$37,049,000.00 (13.3%)

Building Envelope

39.7%

\$110,145,174.00 (39.7%)

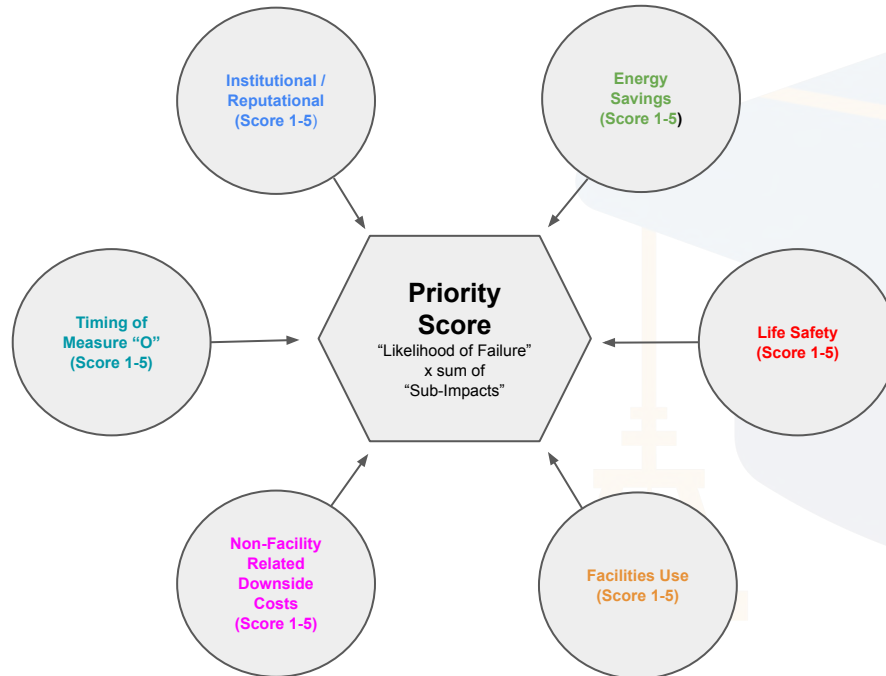
\$119,403,000.00 (43.0%)

Systems

43.0%

Projects Assigned a Priority Score Based on Various Factors

- **Likelihood of Failure in 10 years**
 - 1= less than 10% chance
 - 25 = currently in active failure
- **Institutional / Reputational**
 - Score based on severity of impact (1=negligible; 5=catastrophic)
- **Energy Savings / Sustainability**
 - Score based on ROI (1=greater than 10 years; 5=1 year or less)
- **Life Safety**
 - Score based on # of people impacted (1=under 10; 5=over 1,000)
- **Facilities Use**
 - Score based on severity of impact (1=negligible; 5=catastrophic)
- **Non-Facility Related Downside Cost**
 - Score based on cost in fines (1=under \$10,000; 5=over \$1M)
- **Timing of Measure "O"**
 - Score based on Measure "O" Grouping (Group "A"=1; Group "B"=2; Groups "C & D"=3; Groups Groups "E & F"=4; Groups "G & H"= 5)



SOME CURRENT NEEDS

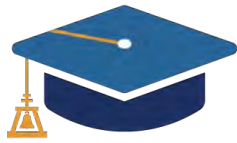
- Ramona Kitchen Plumbing - \$400,000.00
- Artificial Turf and Tracks - \$1,200,000.00 each
- Underground Piping (all schools over 50 years old)
- MLK Roof - \$2,000,000.00
- Harrison Roof - \$450,000.00
- Asphalt Repair and Replacement District Wide
- Playground Surfacing - 8-10 years - \$50,000.00 each



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**RIVERSIDE UNIFIED
SCHOOL DISTRICT**

PUBLIC COMMENTS



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Fee Justification Study

Ana Gonzalez
Planning & Development

ITEM NO. 3

INTRODUCTION



Consultant:

Douglas Floyd

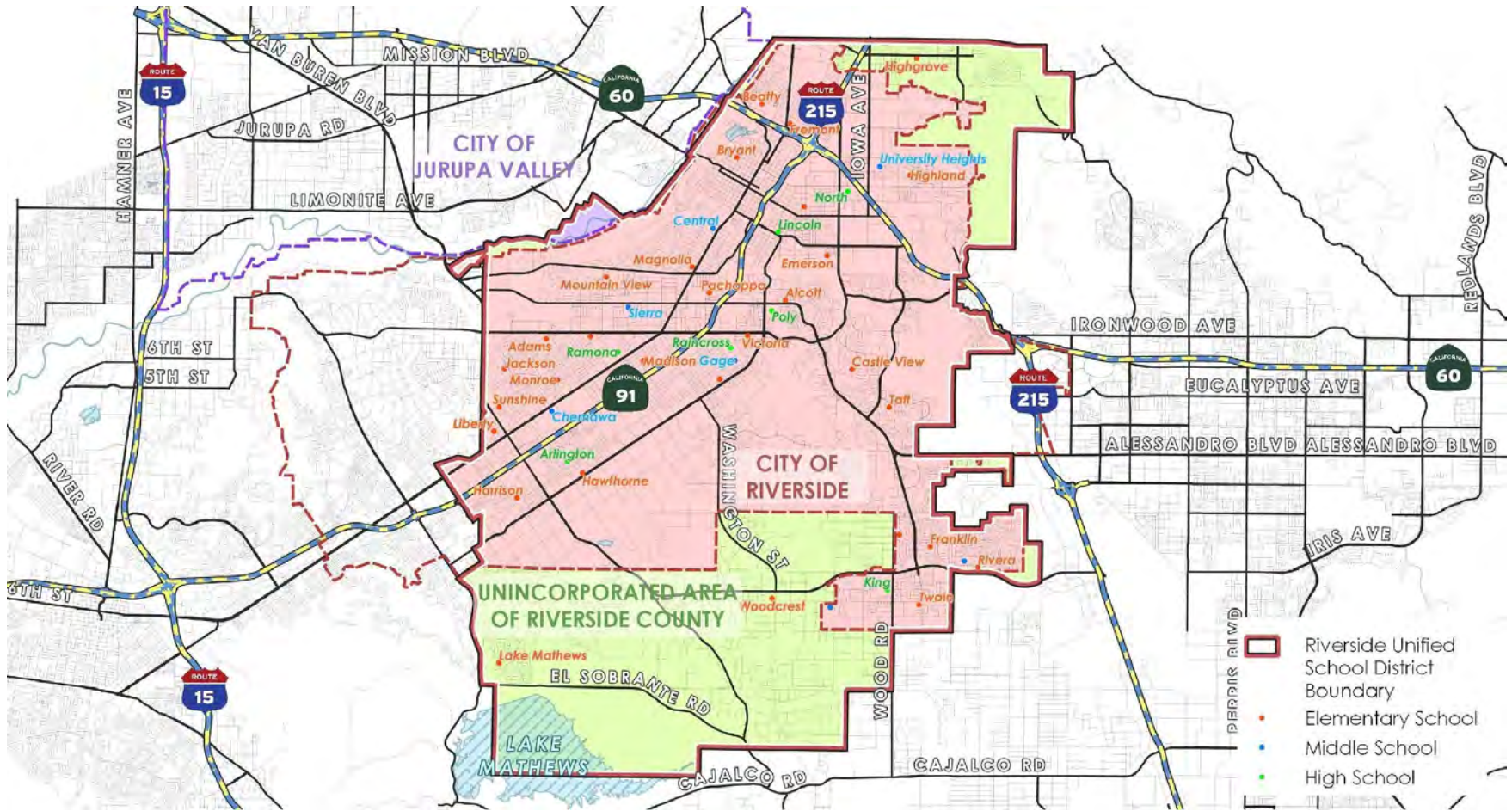
Nick Farrel



Legal Counsel:

Wendy Wiles

Nicolle Falcis



PURPOSE OF STUDY



Authorizes the governing board of a school district to levy school fees to offset the impacts to school facilities from new residential and commercial/industrial construction and reconstruction.



In order to levy Level I fees (statutory fees), a school district must prepare and adopt a school **Fee Justification Study**.



The school fee justification study serves as the basis for justifying the levy of Level I fees and presents and documents the nexus findings required by State law.

SUMMARY

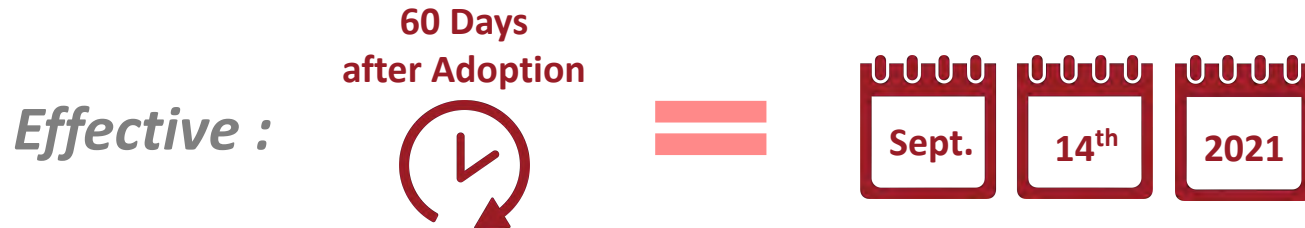


State
Allocation
Board



Fee Justification Study must be prepared to:

- ☐ Confirm the School District meeting certain nexus requirements
- ☐ Provide justification in collecting Level I Fees at the increased rates



DEVELOPER FEE TYPES AND COMPARISON

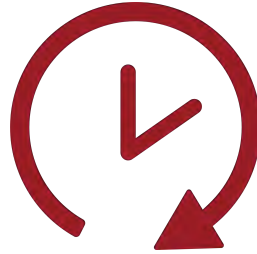
	Level I	Level II	Level III
Purpose	1986 – AB 2926 <ul style="list-style-type: none"> Fund construction and reconstruction of school facilities as a result of new development Justified in Fee Justification Study 	1998 – SB 50 <ul style="list-style-type: none"> Same as Level I Justified in a School Facilities Needs Analysis Intended to fund 50% of costs 	1998 – SB 50 <ul style="list-style-type: none"> Same as Level I Justified in a School Facilities Needs Analysis Intended to fund 100% of costs
Levied On	<ul style="list-style-type: none"> New Residential Commercial 	<ul style="list-style-type: none"> New Residential 	<ul style="list-style-type: none"> New Residential
Amount	Capped by SAB \$4.08 sq ft Res \$0.66 sq ft Com	Exceeds Level I Varies by District	Exceeds Level I and Level II Varies by District SAB triggered Level III
Requirements	<ul style="list-style-type: none"> Must meet Nexus Requirements (Reasonable Relationship Test) Flexible Methodology 	<ul style="list-style-type: none"> Must meet Nexus Requirements Must meet Eligibility Requirement State Mandated Formula 	<ul style="list-style-type: none"> Must meet Nexus Requirements Must meet Eligibility Requirement State Mandated Formula
Frequency	Typically every two years; even-numbered years	Valid for up to one year; must be calculated annually	Valid for up to one year; must be calculated annually

ALTERNATIVE SCHOOL FEES - LEVEL II & LEVEL III

*Non-Justification
Explanation*



**New Housing
Built in the past 5 Years**



**Declining Student population in
Multi-Family units**



Examples:

Mission Lofts

Culver Lofts

Quail Run Apartments

Sycamore Apartments

DISTRICT HISTORICAL DEVELOPER FEE RATES

Statutory Level I Fees

Year	Residential	Commercial / Industrial
2010	\$ 2.97	\$ 0.47
2011	\$ 2.97	\$ 0.47
2012	\$ 3.20	\$ 0.51
2013	\$ 3.20	\$ 0.51
2014	\$ 3.36	\$ 0.54
2015	\$ 3.36	\$ 0.54
2016	\$ 3.48	\$ 0.56
2017	\$ 3.48	\$ 0.56
2018	\$ 3.79	\$ 0.61
2019	\$ 3.79	\$ 0.61
*2020	\$ 3.79	\$ 0.61
Proposed Fee >>> 2021	\$ 4.08	\$ 0.66

**Board did not approve rate increase on May 5, 2020*

CURRENT FEES CHARGED BY SURROUNDING SCHOOL DISTRICTS

	School District	Fee Level	*Current Fee
1	MORENO VALLEY UNIFIED	Level II	\$4.64
2	PERRIS ELEMENTARY & PERRIS UNION HIGH	Level II / Level I – 2020	\$4.61
3	BEAUMONT UNIFIED	Level II	\$4.49
4	ROMOLAND & PERRIS UNION HIGH	Level II / Level I - 2020	\$4.23
5	ALVORD UNIFIED	Level I – 2020	\$4.08
6	BANNING UNIFIED	Level I – 2020	\$4.08
7	COLTON JOINT UNIFIED	Level I – 2020	\$4.08
8	CORONA-NORCO UNIFIED	Level I – 2020	\$4.08
9	HEMET UNIFIED	Level I – 2020	\$4.08
10	JURUPA UNIFIED	Level I – 2020	\$4.08
11	LAKE ELSINORE UNIFIED	Level I – 2020	\$4.08
12	MENIFEE UNION & PERRIS UNION HIGH	Level I – 2020	\$4.08
13	MURRIETA VALLEY UNIFIED	Level I – 2020	\$4.08
14	NUVIEW UNION & PERRIS UNION HIGH	Level I – 2020	\$4.08
15	PALM SPRINGS UNIFIED	Level I – 2020	\$4.08
16	SAN JACINTO UNIFIED	Level I – 2020	\$4.08
17	TEMECULA VALLEY UNIFIED	Level I – 2020	\$4.08
18	VAL VERDE UNIFIED	Level I – 2020	\$4.08
19	RIVERSIDE UNIFIED	Level I – 2018	\$3.79
20	YUCAIPA-CALIMESA JOINT UNIFIED	Level I – 2018	\$3.79

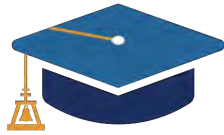
*As of May 25, 2021



RUSD

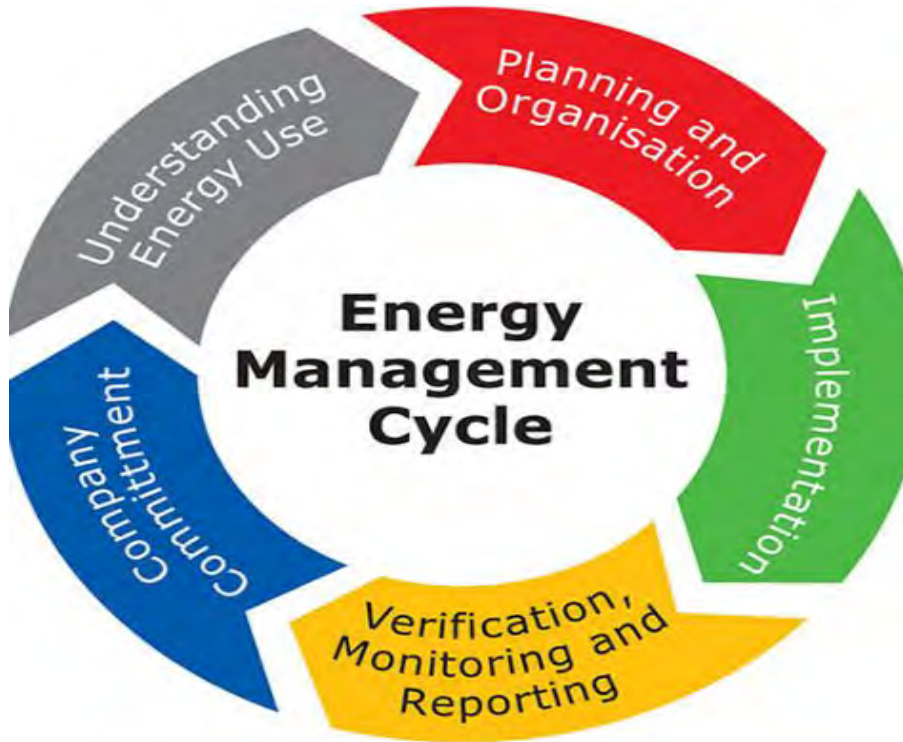
**RIVERSIDE UNIFIED
SCHOOL DISTRICT**

PUBLIC COMMENTS



RUSD

RIVERSIDE UNIFIED
SCHOOL DISTRICT



ENERGY MANAGEMENT PROGRAM UPDATE

KEN MUELLER

MAINTENANCE, OPERATIONS AND TRANSPORTATION

OVERVIEW

DISTRICT MAKE-UP

- Electricity makes up 70% total cost
- Water makes up 25% total cost (and increasing)
- Natural gas makes up 5% total cost
- Current Annual Utility budget is \$7,576,200
- 3,814,000 Square feet buildings
- Total Utility Cost < \$1.65 square foot
- 4 Providers serving RUSD
- Over 250 Individual Accounts

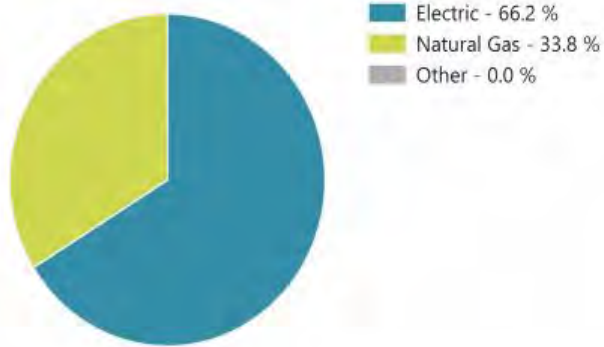
ENERGY MANAGEMENT PROGRAM

- .5 FTE Energy Manager (Down from 2 FTE)
- Sound Board Policy in place (BP 3511)
- Reliable BMS / EMS
- Daily Operational schedules driven by occupancy
- Manage Energy Projects such as Prop 39 Program
 - Secured over \$135,000 in rebates
 - Retrofitted 28% of school sites to LED
 - Upgraded HVAC at 13 sites
- Audit Utility Bills, Systems and Facilities
- Utilize Energy Management Software
- Prioritize Maintenance Projects
- Influenced RPU on Critical Rate Decisions

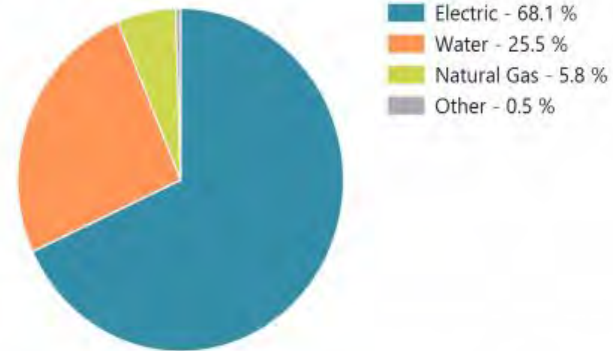
Electrical Savings Since 2009 = 98M KWh = \$10.7M

DISTRIBUTION

Energy Use Percentage

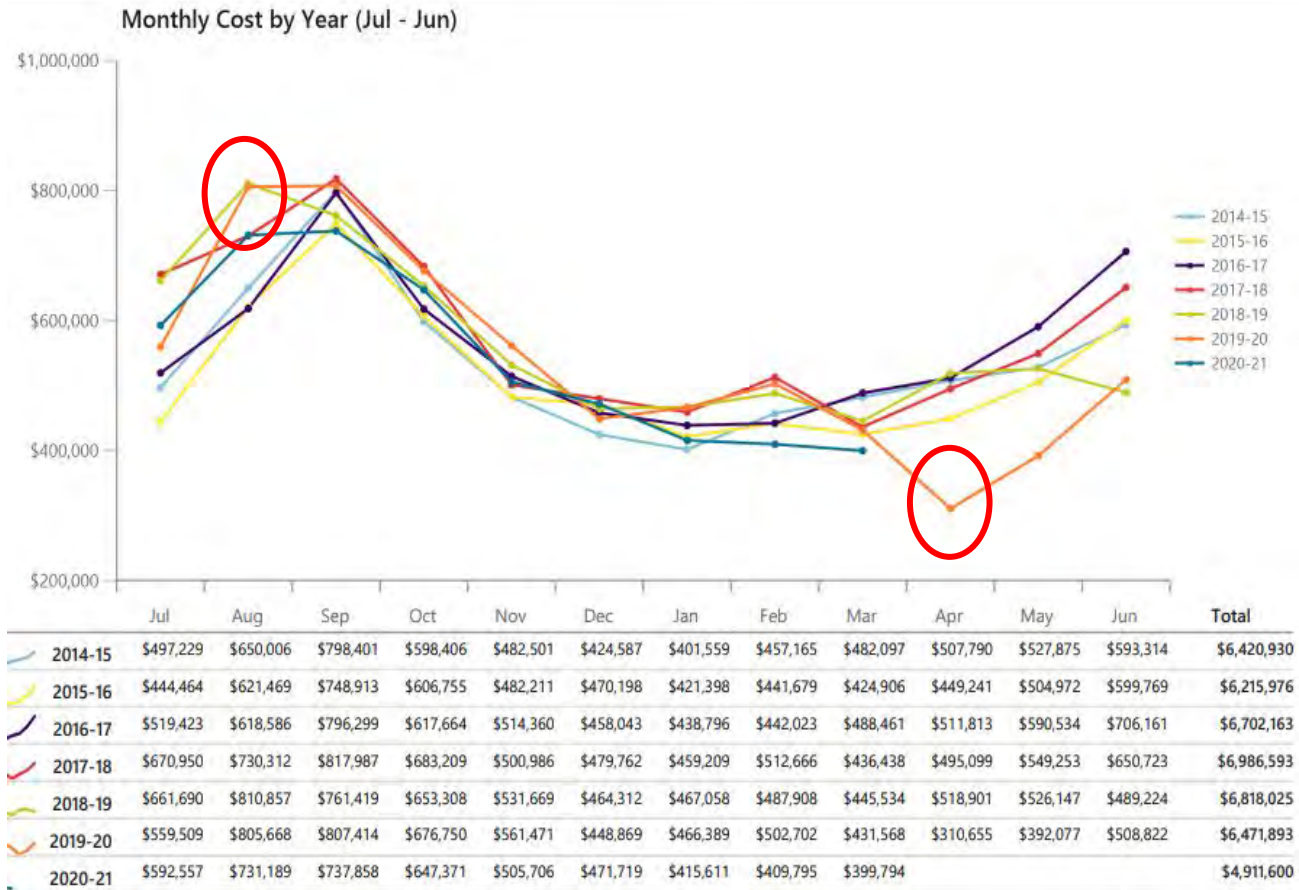


Cost Percentage



	Commodity Use		Energy Use		Cost
	Use	Unit Cost	Use	Unit Cost	Cost
Electric	22,995,284 kWh	\$0.187/kWh	78,459,908 KBtu	\$0.055/KBtu	\$4,292,218
Water	379,690 Kgal	\$4.237/Kgal	0 KBtu	\$0.000/KBtu	\$1,608,702
Natural Gas	401,488 THERM	\$0.912/THERM	40,148,800 KBtu	\$0.009/KBtu	\$366,103
Sewer	0 Kgal	\$0.000/Kgal	0 KBtu	\$0.000/KBtu	\$23,511
Irrigation	1,435 Kgal	\$5.630/Kgal	0 KBtu	\$0.000/KBtu	\$8,079
Total			118,608,708 KBtu		\$6,298,613

COST TRENDS



MOVING FORWARD

CHALLENGES

- Low hanging fruit has been picked
- Annual Rate increases, particularly water
- Lack of Interval Data and Sub Metering
- Number of Accounts
- Outside Vendors
- Energy Management as a district priority?
- Limited Energy Management Staff - Shut Downs and Audits
- Expanded Summer Programs
- Any savings goes back into General Fund

NEXT STEPS

- Maintain Current Energy Management Efforts
- Further LED Retrofitting as Funding Permits
- Continue Looking for Alternative Funding Sources - Including Advocacy Work
- Maintain Positive Relationship with RPU
- Upgrade BMS /EMS Frontend
- Study Alternate Power and Water Sources
- Upgrade Energy Management Software
- Restructure Clerical Position
- Enhance HVAC Controls
 - Set-Point Reset
 - Demand Response Control
 - Optimized Start
- Fixed Charge / Tier Management
- Utility Budgets to Sites - Programs

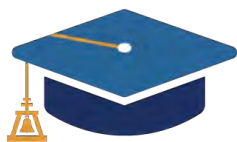
Goal Will Be to Maintain Flat Utility Budget Through
2024



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**RIVERSIDE UNIFIED
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PUBLIC COMMENTS



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John W. North High School & Casa Blanca Design Committees

Ana Gonzalez
Planning & Development

ITEM NO. 5



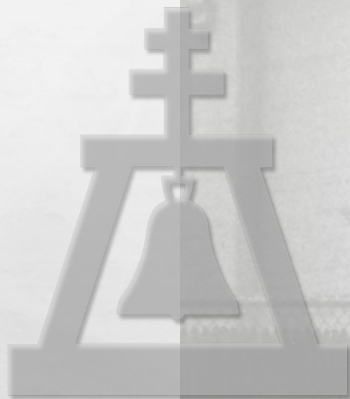
RUSD

RIVERSIDE UNIFIED
SCHOOL DISTRICT

CASA BLANCA NEIGHBORHOOD SCHOOL

**Operations & Facilities Planning
Board Committee**

Project Update



Tilden-Coil
CONSTRUCTORS

GO
ARCHITECTS, INC.

AGENDA

- TEAM INTRODUCTION
- DESIGN COMMITTEE
- PROJECT STATUS
- CONCEPTUAL DESIGNS
- WHAT IS NEXT?
- TENTATIVE PROJECT SCHEDULE
- COMMENTS AND QUESTIONS



TEAM INTRODUCTION



Sergio San Martin
Assistant Superintendent
Operations

Ana Gonzalez
Director
Planning Development

Rene Castro
Assistant Director
Facilities Projects



Larry Buoncristiani
Principal Architect

Liliana Bustos
Project Director

Dennis Roney
Design Principal



Jason Howarth
Project Executive

Marty Greenwood
Project Executive

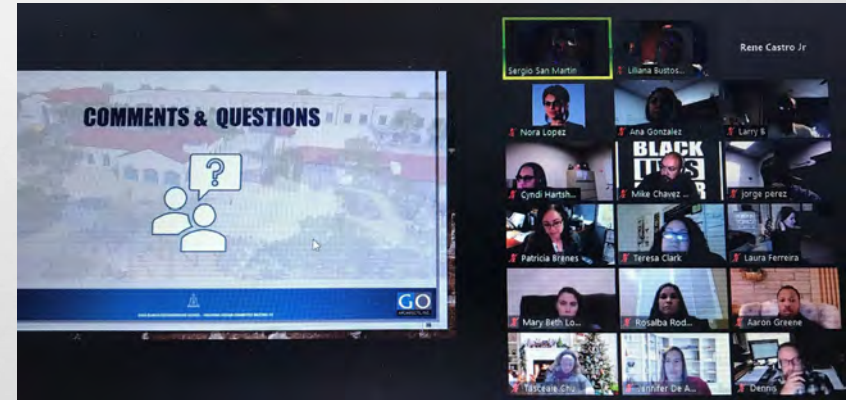
Robert Gonzalez
Project Manager



DESIGN COMMITTEE REPRESENTATIVES

- SCHOOLS SERVING THE CASA BLANCA COMMUNITY
- CASA BLANCA COMMUNITY MEMBERS
- RUSD STAFF – VARIOUS DEPARTMENTS & LEADS
- CBU STUDENTS
- CASA BLANCA COMMUNITY ACTION GROUP (CAG)
- CITY OF RIVERSIDE
- LATINO NETWORK
- LULAC
- THE GROUP
- VICTORIA AVENUE FOREVER
- DESIGN TEAM

THE VISIONING DESIGN COMMITTEE WAS ESTABLISHED IN NOVEMBER OF 2020, WITH REPRESENTATIVES FROM COMMUNITY:



PRE-DESIGN / PLANNING MEETINGS

Team & Project Introduction Meeting	09/30/2020
Preliminary Meeting with City of Riverside	10/15/2020
Visioning Design Committee Team Introduction	11/18/2020
Visioning Design Committee Meeting #1	12/10/2020
Visioning Design Committee Meeting #2	01/27/2021
Visioning Design Committee Meeting #3	03/16/2021
Follow-up Meeting with City of Riverside (DRC)	04/21/2021
Educational Specifications Meeting	04/27/2021
Visioning Design Committee Meeting #4	04/29/2021
Follow-up Meeting with City of Riverside (DRC)	05/04/2021
Operations & Facilities Planning Board Committee Update	06/02/2021
Visioning Design Committee Meeting #5	06/15/2021

SCHOOL PROGRAM

CASA BLANCA ELEMENTARY SCHOOL	750 TK-6 STUDENTS / 34 CLASSROOMS
PRESCHOOL	1 CLASSROOM + PLAY AREA
TK	1 CLASSROOM + PLAY AREA
KINDERGARTEN	4 CLASSROOMS, RESTROOMS + PLAY AREA
GRADES 1 THROUGH 6	24 CLASSROOMS, TEACHER WORKROOMS & RESTROOMS OUTDOOR LEARNING + PLAY AREAS
SPECIAL ED	2 CLASSROOMS, RSP, SPEECH & PSYCHOLOGIST
MUSIC LAB	1 FLEX CLASSROOM
MAKER SPACE	1 FLEX CLASSROOM
ADMINISTRATION	
MULTI-PURPOSE BUILDING	
MEDIA CENTER / LIBRARY	
SUPPORT SPACES	

GUIDING PRINCIPLES

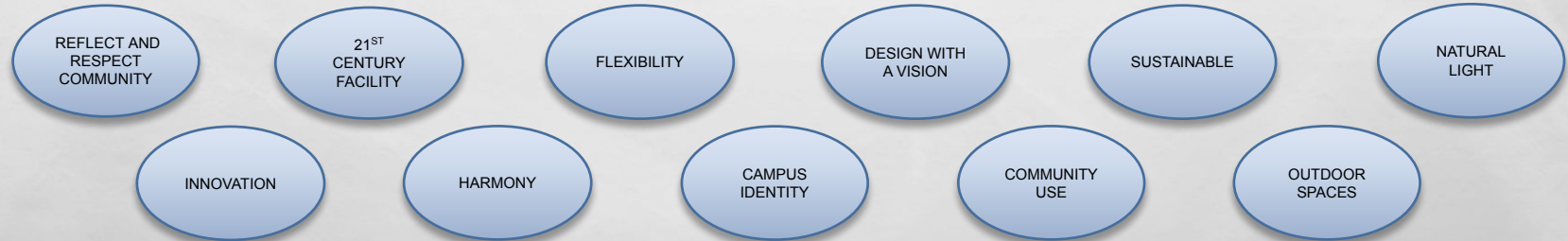
DISTRICT'S VALUES:



DESIGN PRINCIPLES:



DESIGN CRITERIA:



COMMITTEE'S INPUT - DESIGN PREFERENCES

ACCESS

- ✓ MAXIMIZED ACCESS FROM LINCOLN AVE.
- ✓ SEPARATE DROP-OFF AND PARKING AREAS
- ✓ CONTROLLED TRAFFIC FLOW
- ✓ CONTROLLED PEDESTRIAN ACCESS

ADMIN

- ✓ CENTRALLY LOCATED
- ✓ CLEAR AND SECURE SINGLE POINT OF ACCESS TO SCHOOL

LIBRARY

- ✓ CENTRAL FOCUS / SITE CONNECTOR
- ✓ OUTDOOR AMPHITHEATER
- ✓ OPEN AND INVITING FOR COLLABORATION
- ✓ DAYLIGHT

MPR

- ✓ AVAILABLE FOR COMMUNITY USE
- ✓ CENTRALLY LOCATED
- ✓ DIRECT ACCESS FROM PARKING LOT
- ✓ CONNECTED TO LIBRARY
- ✓ ENSURE CAMPUS SAFETY WHEN USED BY THE COMMUNITY

CLASSROOMS

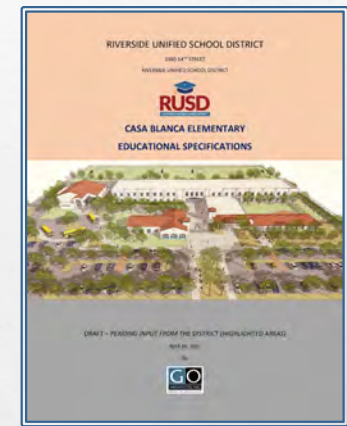
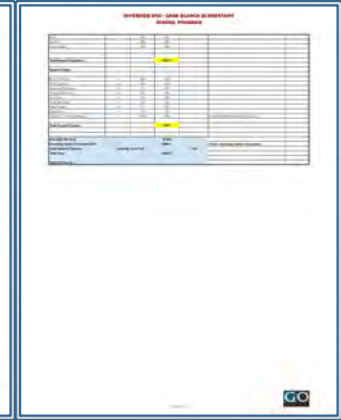
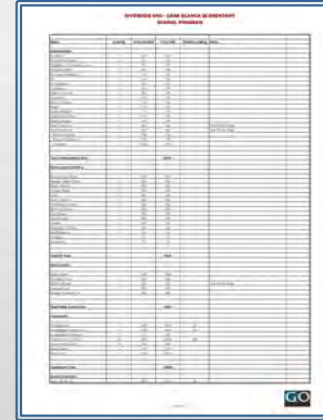
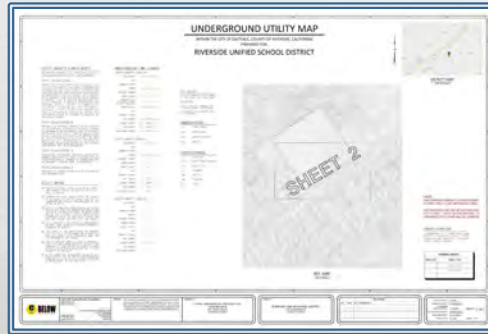
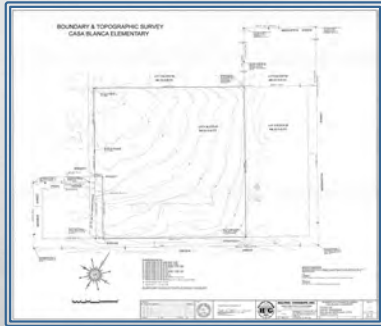
- ✓ 2-STORY BUILDING WITH DOUBLE-LOADED CIRCULATION
- ✓ INTERNALIZED LAYOUT WITH COURTYARD
- ✓ GRADE CLUSTERS
- ✓ INTERCONNECTED CLASSROOMS
- ✓ MAKER SPACE / FLEXIBLE AREAS FOR COLLABORATION
- ✓ PROTECTED OUTDOOR LEARNING AREAS

SITE DESIGN ELEMENTS

- ✓ COMMUNITY GARDEN
- ✓ DAYLIGHT (WINDOWS & SKYLIGHTS)
- ✓ ENERGY EFFICIENCY
- ✓ SOLAR PANELS
- ✓ SHADE
- ✓ WATER CONSERVATION / DROUGHT TOLERANT LANDSCAPE
- ✓ ENGAGING CORRIDORS / HALLWAYS
- ✓ COLOR

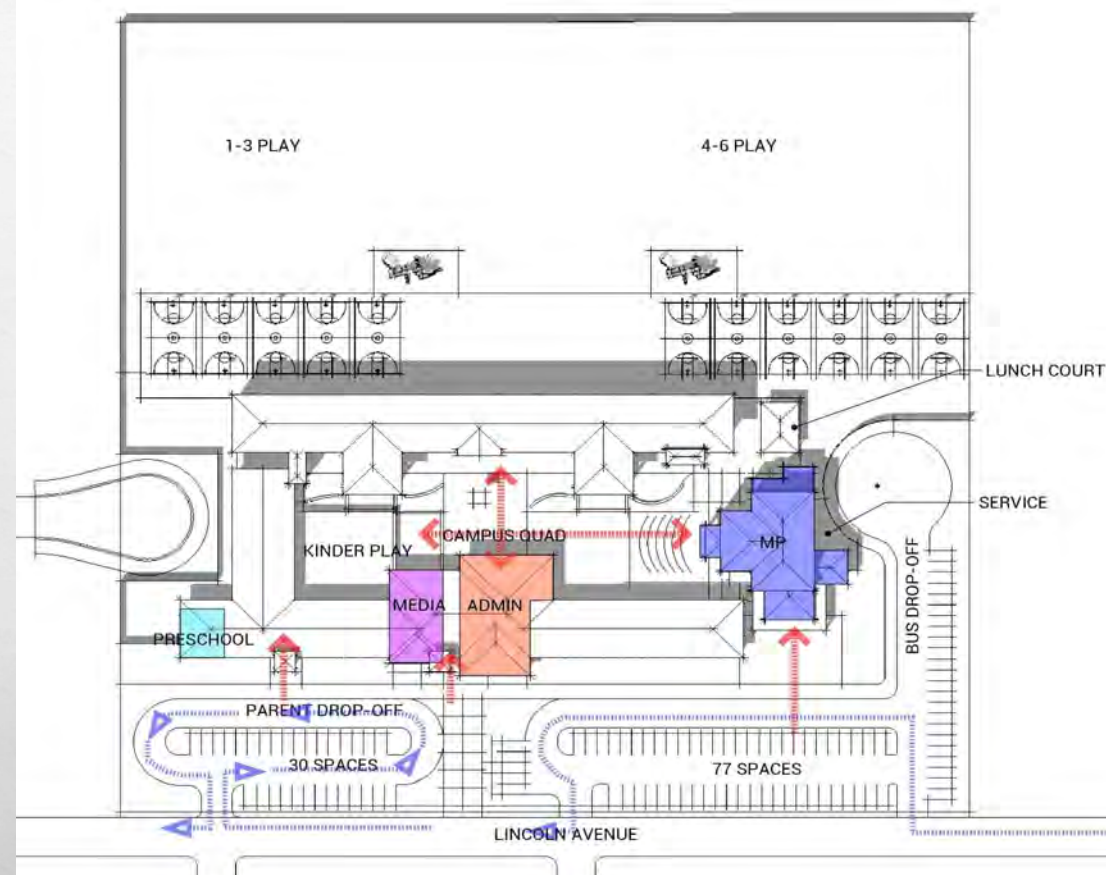
WORK IN PROGRESS

- ✓ CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) – COMPLETE
- ✓ TOPOGRAPHICAL AND BOUNDARY SURVEY – COMPLETE
- ✓ UNDERGROUND UTILITY SURVEY – COMPLETE
- ✓ DISCUSSION WITH CITY OF RIVERSIDE – MEETINGS IN PROGRESS
- ✓ EDUCATIONAL SPECIFICATIONS – MEETINGS IN PROGRESS

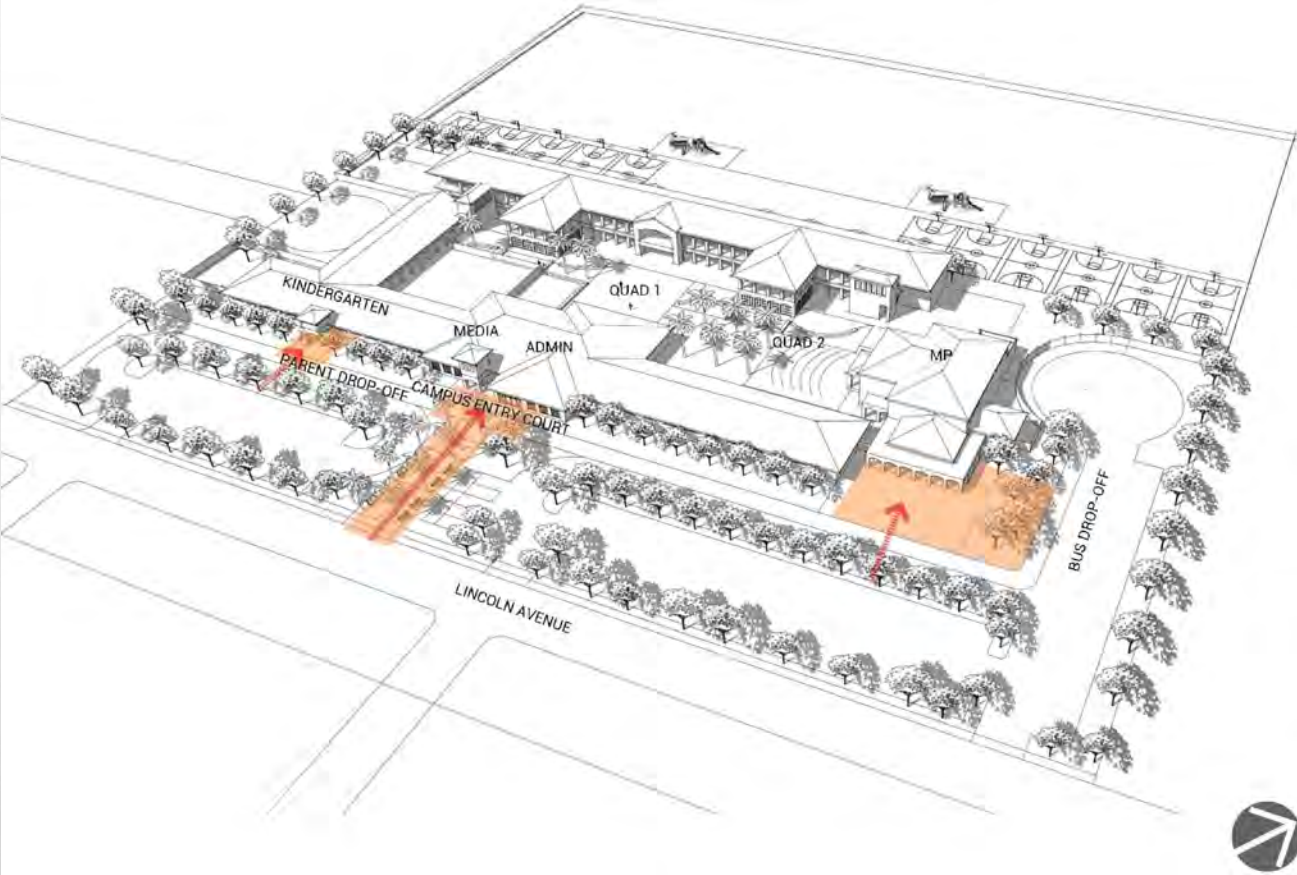


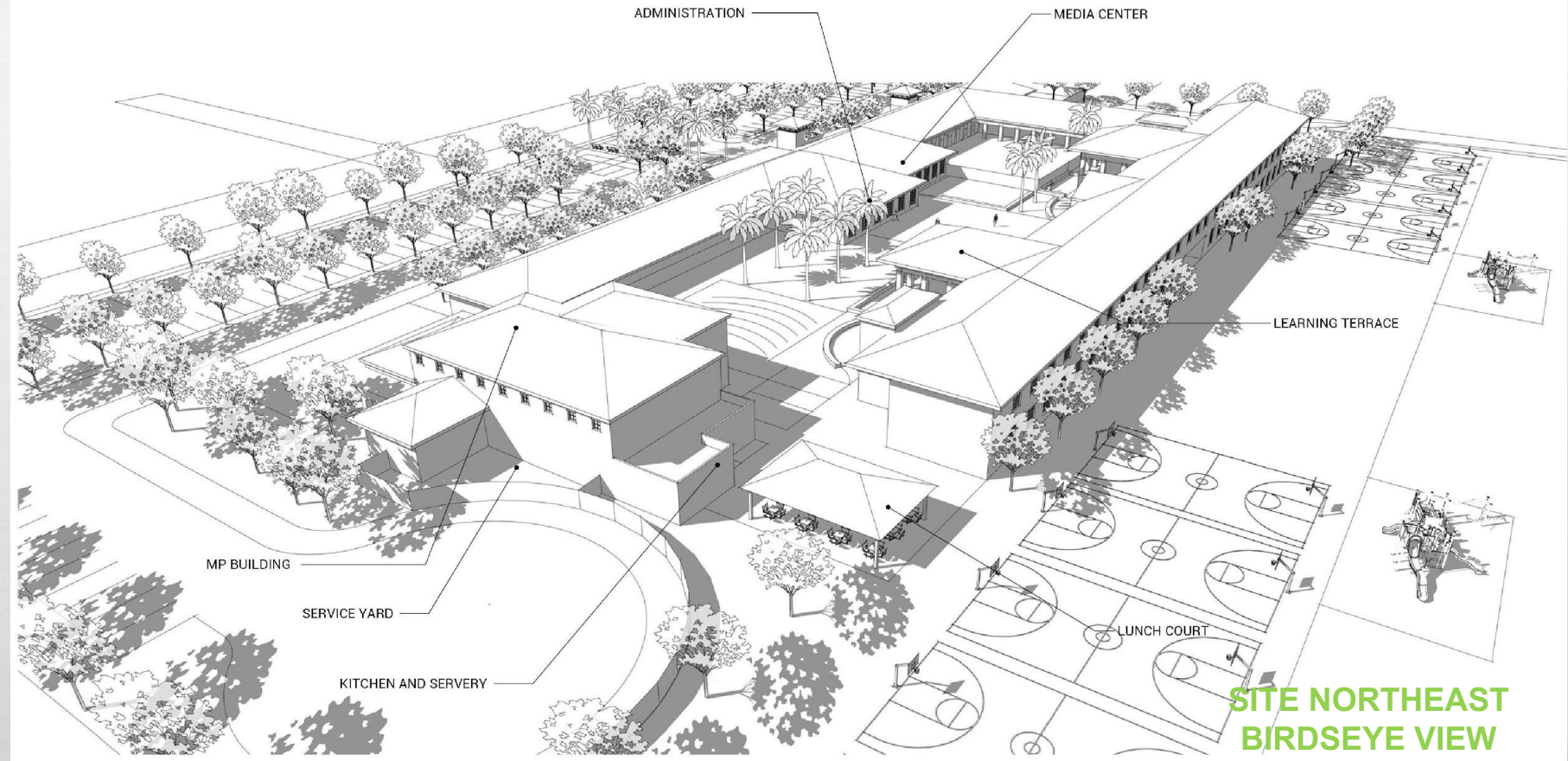
CASA BLANCA ELEMENTARY LEARNING COURTYARD CONCEPT

SITE ORGANIZATION AND CIRCULATION



OVERALL SITE SOUTHEAST BIRDSEYE VIEW



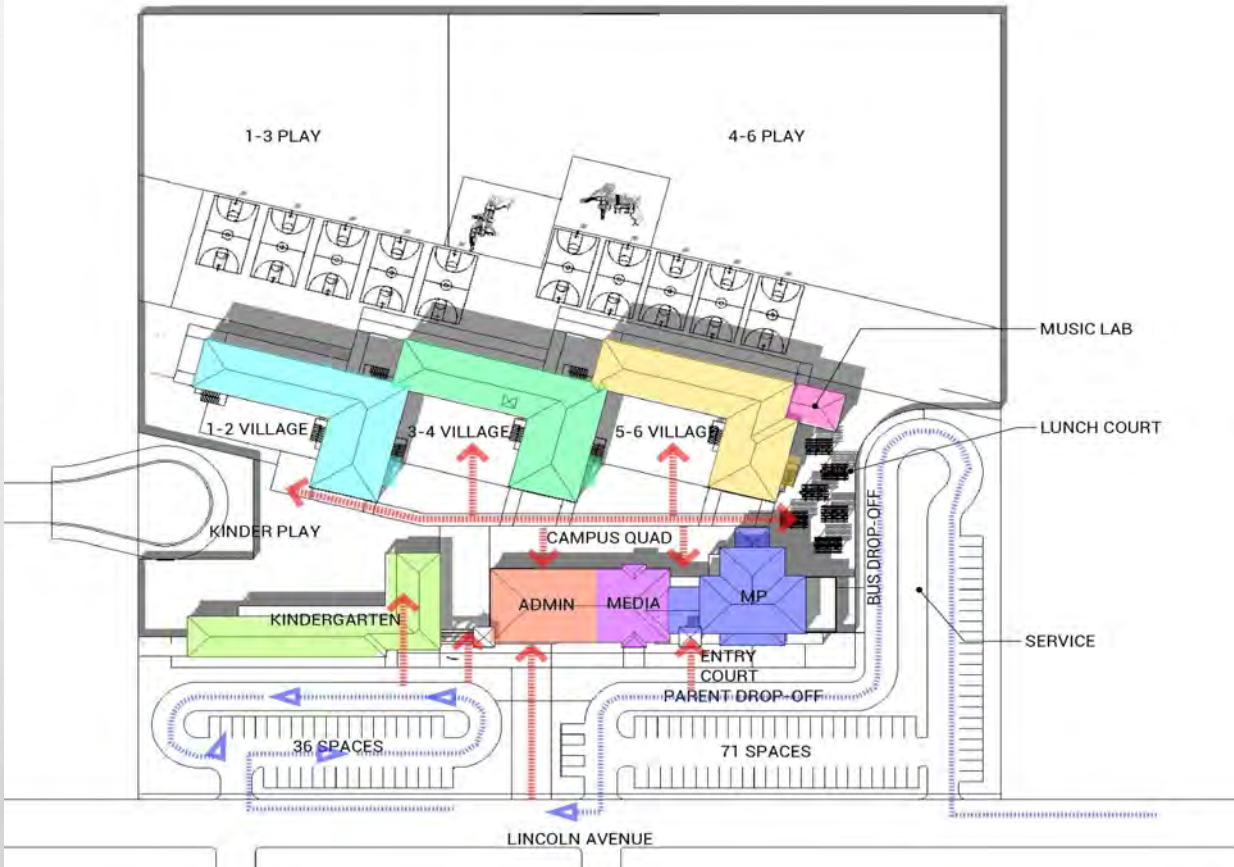


COMMITTEE FEEDBACK / REVISIONS

1. REVISIT CUL-DE-SAC OPTION, IT IS NOT A GOOD SOLUTION AND IT IS WHERE KINDERGARTEN PLAYGROUND SHOULD BE LOCATED
2. MAINTAIN ACCESS FROM FREDA AVENUE
3. MEDIA CENTER NEXT TO MPR FOR COMMUNITY USE
4. MUSIC LAB CLOSE TO MPR
5. CONSIDER LOCATING KINDERGARTEN AND PRESCHOOL TOGETHER TO SHARE PLAYGROUND
6. COURTYARD IS TOO ENCLOSED / NOISE AND VISIBILITY CONCERNS. CONSIDER RELOCATING PART OF THE CLASSROOM WING TO THE UPPER PART OF BUS DROP-OFF AREA
7. CONCERNS WITH BUSES AND PARENT VEHICLE TRAFFIC FLOW
8. BUS DROP-OFF SHOULD BE LOCATED ON NEIGHBORHOOD / WEST SIDE OF THE SITE TO PROVIDE A PRIVACY BUFFER WITH RESIDENTS
9. PARKING LOTS ON LINCOLN AVENUE SHOULD HAVE 2 POINTS OF ACCESS AND EGRESS
10. CONSIDER FENCING AND HOW TO SECURE CAMPUS
11. PROVIDE TECHNOLOGY FOR OUTDOOR LEARNING AREAS
12. LUNCH SHELTERS SHOULD NOT FACE BUS DROP-OFF
13. SHOW AREAS FOR FUTURE GROWTH
14. MAYBE CONSIDER OTHER BUILDING ORIENTATIONS, NOT FACING LINCOLN AVENUE

CASA BLANCA ELEMENTARY LEARNING VILLAGE CONCEPT

SITE ORGANIZATION AND CIRCULATION



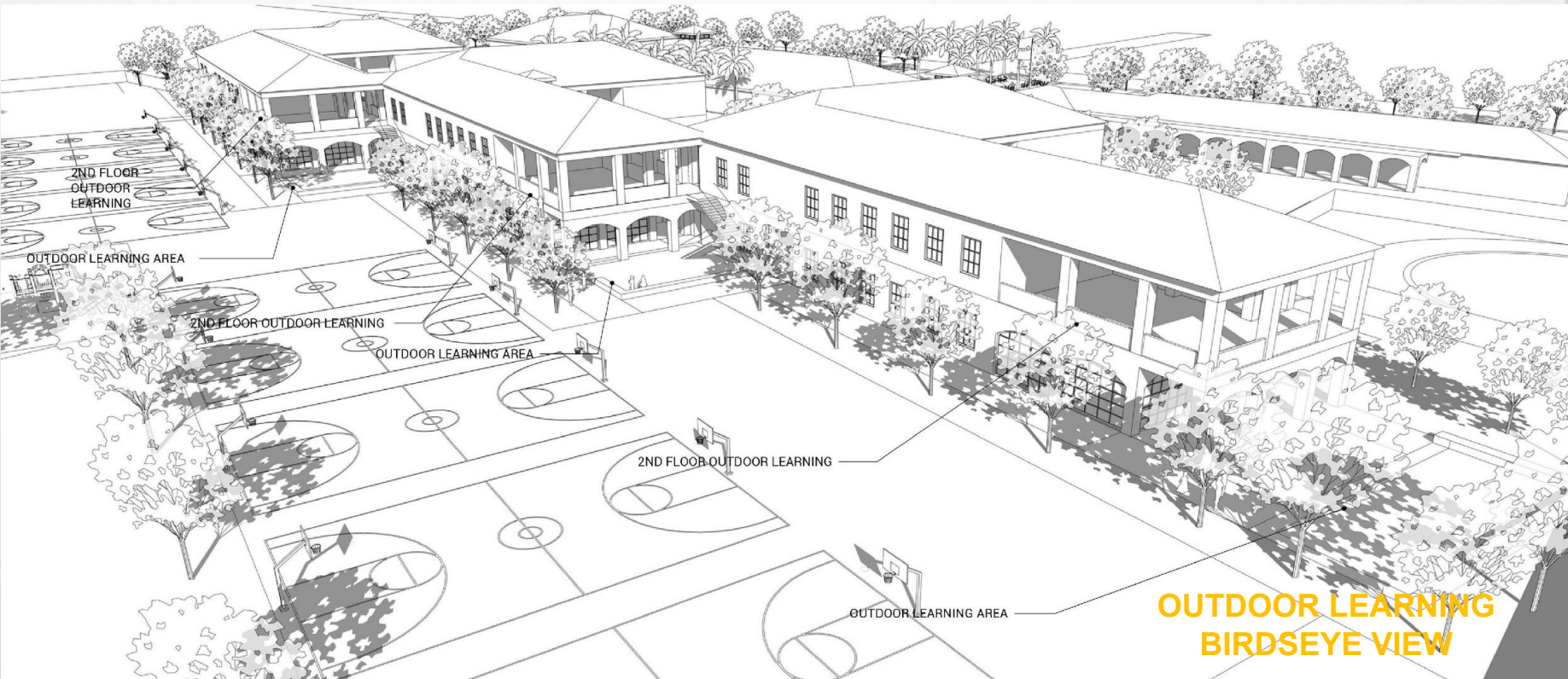
CAMPUS ENTRY BIRDSEYE VIEW



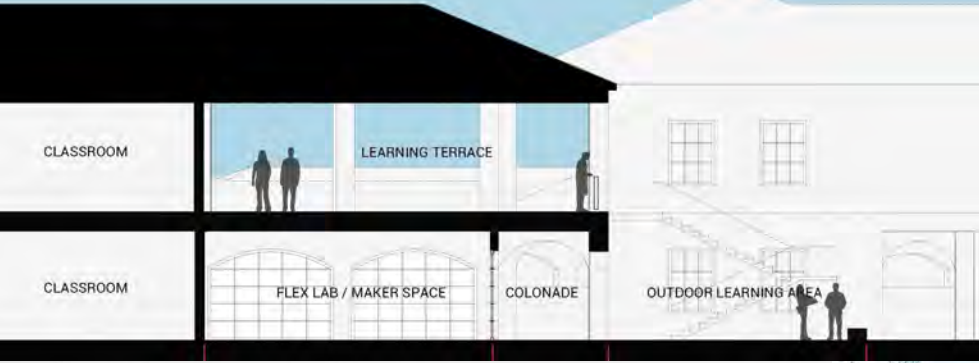
CONTROL POINT

CAMPUS ENTRY PLAZA
PROVIDES SAFE, SECURE,
WELCOMING COMMUNITY
ENTRANCE TO CAMPUS

LEARNING
VILLAGE
CONCEPT



FLEXIBLE LEARNING SPACES TO OUTDOOR LEARNING SECTION



COMMITTEE FEEDBACK / REVISIONS

1. REVISIT CUL-DE-SAC OPTION, IT IS NOT A GOOD SOLUTION
2. MAINTAIN ACCESS FROM FRED A AVENUE
3. MUSIC LAB BLOCKS FLOW AND SHOULD BE CLOSE TO MPR
4. RELOCATE MPR CLOSE TO BUS DROP-OFF LOOP AND INCLUDE AMPHITHEATER WITH MPR
5. CONSIDER LOCATING KINDERGARTEN AND PRESCHOOL TOGETHER TO SHARE PLAYGROUND
6. CONCERNS WITH BUSES AND PARENT VEHICLE TRAFFIC FLOW
7. BUS DROP-OFF SHOULD BE LOCATED ON NEIGHBORHOOD / WEST SIDE OF THE SITE TO PROVIDE A PRIVACY BUFFER WITH RESIDENTS
8. PARKING LOTS ON LINCOLN AVE. SHOULD HAVE 2 POINTS OF ACCESS AND EGRESS
9. CONSIDER FENCING AND HOW TO SECURE CAMPUS, OUTSIDE LEARNING ENVIRONMENTS AND BUILDING UPPER LEVELS
10. PROVIDE TECHNOLOGY FOR OUTDOOR LEARNING AREAS
11. LUNCH SHELTERS SHOULD NOT FACE BUS DROP-OFF, MOVE CLOSER TO PLAYGROUND AREA
12. SHOW AREAS FOR FUTURE GROWTH
13. MAYBE CONSIDER OTHER BUILDING ORIENTATIONS, NOT FACING LINCOLN AVENUE

WHAT'S NEXT?

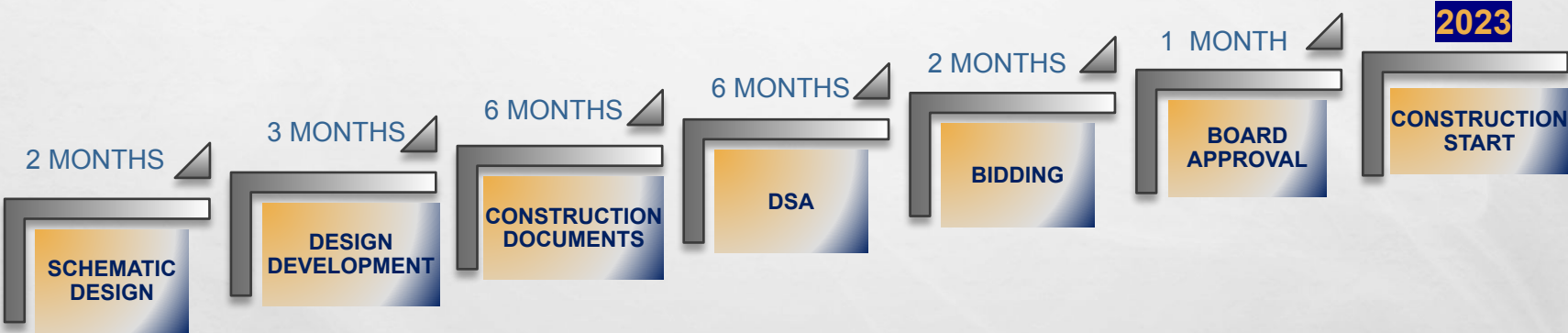
❑ VDC MEETING #5 – JUNE 15, 2021

- ✓ PROGRESS UPDATE
- ✓ REVISED CONCEPTUAL LAYOUTS ADDRESSING FEEDBACK RECEIVED DURING VDC MEETING #4
- ✓ COMMITTEE TO REVIEW AND VOTE ON PREFERRED LAYOUT

❑ OPERATIONS & FACILITIES PLANNING BOARD COMMITTEE (OFP) – AUGUST 2021

- ✓ CONCEPTUAL DESIGN RECOMMENDATION AND ESTIMATED CONSTRUCTION COST WILL BE PRESENTED FOR REVIEW AND APPROVAL TO MOVE PROJECT INTO SCHEMATIC DESIGN PHASE

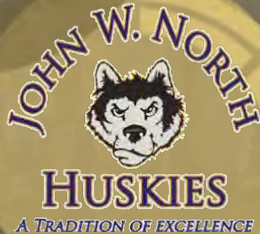
TENTATIVE PROJECT SCHEDULE



COMMENTS & QUESTIONS



JOHN W. NORTH HIGH SCHOOL FACILITIES IMPROVEMENTS MEASURE “O” PROJECT



OPERATIONS & FACILITIES PLANNING
BOARD COMMITTEE

PROJECT UPDATE

JOHN W. NORTH HIGH SCHOOL



AGENDA

- TEAM INTRODUCTION
- VISIONING DESIGN COMMITTEE REPRESENTATIVES
- PRE-DESIGN / PLANNING STATUS
- NEEDS ASSESSMENT & PRELIMINARY COST ESTIMATES
- MODERNIZATION & NEW CONSTRUCTION EXAMPLES
- WHAT WE HEARD DURING COMMITTEE SITE WALKS
- COMMITTEE HOMEWORK
- WHAT IS NEXT?
- TENTATIVE PROJECT SCHEDULE
- COMMENTS & QUESTIONS



TEAM INTRODUCTION



Sergio San Martin
Assistant Superintendent
Operations

Ana Gonzalez
Director
Planning Development

Nadia Zeien
Assistant Director
Facilities Planning

Rene Castro
Assistant Director
Facilities Projects



Larry Buoncristiani
Principal Architect

Liliana Bustos
Project Director

Dennis Roney
Design Principal



Jason Howarth
Project Executive

Marty Greenwood
Project Executive

Robert Gonzalez
Project Manager



THE VISIONING DESIGN COMMITTEE WAS ESTABLISHED IN NOVEMBER OF 2020, WITH REPRESENTATIVES FROM THE FOLLOWING GROUPS:

- NORTH HS STAFF
- NORTH HS STUDENTS
- NORTH HS COMMUNITY MEMBERS
- PTA
- RUSD STAFF – VARIOUS DEPARTMENTS & LEADS
- CBU STUDENTS
- CITY OF RIVERSIDE
- LATINO NETWORK
- LULAC
- THE GROUP
- DESIGN TEAM (ARCHITECT + CONSTRUCTION MANAGER)



PRE-DESIGN / PLANNING MEETINGS

Team & Project Introduction Meeting	09/10/2020
Mechanical / Electrical / Plumbing Systems Meeting	10/28/2020
Low Voltage / Data / Communications / Security / Fire Alarm Systems Meeting	11/04/2020
Landscape / Irrigation / Hardscape / Storm Drain / Finishes Meeting	11/18/2020
Building Trades / Transportation / Nutrition Services Meeting	12/02/2020
School Staff Meeting	12/11/2020
Visioning Design Committee (VDC) Meeting #1	12/16/2020
Design Team Boots-on-the-Ground Site Assessment (Civil + MEP)	01/20/2021
Design Team Boots-on-the-Ground Site Assessment (Electrical / Communications/IT)	01/28/2021
Design Team Boots-on-the-Ground Site Assessment (Civil / Drainage Issues)	01/29/2021
Design Team Boots-on-the-Ground Site Assessment (Architectural)	02/3/2021
Traffic discussion with City of Riverside Meeting	02/23/2021
Visioning Design Committee (VDC) Meeting #2	02/25/2021
North High School Staff Status Meeting	04/14/2021
Design Team Boots-On-The-Ground Site Assessment (Landscape)	04/27/2021
Visioning Design Committee (VDC) Meeting #3	05/05/2021
VDC Needs Assessment Site Walk #1	05/21/2021
VDC Needs Assessment Site Walk #2	05/24/2021
Operations & Facilities Planning Board Committee Update	06/02/2021



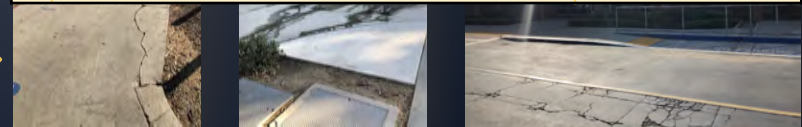
NEEDS ASSESSMENT & PRELIMINARY COST ESTIMATES



1A - 1S SITE NEEDS



1	SITE NEEDS	TOTAL
1A	ACCESSIBLE PARKING & LOADING ZONE IN STUDENT PARKING LOT	\$ 878,339.80
1B	ACCESSIBLE PARKING BETWEEN BLDGS. 400 AND 300.2	\$ 130,000.00
1C	ACCESSIBLE PARKING NEXT TO BLDG 300.2	\$ 97,500.00
1D	BUILDING WATER AND GAS SHUTOFF UPGRADES	\$ 130,000.00
1E	DRAINAGE AROUND THEATER/500 AND GYM/600.2	\$ 195,000.00
1F	EXTERIOR PAINT	\$ 845,000.00
1G	IRRIGATION & LANDSCAPE UPGRADES	\$ 455,000.00
1H	PATH OF TRAVEL ADA UPGRADES	\$ 327,600.00
1I	POOL ADA UPGRADES	\$ 136,500.00
1J	SOUTH PARKING LOT RECONFIGURATION & RESURFACING	\$ 455,000.00
1K	LARGE TREES TRIM / REMOVAL	\$ 81,250.00
1L	PERIMETER FENCING REPLACEMENT	\$ 2,122,556.80
1M	20+ YEAR OLD PORTABLE FOR PORTABLE REPLACEMENT (17)	\$ 7,735,000.00
1N	BASKETBALL COURTS RESURFACING	\$ 200,200.00
1O	TENNIS COURTS RESURFACING	\$ 601,000.40
1P	SITE LIGHTING AND SEATING UPGRADES	\$ 1,170,000.00
1Q	SOUTH PARKING LOT SUPERVISION BOOTH	\$ 325,000.00
1R	STADIUM ADA SEATING UPGRADES	\$ 45,500.00
1S	HVAC UPGRADES THROUGHOUT CAMPUS * SEPARATE FUNDING	\$ 11,538,800.00



PRELIMINARY BUILDING NEEDS TOTAL COST



LIGHT LEVEL MOD.

NEW INTERIOR FINISHES, MEP AND LOW VOLTAGE UPGRADES. IT IS MORE COSMETIC IN NATURE. WALL SURFACES ARE NOT REMOVED. ALSO INCLUDES EXTERIOR PAINTING, AND ROOFING, BUT NO RESTROOM RENOVATIONS OR STRUCTURAL UPGRADES



MEDIUM LEVEL MOD.

NEW INTERIOR FINISHES, MEP AND LOW VOLTAGE SYSTEMS, EXTERIOR PAINTING AND ROOFING. IT ALSO INCLUDES RESTROOMS RENOVATIONS



HEAVY LEVEL MOD.

SAME AS A MEDIUM LEVEL MOD. BUT INCLUDES GUTTING THE WALL FINISHES DOWN TO STUDS AND REPLACEMENT. STRUCTURAL RETROFIT IN SOME CASES

ITEM#		PROJECT TYPE	ITEM DESCRIPTION	SUBTOTAL	ADA UPGRADES 20%	TOTAL
			BUILDING SPECIFIC NEEDS			
2		MEDIUM LEVEL MOD.	BLDG 100 L / LIBRARY	\$ 7,410,239.00	\$ 1,140,036.80	\$ 8,550,275.80
3		MEDIUM LEVEL MOD.	BLDG 200.1 B SCIENCE	\$ 5,582,814.00	\$ 858,894.40	\$ 6,441,708.40
4		MEDIUM LEVEL MOD.	BLDG 200.2 C	\$ 6,625,310.00	\$ 1,019,278.40	\$ 7,644,588.40
5		LIGHT LEVEL MOD.	BLDG 200.3 D	\$ 5,546,195.00	\$ 853,260.80	\$ 6,399,455.80
6		MEDIUM LEVEL MOD.	BLDG 300.1 F	\$ 7,264,293.00	\$ 1,117,583.60	\$ 8,381,876.60
7		MEDIUM LEVEL MOD.	BLDG 300.2 E SCIENCE	\$ 5,837,140.00	\$ 898,021.60	\$ 6,735,161.60
8		MEDIUM LEVEL MOD.	BLDG 400	\$ 10,432,349.00	\$ 1,604,976.80	\$ 12,037,325.80
9		HEAVY LEVEL MOD.	BLDG 500 H THEATER	\$ 13,959,855.00	\$ 2,147,670.00	\$ 16,107,525.00
10		DEMO & NEW CONST.	BLDG 600 S LOCKERS	\$ 3,564,379.00	\$ 548,366.00	\$ 4,112,745.00
11		HEAVY LEVEL MOD.	BLDG 600.2 GYM	\$ 10,897,778.00	\$ 1,676,581.20	\$ 12,574,359.20
12		EXPANSION - NEW CONST.	GYM EXPANSION	\$ 15,916,992.00	\$ 2,448,768.00	\$ 18,365,760.00
13		DEMO & NEW CONST.	BLDG 600.3 K CAFETERIA	\$ 4,797,065.00	\$ 738,010.00	\$ 5,535,075.00
14		MEDIUM LEVEL MOD.	BLDG 700 T SCIENCE	\$ 10,525,824.00	\$ 1,619,357.60	\$ 12,145,181.60
15		HEAVY LEVEL MOD.	BLDG 900 A ADMIN	\$ 4,032,101.00	\$ 620,323.20	\$ 4,652,424.20
			TOTAL CAMPUS NEEDS			\$ 157,152,709.40



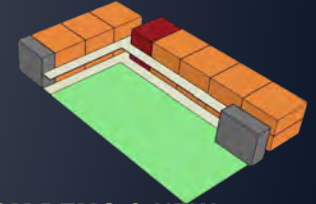
MODERNIZATION & NEW CONSTRUCTION EXAMPLES



NEW CONSTRUCTION

- A** 2-STORY CLASSROOM BUILDING WITH 14 NEW PERMANENT CLASSROOMS TO REMOVE 20+ YEARS OLD PORTABLES

SQUARE FOOTAGE:	21,000 SF
NEW CONSTRUCTION (HARD + SOFT COST)	\$21,494,200.00
ADA UPGRADES (20%)	\$4,298,840.00
TOTAL PROJECT COST	\$25,793,040.00



- B** DEMO & NEW CONSTRUCTION GYM EXPANSION & LOCKER ROOM DEMO & NEW CONSTRUCTION

SQUARE FOOTAGE:	17,253 SF
NEW CONSTRUCTION (HARD + SOFT COST)	\$19,481,371.00
ADA UPGRADES (20%)	\$3,896,274.20
TOTAL PROJECT COST	\$23,377,645.20

- C** DEMO, NEW CONSTRUCTION & MODERNIZATION THEATER MODERNIZATION + CAFETERIA DEMO & NEW CONSTRUCTION

SQUARE FOOTAGE:	21,155 SF NEW
CONSTRUCTION (HARD + SOFT COST)	\$18,756,920.00 &
MODERNIZATION	
ADA UPGRADES (20%)	\$3,751,384.00
TOTAL PROJECT COST	\$22,508,304.00

- ✓ **CONSOLIDATION AND UPGRADE OF SCIENCE CLASSROOMS**
 - NEW 2-STORY CLASSROOM BUILDING
 - EXISTING SCIENCE CLASSROOMS
CONVERSION INTO STANDARD CLASSROOMS
 - REMOVAL OF OLD PORTABLE CLASSROOMS
- ✓ **COMPETITION SIZE GYMNASIUM**
 - EXISTING GYM BUILDING HEAVY
MODERNIZATION AND ADDITION
 - INCLUDE LOCKER ROOMS AND RESTROOMS
 - DEMOLISH EXISTING LOCKER ROOM BUILDING
- ✓ **THEATER**
 - DEMOLISH AND RE-BUILD



WHAT IS NEXT?

TENTATIVE SCHEDULE

MEETING TYPE	PURPOSE / GOAL
Update RUSD Operations & Facilities Planning Board Committee JUNE 2, 2021	<ul style="list-style-type: none"> - Design & Construction Management Team along with RUSD Executive Committee provides a project update to RUSD Operations & Facilities Planning Board Committee on VDC meeting #3 assessment presentation, site walks with committee and feedback received from the committee through follow-up homework.
Visioning Design Committee Meeting #4 JULY 2021	<ul style="list-style-type: none"> - Design & Construction Management Team report of feedback obtained from the Visioning Design Committee homework on proposed priority project(s) with conceptual layout(s) and associated cost estimate(s) for committee's review. - Visioning Design Committee votes on proposed project(s) to be presented to OFP for approval.
Presentation of Recommended Project(s) to RUSD Operations & Facilities Planning Board Committee AUGUST 2021	<ul style="list-style-type: none"> - Design & Construction Management Team presents John W. North HS needs assessment report and project scope recommendation (conceptual layout and cost estimate), as discussed and agreed during VDC meeting #4, to RUSD Operations & Facilities Planning Board Committee for review, approval and authorization to proceed with the project.



TENTATIVE PROJECT SCHEDULE



COMMENTS & QUESTIONS





RUSD

**RIVERSIDE UNIFIED
SCHOOL DISTRICT**

PUBLIC COMMENTS