



Alcott Elementary School
Measure O Project
Operations Board Subcommittee

November 20, 2020

AGENDA

1. Team Introductions
2. Approved Scope
3. Current Scope & Cost Review
4. Alternates Overview
5. Budget & Funding
6. Tentative Schedule

TEAM INTRODUCTIONS

Planning and Development

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

Construction Manager, Tilden-Coil Constructors

Jason Howarth, Program Executive

Marty Greenwood, Senior Project Manager

Robert Gonzalez, Project Manager

Approved Scope & Budget

Approved Scope

Site Work

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

Site Utilities

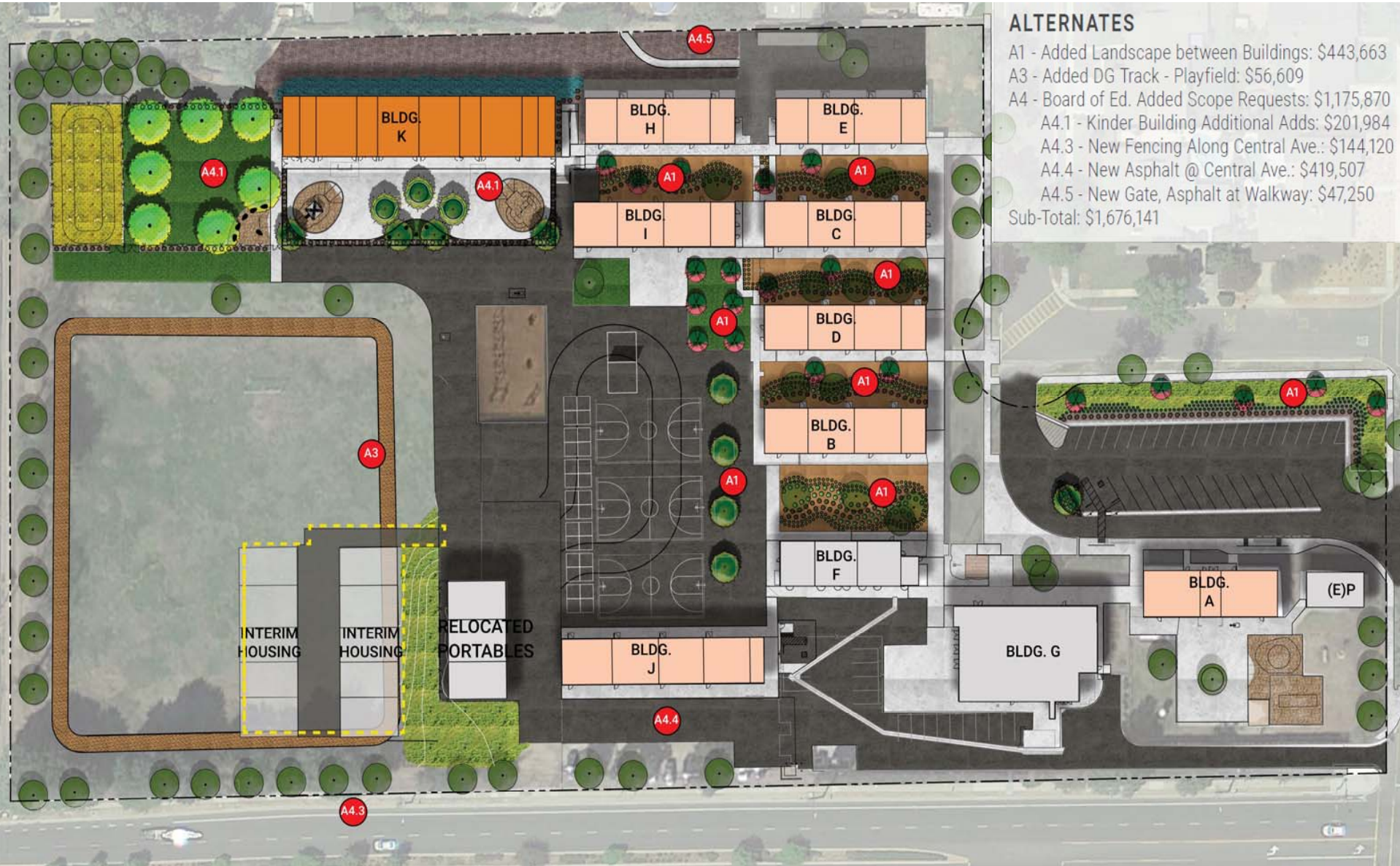
- Domestic water, sewer, storm drain, and gas line for new building

Existing Classrooms

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

New Building

- Six general education classrooms and four kindergarten classrooms
- New Kinder playground yard, play equipment and fencing



ALTERNATES

- A1 - Added Landscape between Buildings: \$443,663
- A3 - Added DG Track - Playfield: \$56,609
- A4 - Board of Ed. Added Scope Requests: \$1,175,870
 - A4.1 - Kinder Building Additional Adds: \$201,984
 - A4.3 - New Fencing Along Central Ave.: \$144,120
 - A4.4 - New Asphalt @ Central Ave.: \$419,507
 - A4.5 - New Gate, Asphalt at Walkway: \$47,250
- Sub-Total: \$1,676,141

Budget & Funding

	2017 Est. Budget	2020 Est. Budget	Delta
Measure O	\$ 12,708,616.00	\$ 12,708,616.00	\$ -
State Funding	\$ 3,062,172.00	\$ 6,719,187.00	\$ 3,657,015.00
Other Funding	\$ -	\$ 3,645,910.00	\$ 3,645,910.00
Total	<u>\$ 15,770,788.00</u>	<u>\$ 23,073,713.00</u>	= <u>\$ 7,302,925.00</u>

- Measure O: Available = \$12,708,616
- State Funding: *Pending = \$6,719,187
- CFD : Available = \$1,221,227
- Developer Fees: Available = \$2,424,693

CURRENT SCOPE & COST REVIEW

Current Project Est: \$23,073,713

MODERNIZATION

Scope of Work:

- | | |
|-------------------------|------------------------|
| - Site Demolition | -Exterior Painting |
| - Grading | -HVAC Replacement |
| - Kinder Playground | -Casework |
| - Parking Improvements | -Lighting |
| - Hardcourt Replacement | -Interior Finishes |
| - Turf + Path Upgrades | -Ceiling Replacement |
| - Site Utilities | -Interior Finishes |
| - ADA Upgrades | -ADA Restroom Upgrades |
| - Interim Housing | |

NEW CONSTRUCTION

2-Story Building (6 Classrooms + 4 Kindergartens)

A1 - Added Landscape between Buildings: \$443,663

A3 - Added DG Track - Playfield: \$56,609

A4 - Board of Ed. Added Scope Requests: \$1,175,870

A4.1 - Kinder Building Additional Adds: \$201,984

A4.3 - New Fencing Along Central Ave.: \$144,120

A4.4 - New Asphalt @ Central Ave.: \$419,507

A4.5 - New Gate, Asphalt at Walkway: \$47,250

PROJECT BUDGET - CURRENT SCOPE

Hard Construction Costs: \$15,897,939

Escalation / Contingency: \$1,851,071

Hard Cost Budget + Escalation Total: \$17,749,010

Soft Costs (30%): \$5,324,703

Total Project Cost: \$23,073,713



TENTATIVE SCHEDULE

- 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

NEW CLASSROOM BUILDING



EXISTING CLASSROOM BUILDING



Questions

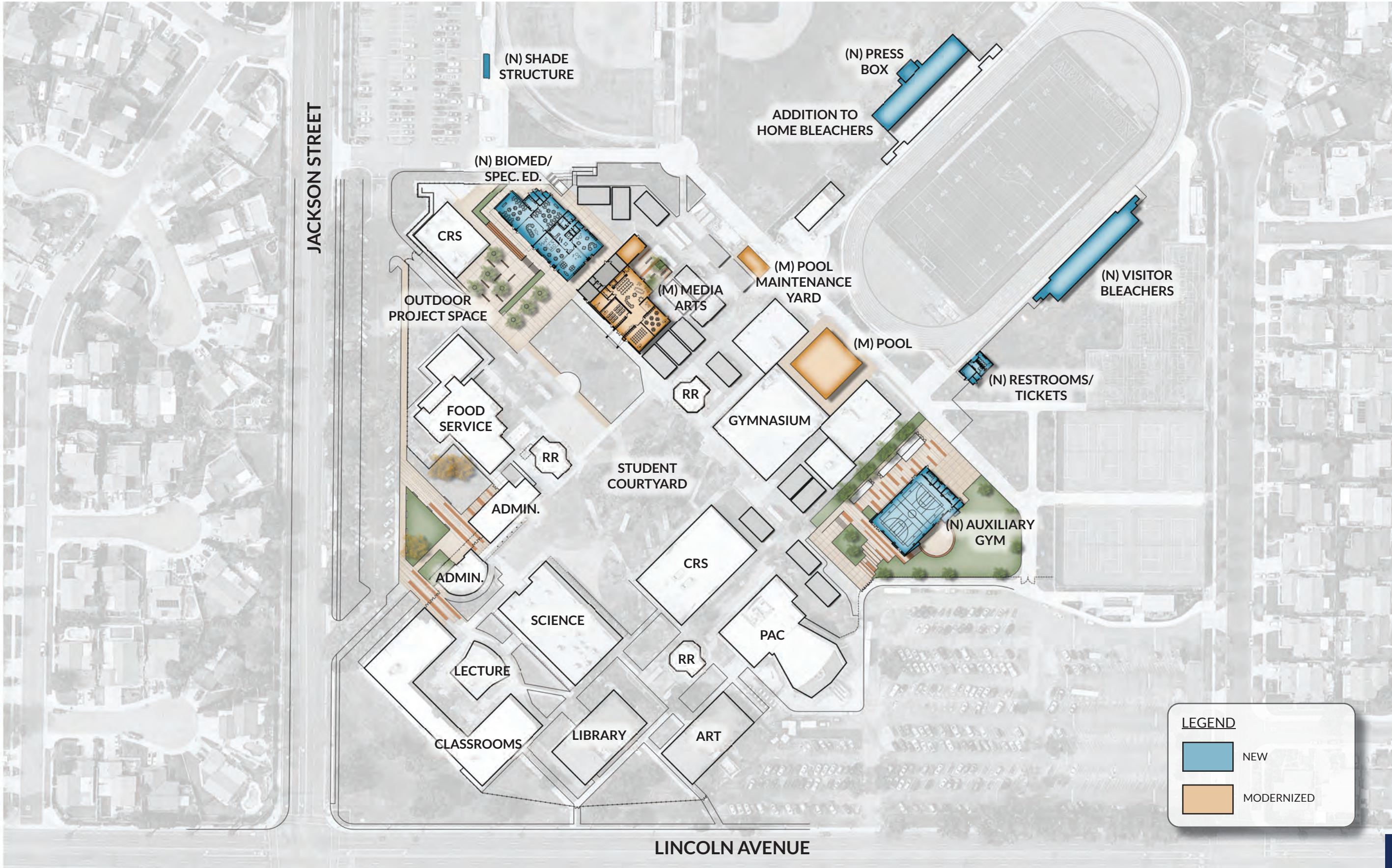
DESIGN PRESENTATION
Ruhnau Clarke Architects
November 2020



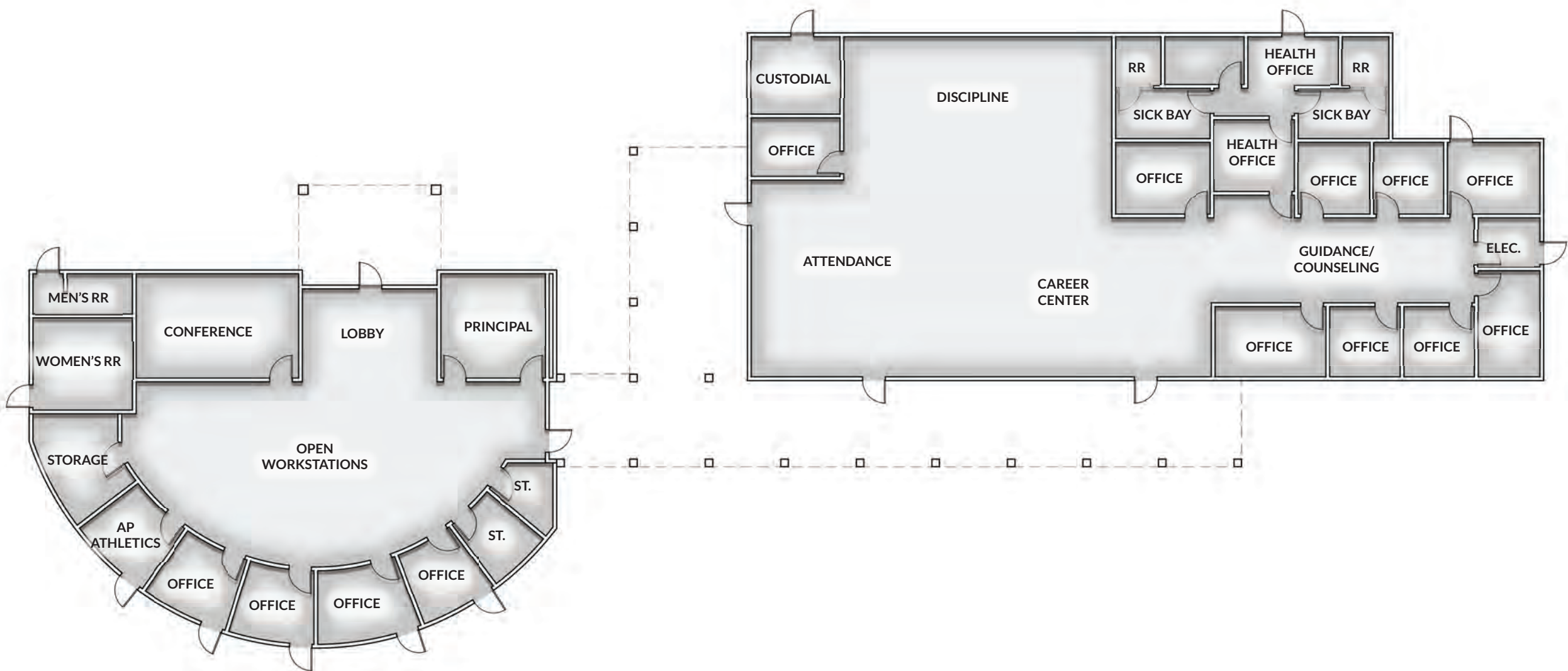
ARLINGTON HIGH SCHOOL

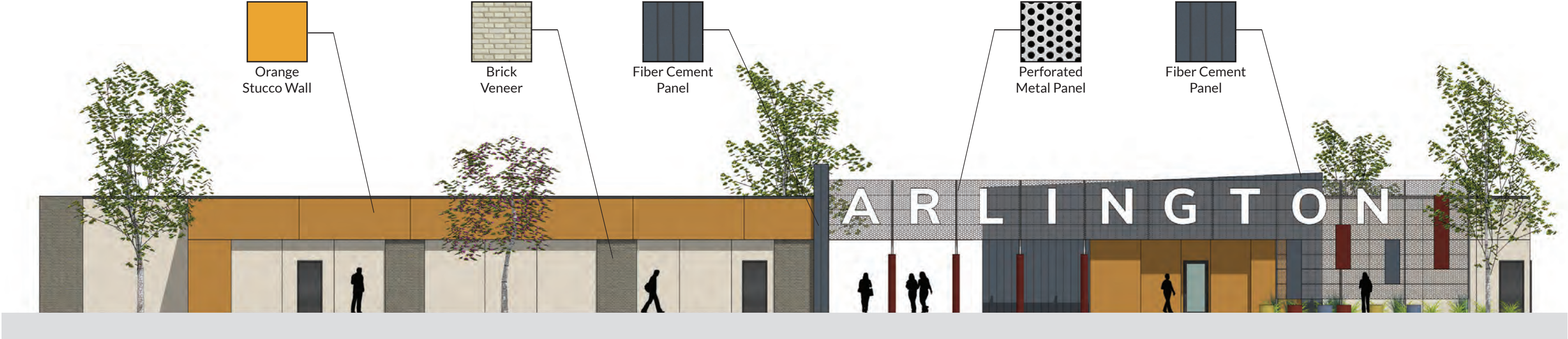
RIVERSIDE USD | MODERNIZATION / EXPANSION

RUHNAU
CLARKE
ARCHITECTS

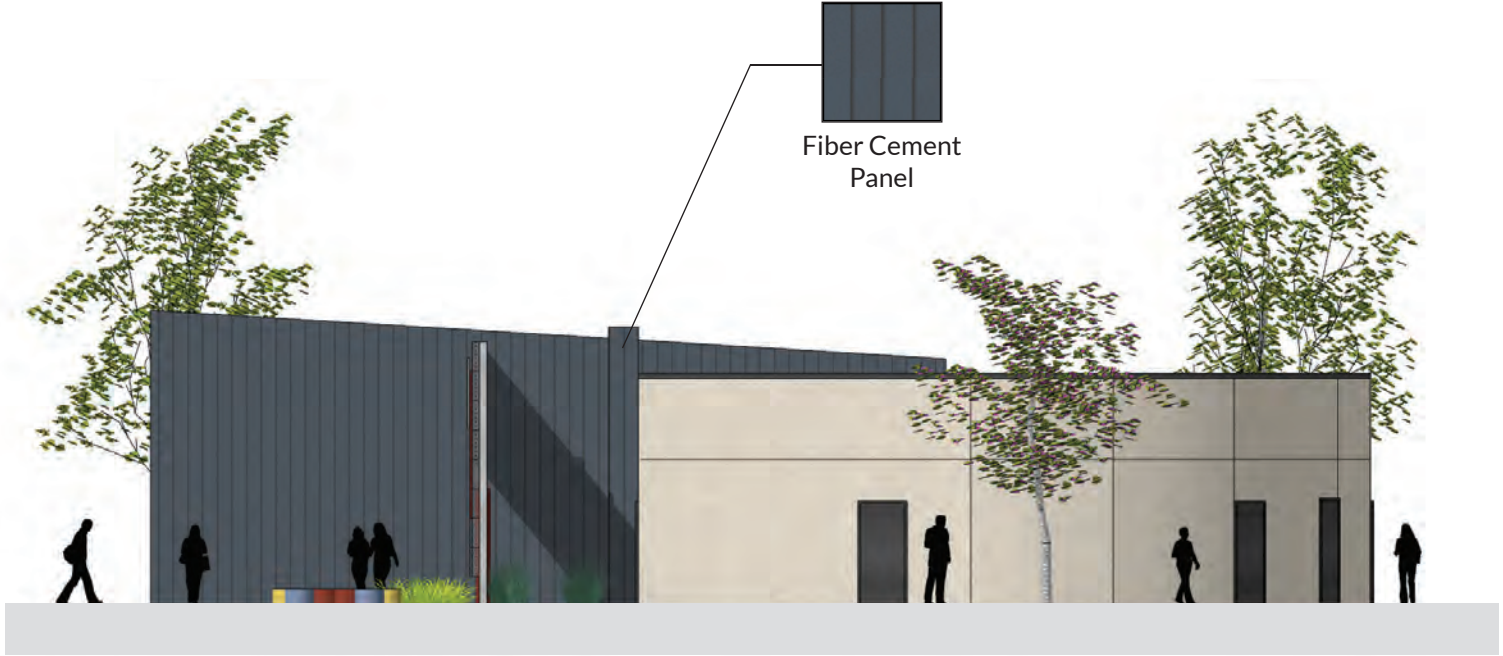








ELEVATION - WEST



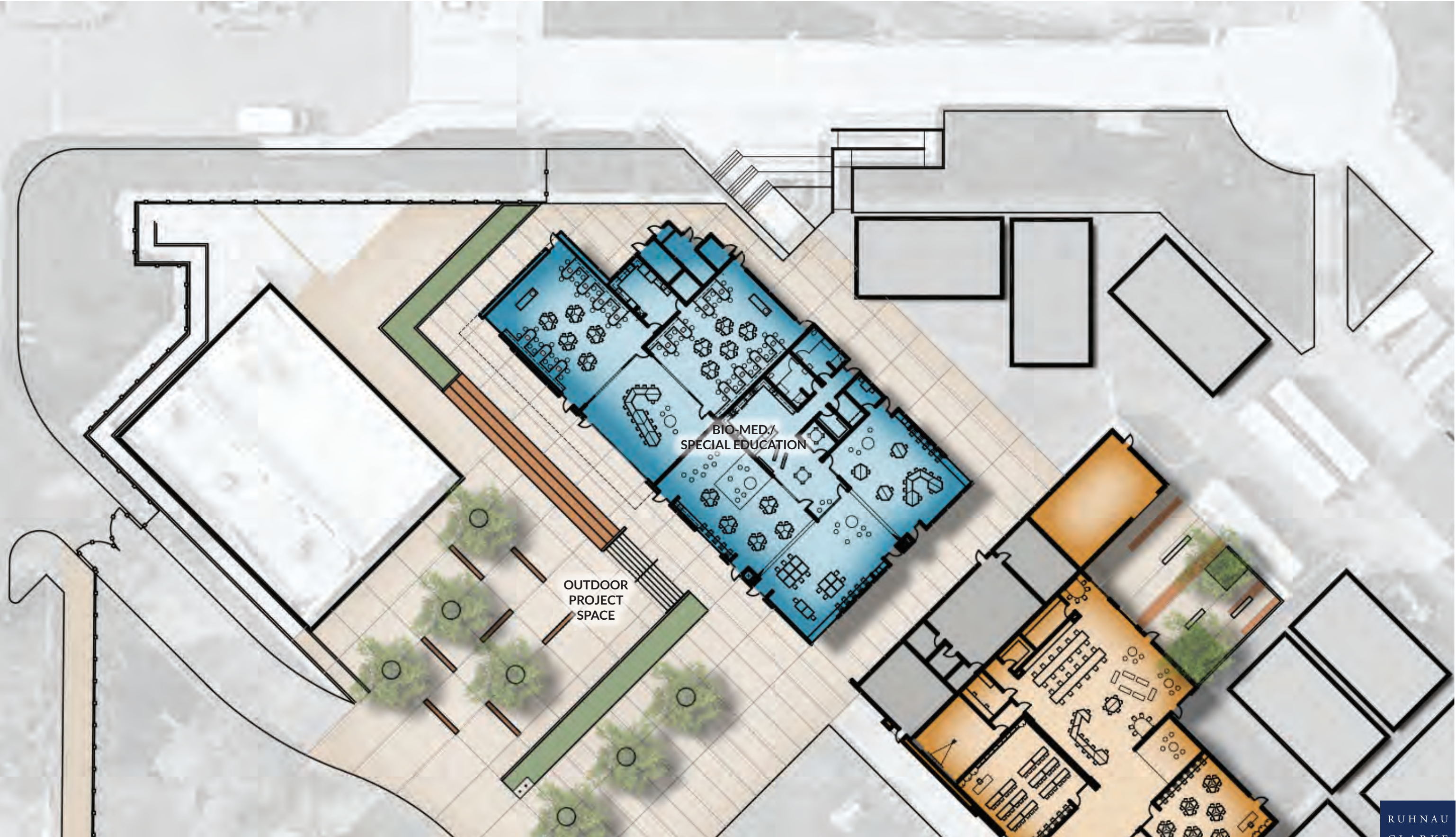
ELEVATION - SOUTH

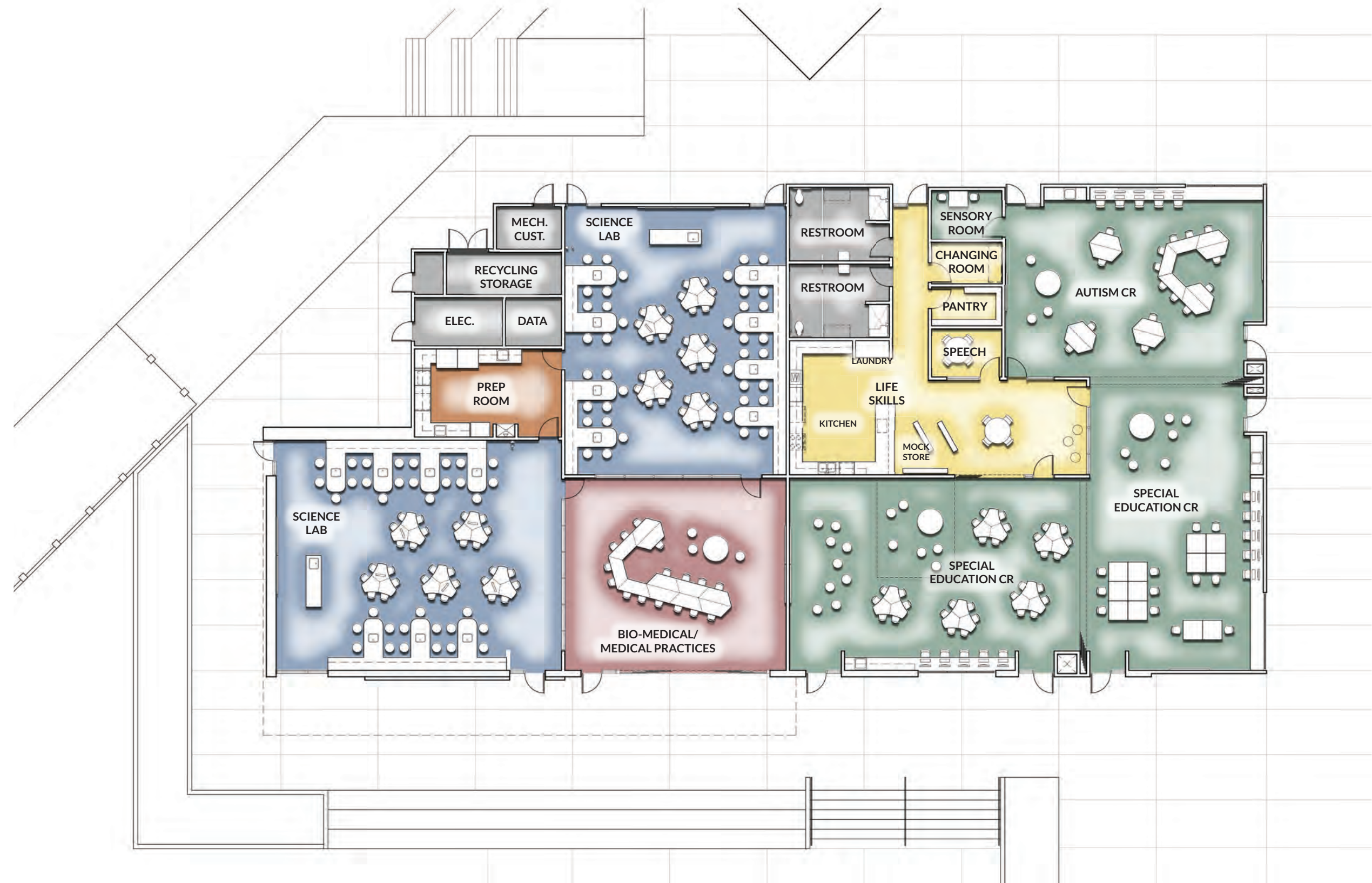


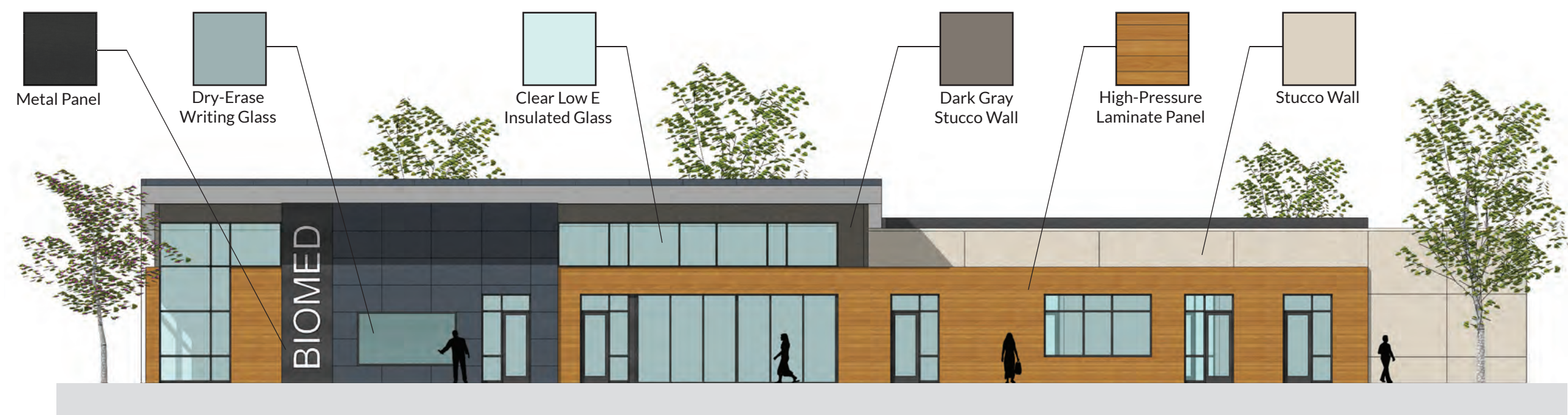




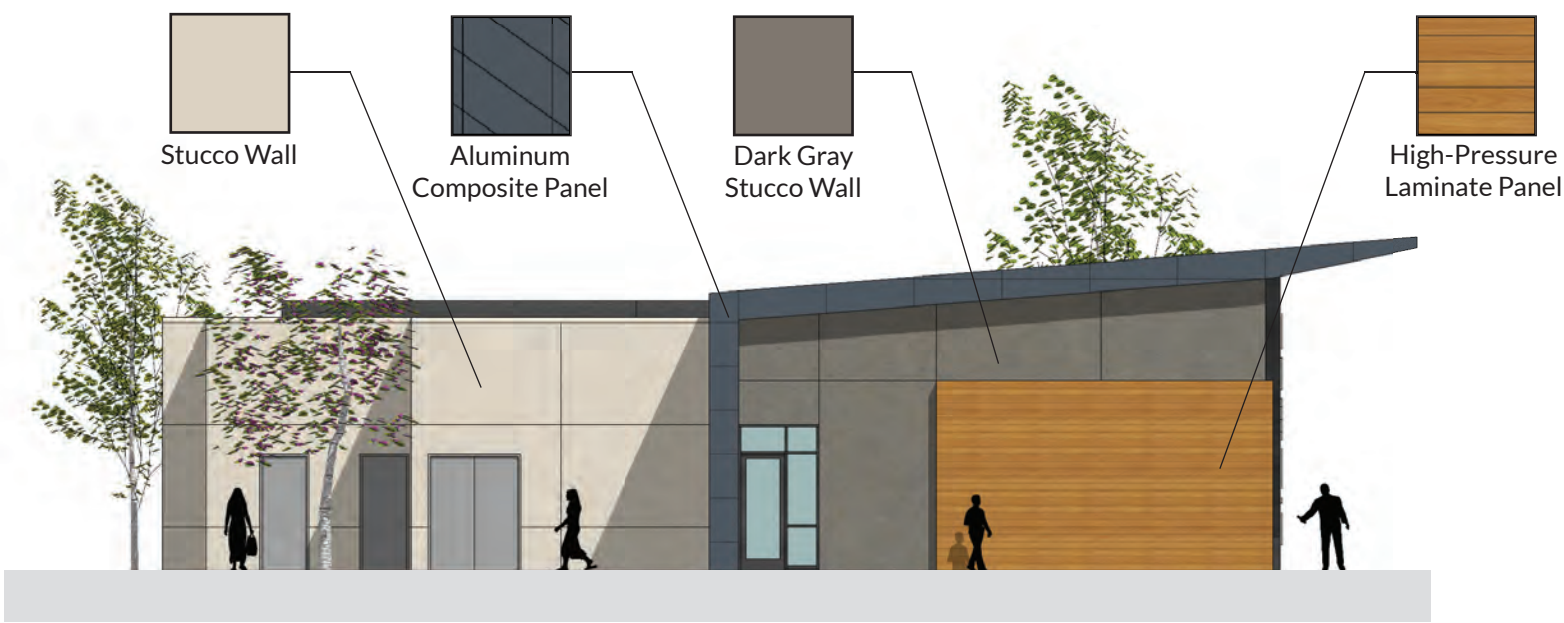
RIVERSIDE USD | ARLINGTON HIGH SCHOOL | RENDERED PERSPECTIVE







ELEVATION - SOUTH



ELEVATION - WEST











RIVERSIDE USD | ARLINGTON HIGH SCHOOL | RENDERED PERSPECTIVE - SCIENCE LAB

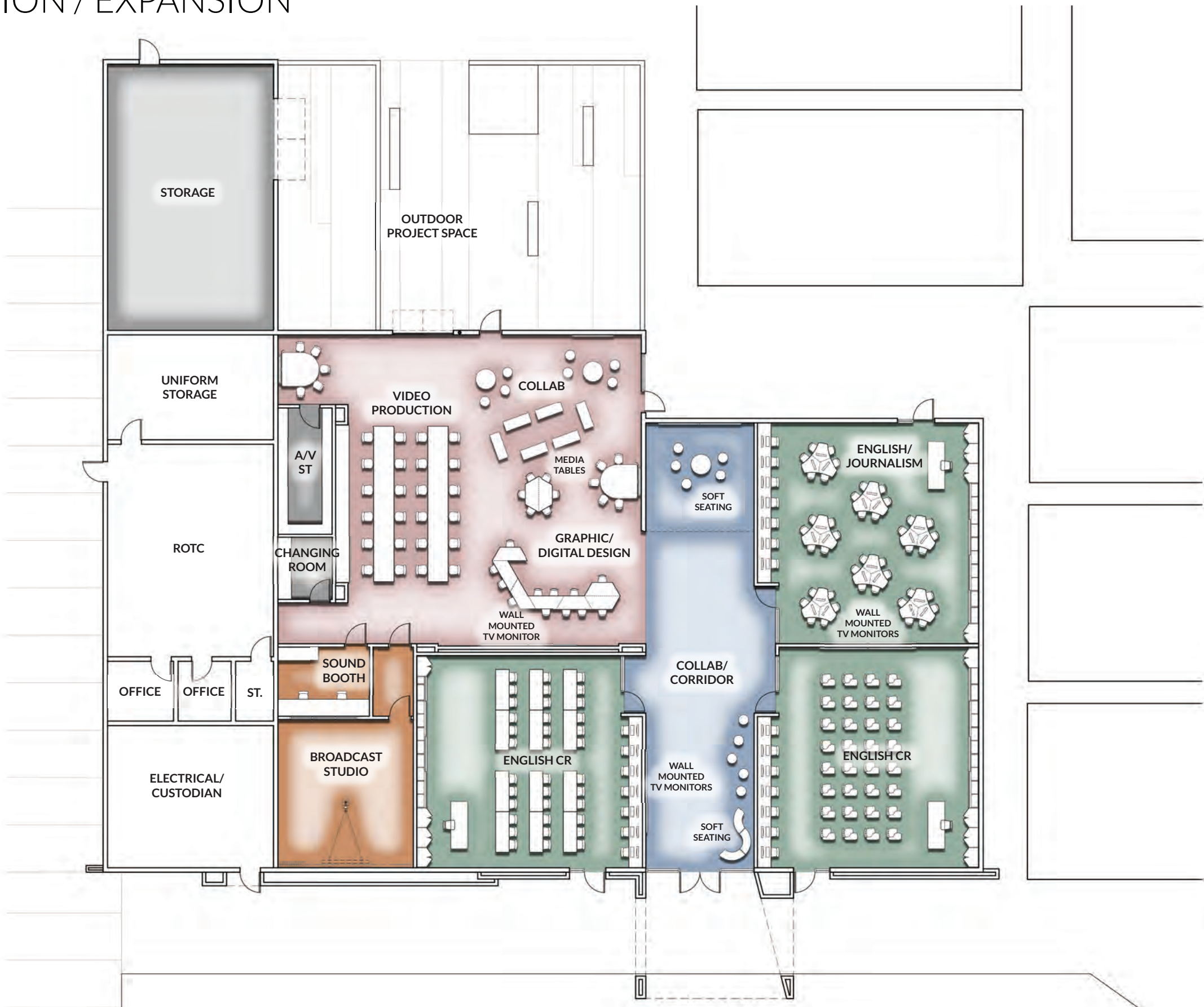


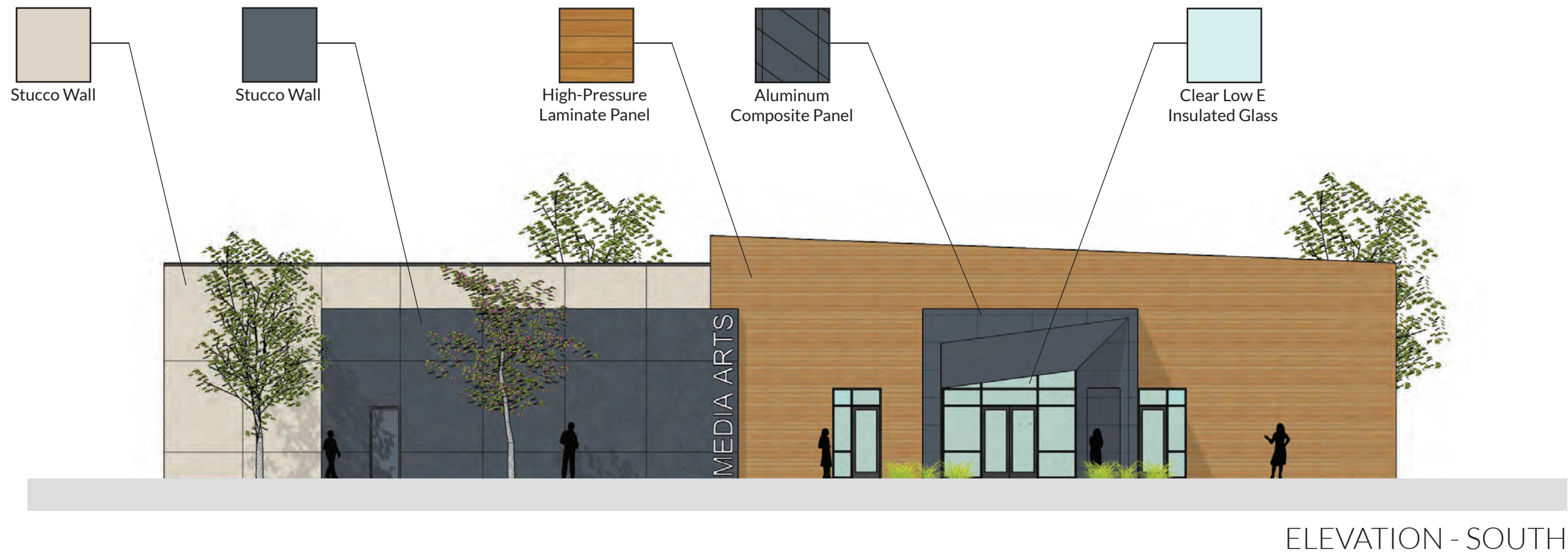












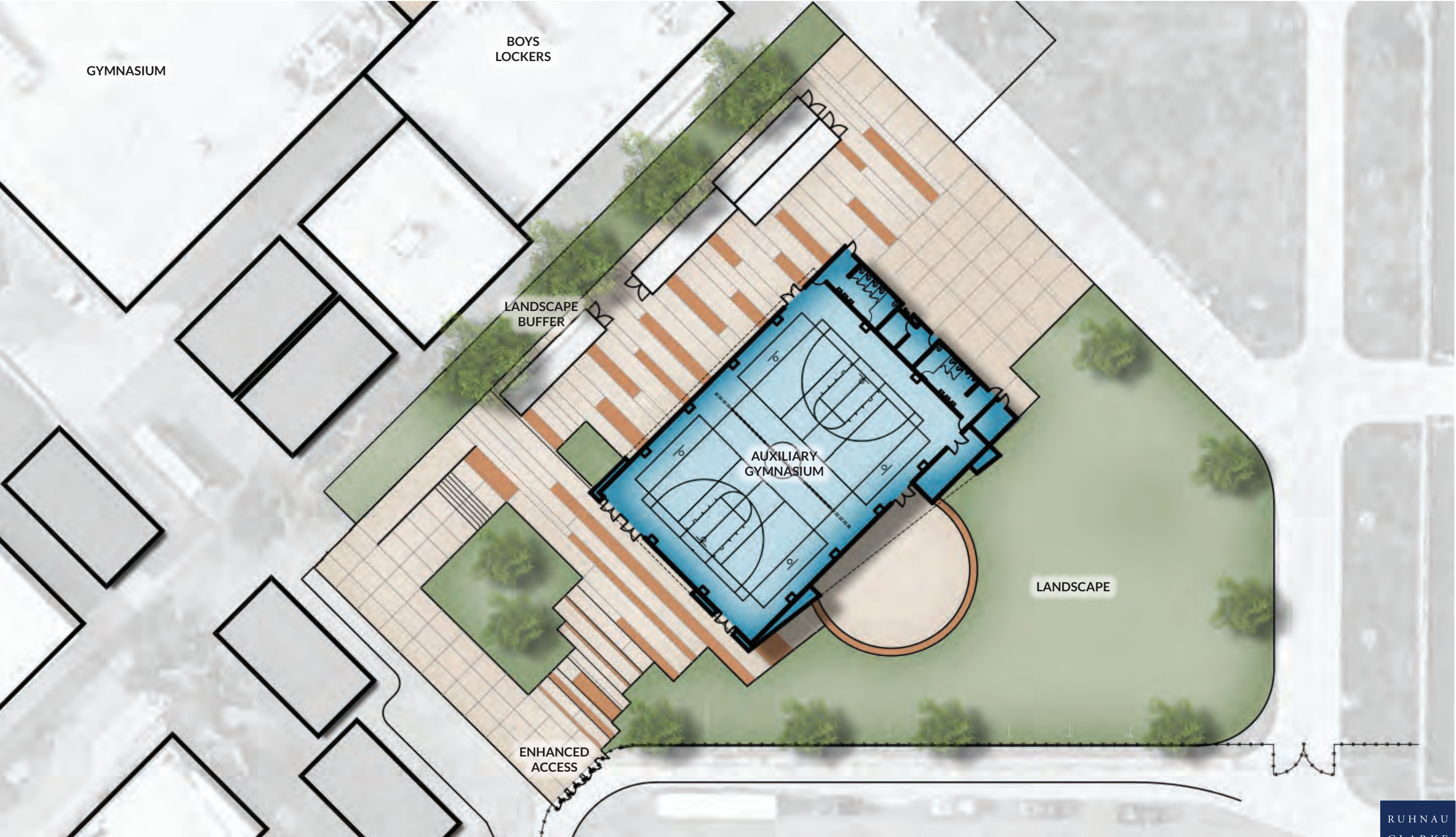


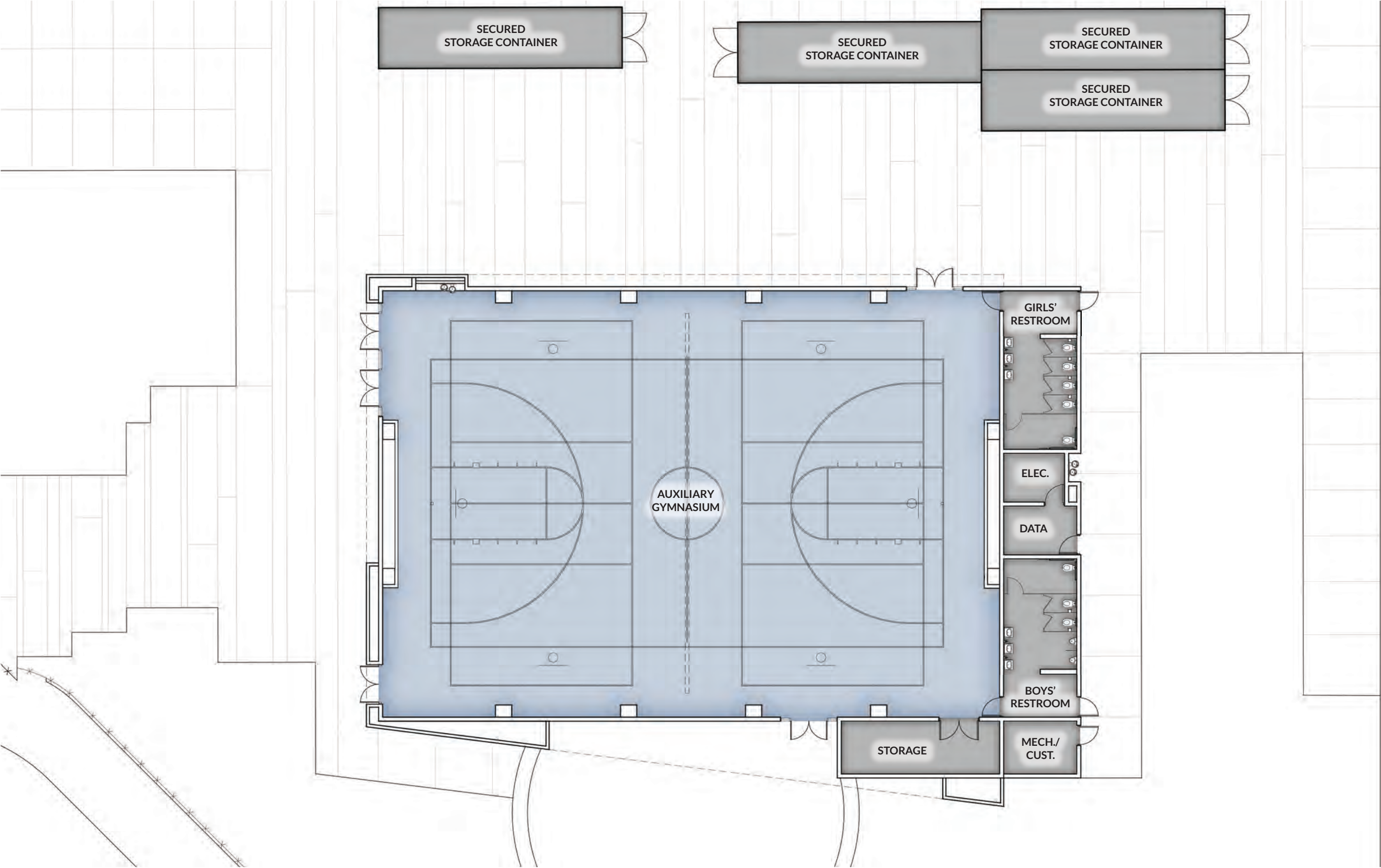






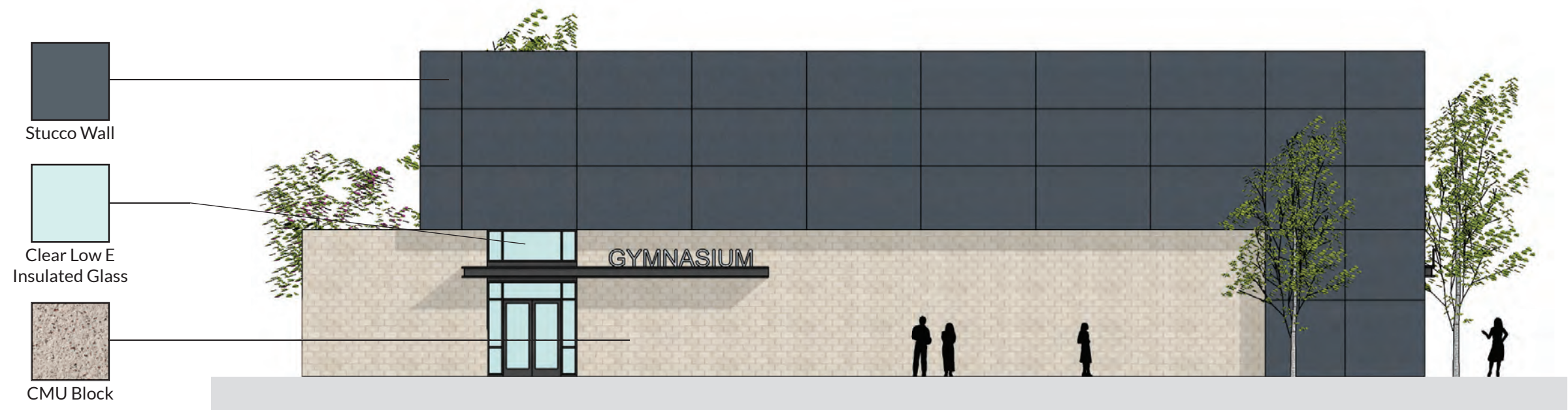




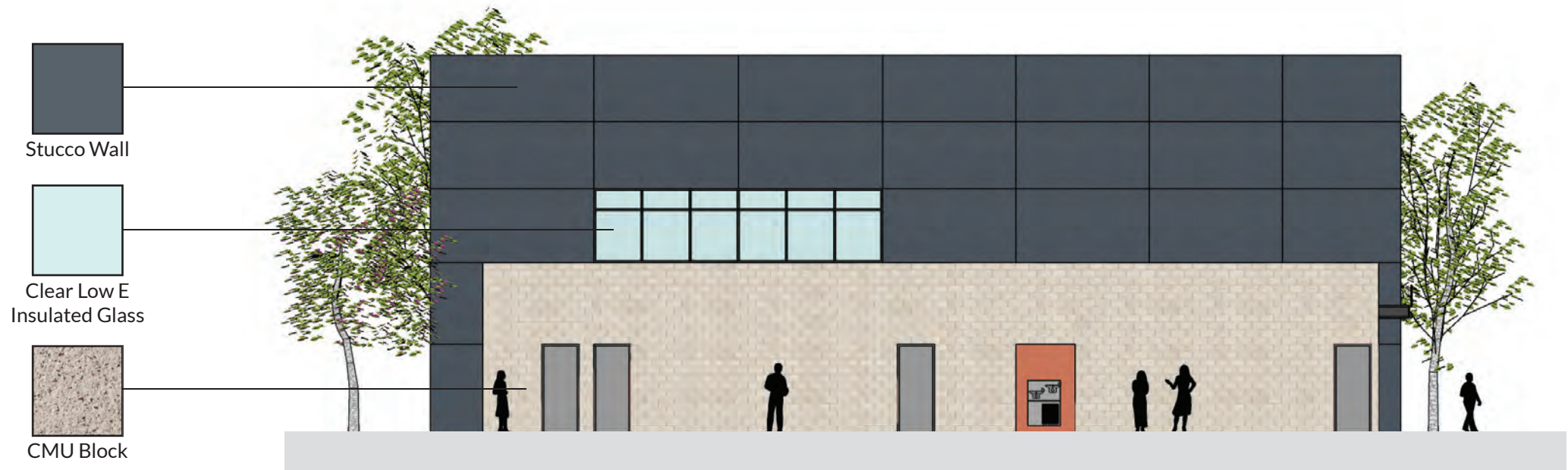




ELEVATION - SOUTH



ELEVATION - WEST

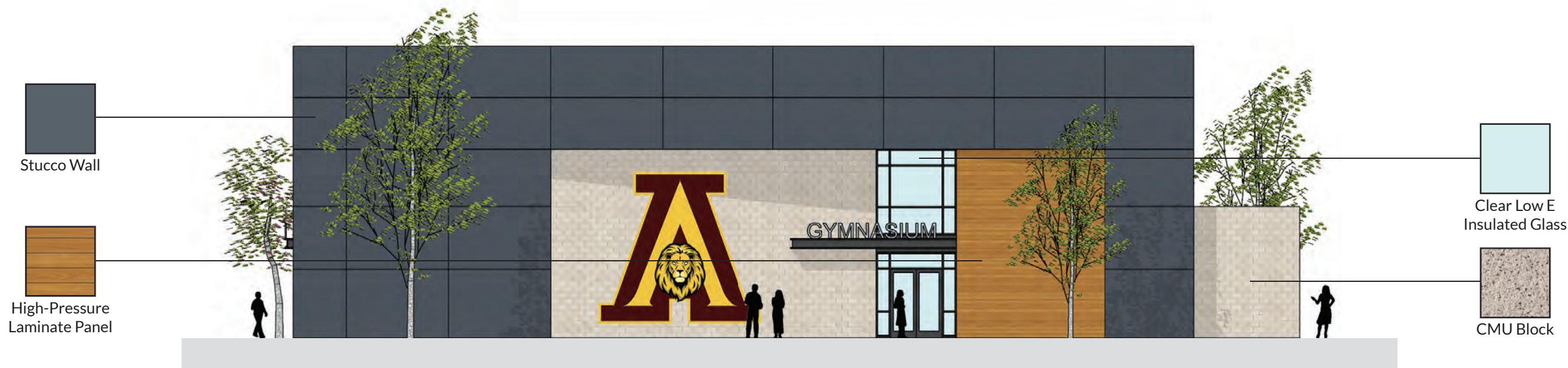


Stucco Wall

Clear Low E Insulated Glass

CMU Block

ELEVATION - NORTH



Stucco Wall

High-Pressure Laminate Panel

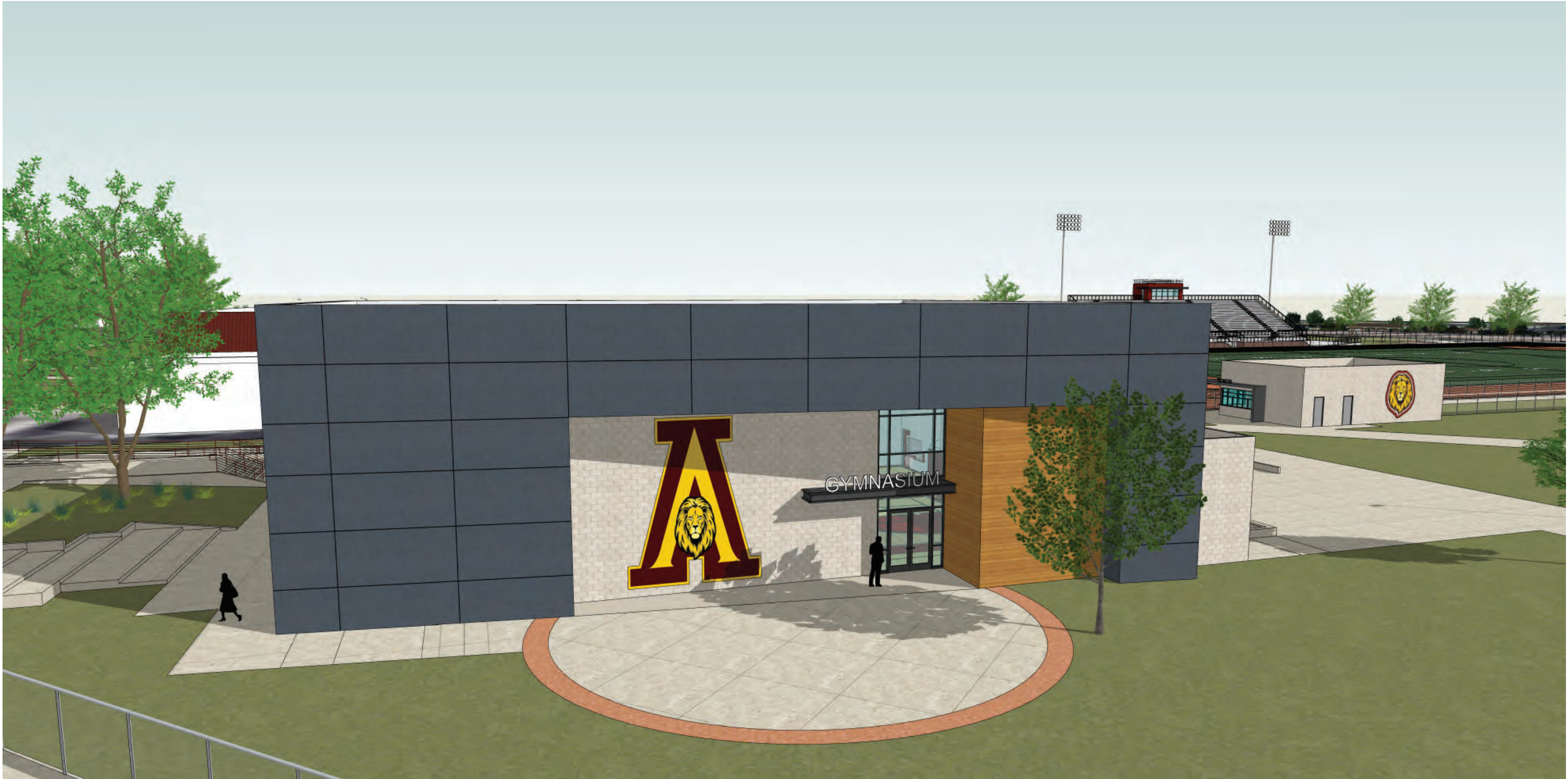
Clear Low E Insulated Glass

CMU Block

ELEVATION - EAST



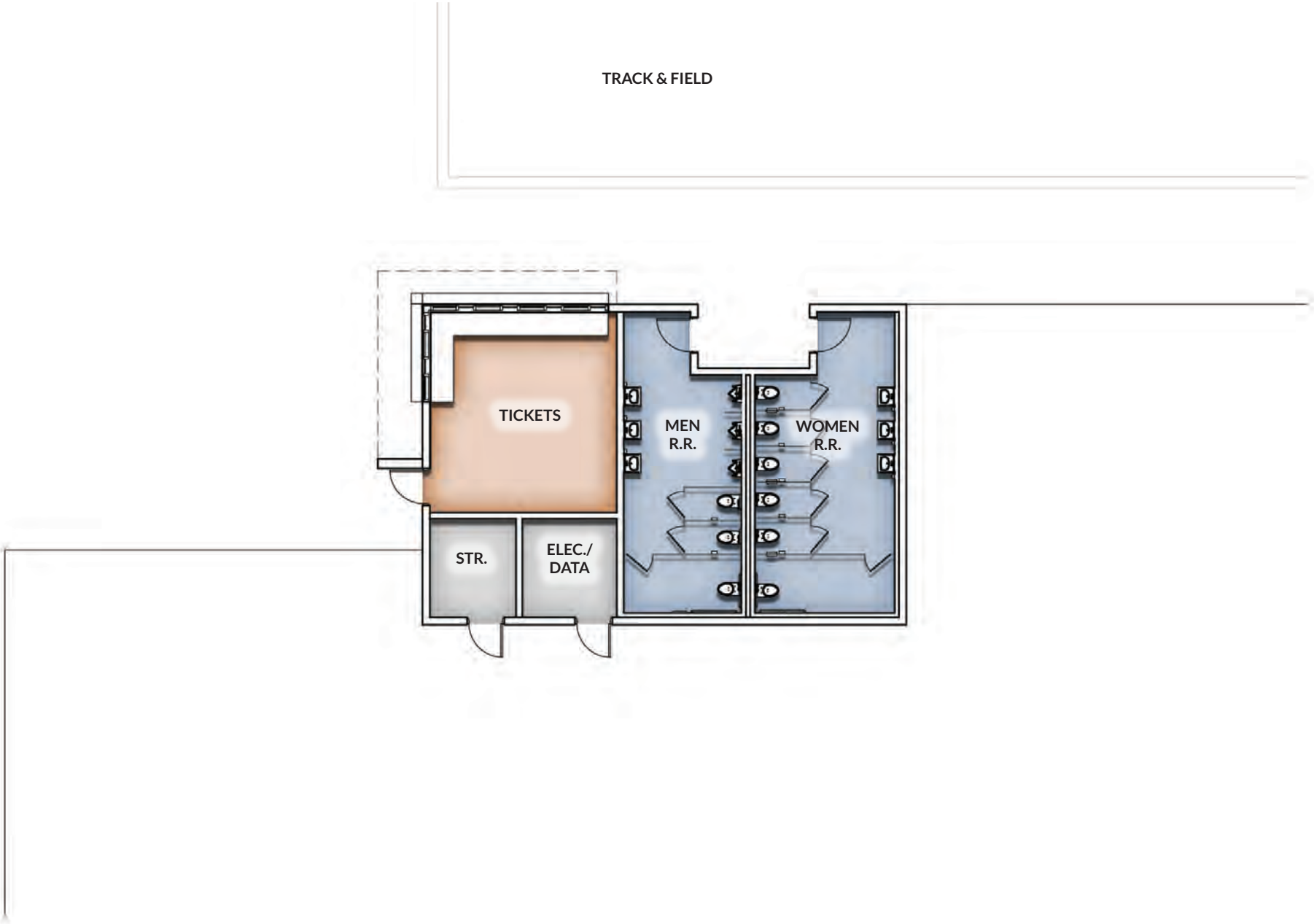












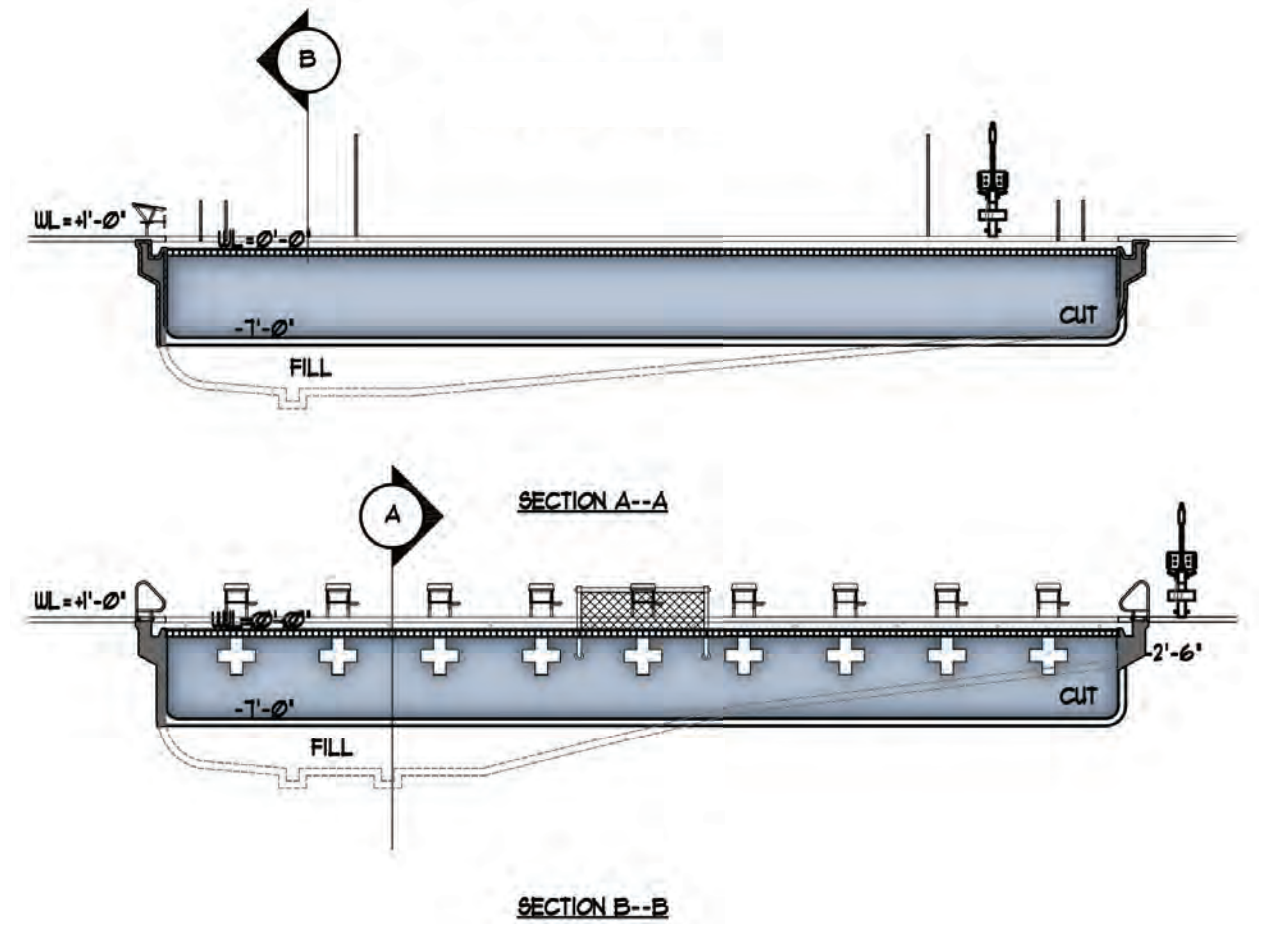
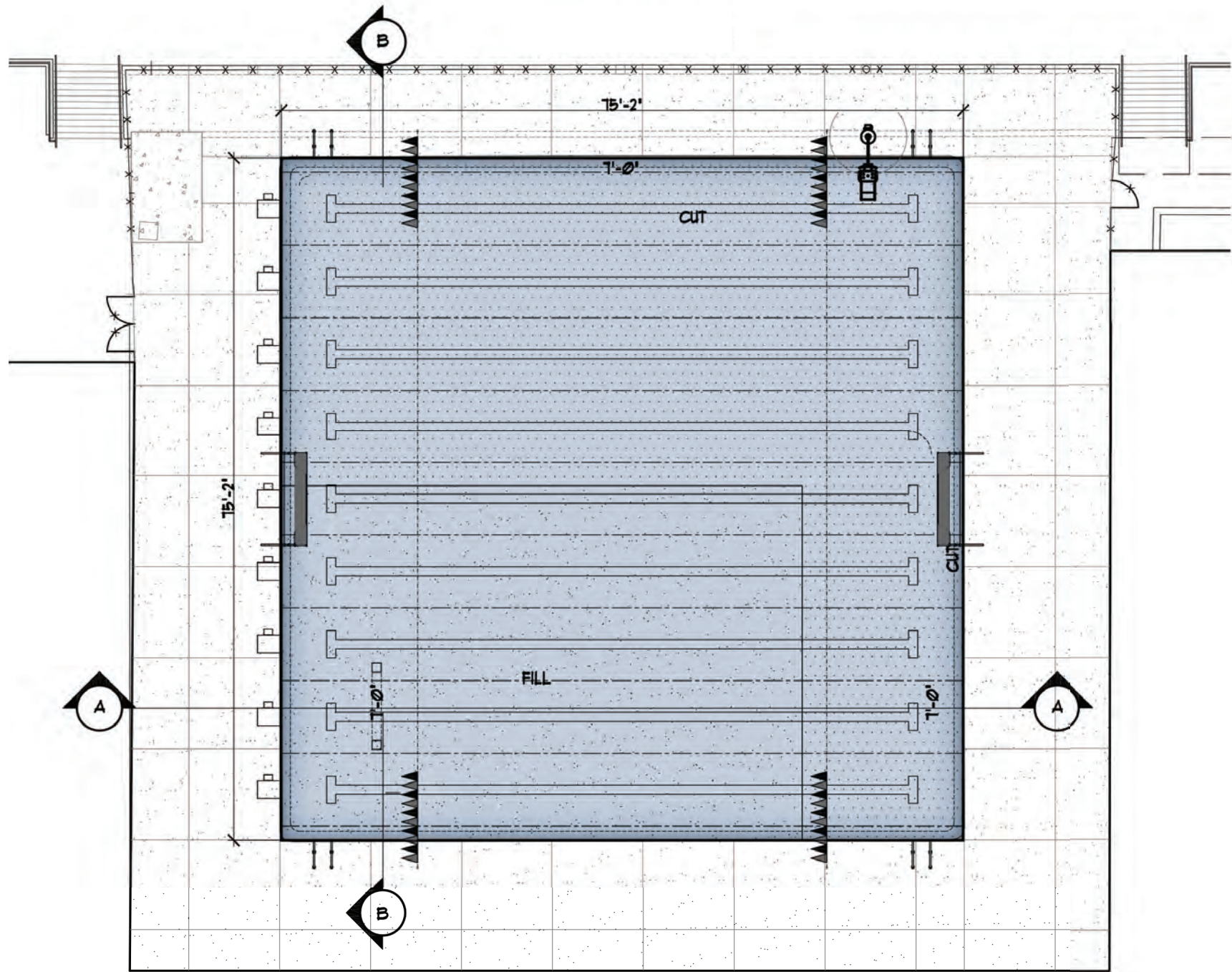




RIVERSIDE USD | ARLINGTON HIGH SCHOOL | RENDERED PERSPECTIVE - TICKET BLDG.









Eastside Neighborhood School

Feasibility Study

Riverside Unified School District Operations Sub Committee Meeting
November 20, 2020



Executive Summary

B Lot

Riverside Unified School District (RUSD) is the 16th largest school district in California. With nearly 42,000 students accross 50 schools, the District serves a large portion of the city of Riverside as well as unincorporated areas of Highgrove and Woodcrest. Approximately 1,274 students in the Eastside Neighborhood currently attend five (5) surrounding RUSD schools. Four (4) of those schools are located outside the Eastside Neighborhood. In addition to reducing the operational costs associated with transporting students to widely dispersed school sites, the District is seeking to establish more neighborhood schools which directly serve its surrounding communities.

The District has begun a process of acquiring land within the Eastside Neighborhood whith the intent of developing a new neighborhood school. In an effort to identify options for the school’s location and design, the District enlisted the expertise of PBK Architects, Placeworks, and Atkinson, Andlelson, Loya, Rudd & Romo to develop a feasibility study which evaluates the District-owned properties’ ability to optimize the building program elements, complexity of project planning and construction, and associated costs.

The following study evaluates five (5) scenarios and includes a total of eight (8) options for review. Multiple combinations of properties as identified by the District were evaluated as potential site options. These include, the property which currently houses Lincoln Continuation High School, located at 14th Street and Victoria Avenue; “B Lots”- properties directly adjacent to Lincoln Continuation High School, east of Park Avenue, between 13th and 14th Street; “C-Lots”- properties west of Park Avenue, between 13th and 14th Street.

Several scenarios were evaluated and reviewed. Ultimately, three were selected as the most viable and included for final evaluation:

Option 1 (A &B): Lincoln School lot, “B -Lots”, “C-Lots”, Vacate Park Avenue

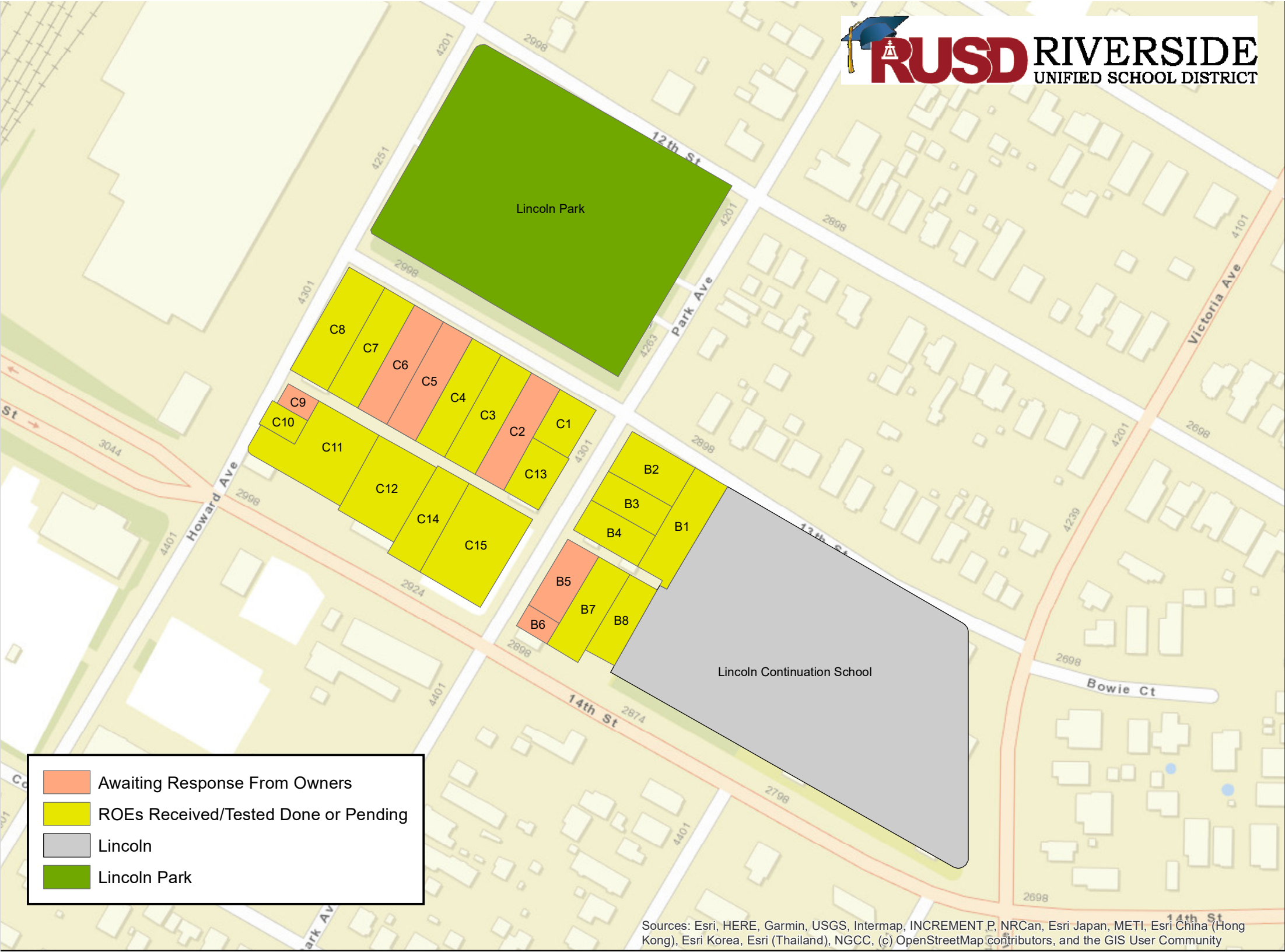
Option 2: “B-Lots”, “C-Lots”, Vacate Park Avenue (Lincoln to remain)

Option 3 (A&B): “B-Lots”, “C-Lots”, Vacate Park Avenue, Reconfigure Lincoln High School

Each option has been presented with the identification opportunities and constraints. Options were evaluated based on program adherence, project complexity, and relative cost.

Executive Summary

Parcel Map



Executive Summary

Program

The program used for evaluation is based upon the District’s Education Specifications and includes the following spaces and sizes.

Enclosed Building Area: 67,313 SF

Student Capacity: 749

PROGRAM SPACES	QTY	NET UNIT AREA SF	TOTAL NET AREA SF	COUNT	STUDENT CAPACITY
1.0 CLASSROOMS					
Transitional Kindergarten (TK)	1	1,370	1,370	25	25
Kindergarten	4	1,370	5,480	25	100
Kindergarten Restrooms (1 WC, 1L)	5	70	350		
Grades 1, 2, 3, 4, 5 & 6	24	960	23,040	25	600
Teacher Work Room	4	240	960		
Maker Lab	1	1,280	1,280		
Music Lab	1	1,280	1,280		
Total Classrooms			33,760		725
2.0 SPECIAL EDUCATION					
Special Education (LH)	2	960	1,920	12	24
Special Education (SH) w/ Restroom	0	1,920	0		0
Special Education (RSP)	1	480	480		
Speech Office	1	240	240		
Psychologist Office	1	240	240		
Total Special Education			2,880		24

PROGRAM SPACES	QTY	NET UNIT AREA SF	TOTAL NET AREA SF	COUNT	STUDENT CAPACITY
3.0 ADMINISTRATION					
Reception	1	360	360		
Clerical: Front Office	2	80	160		
Translator / Community Liaison	1	80	80		
Principal	1	240	240		
Principal Secretary	1	120	120		
Asst Principal	1	180	180		
AP Secretary	1	80	80		
Conference	1	240	240		
Special Use (Parent Volunteer)	1	240	240		
Counselor	1	120	120		
Records Storage	1	120	120		
Health	1	170	170		
Health Restroom (1 WC, 1L)	1	70	70		
Campus Supervisor	1	120	120		
Storage (Office Supplies)	1	240	240		
Staff Work Room	1	480	480		
Staff Break Room	1	480	480		
Mens Restroom (1 WC, 1L)	1	188	188		
Womens Restroom (2WC, 2L)	1	188	188		
Circulation	1		1,163		
Total Administration			5,039		
4.0 MEDIA CENTER					
Media Center (Reading Room)	1	1,560	1,560		
Circulation Desk	1	120	120		
Staff Workroom	1	240	240		
Storage (Textbooks/Audio Visual)	1	480	480		
Computer Lab/Area	1	960	960		

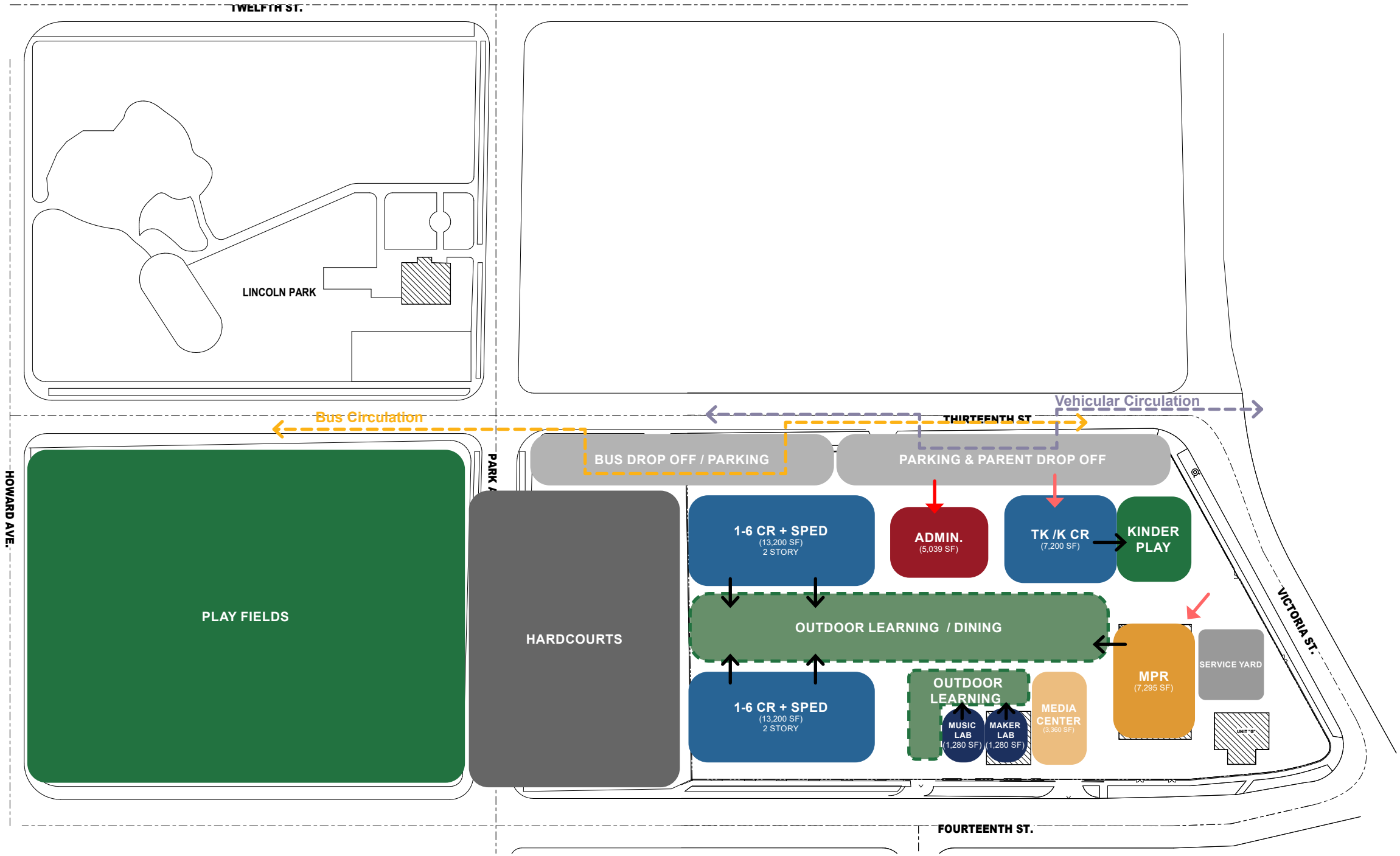
Executive Summary

Program

PROGRAM SPACES	QTY	NET UNIT AREA SF	TOTAL NET AREA SF	COUNT	STUDENT CAPACITY
Total Media Center			3,360		
5.0 MULTI-PURPOSE					
Multi-Purpose Room	1	3745	3,745		
Storage (Tables/Chairs)	1	400	400		
Stage/Platform	1	900	900		
Storage (Stage)	1	240	240		
Lobby/Foyer	1	360	360		
Mens Restroom (3 WC, 2U, 4L)	1	300	300		
Womens Restroom (5 WC, 4L)	1	300	300		
Kitchen	1	600	600		
Salad Bar Servery	1	240	240		
Staff Restroom	1	70	70		
Changing	1	70	70		
Custodial	1	70	70		
Total Multi-Purpose			7,295		
6.0 SUPPORT SPACE					
Boys Restrooms (4WC, 2U, 3L)	4	300	1,200		
Girls Restrooms (5 WC, 3L)	4	300	1,200		
Teacher Restrooms (1 WC, 1L)	4	70	280		
Custodial	4	70	280		
Electrical (satellite)	4	70	280		
Electrical (main)	1	120	120		
Data (satellite)	4	70	280		
Data (main)	1	120	120		
Total Support Space			3,760		
Total Net Area (New)			56,094	749	
Support Space (mech,toilets,etc)		20%	11,219		
Total Gross Area (Enclosed)			67,313		

Option 1A

Lincoln School + B Lots, + C Lots, Vacate Park Ave.
8.5 Acres

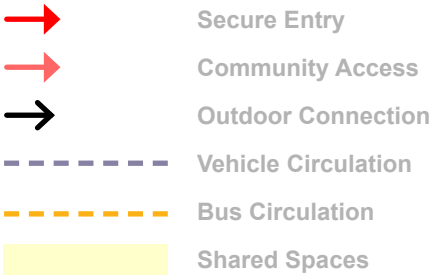


Opportunities

- Keeps historical and recently completed buildings
- Drop off away from 14th Street
- Maximum lot size
- Maintains current community programs in the Bungalow

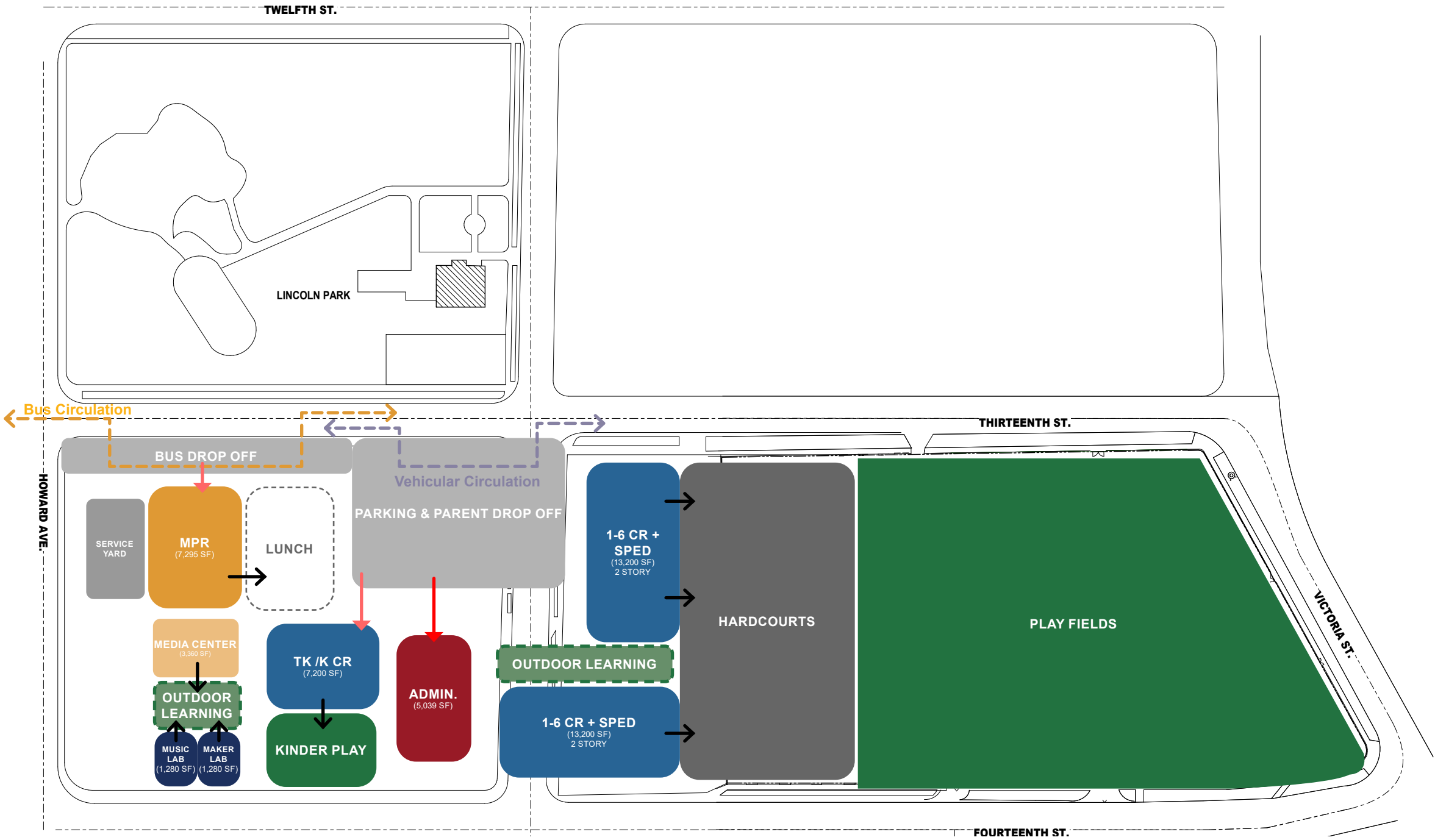
Challenges

- Moves Lincoln High School program
- Requires seismic upgrades for existing auditorium
- Increased complexity with Park Avenue vacation



Option 1B

Lincoln School + B Lots, + C Lots, Vacate Park Ave.
8.5 Acres

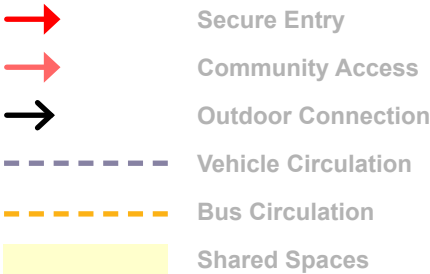


Opportunities

- Maximizes field and hardcourt space
- Drop off away from 14th Street

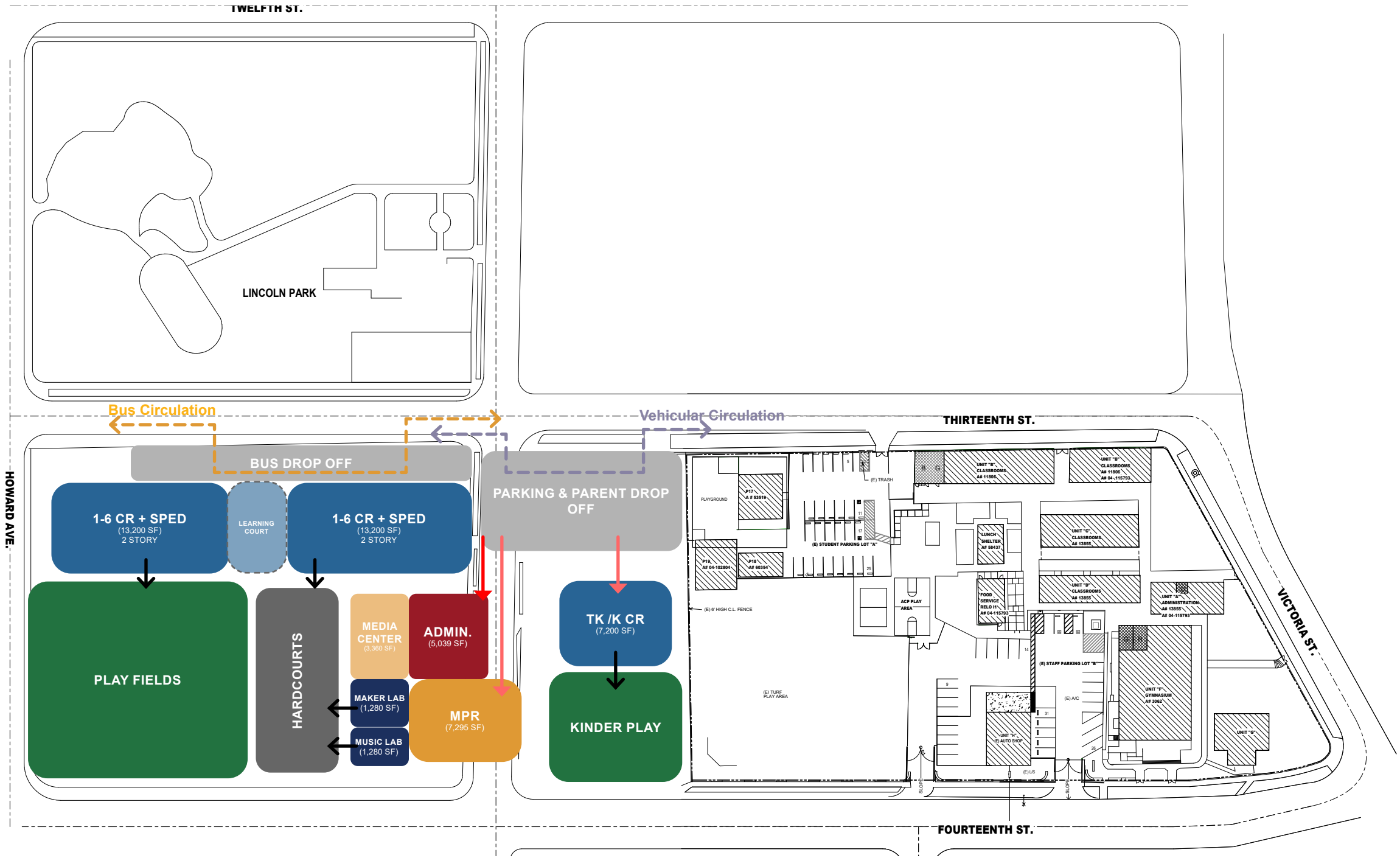
Challenges

- Relocates Lincoln High School program
- Increased complexity with vacation of Park Avenue



Option 2

B Lots, +C Lots, Vacation of Park Ave., (Lincoln to remain)
4.8 Acres

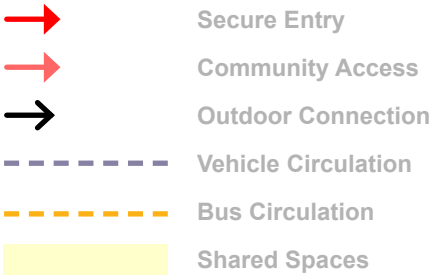


Opportunities

- Lincoln High School program remains intact
- Drop off away from 14th Street

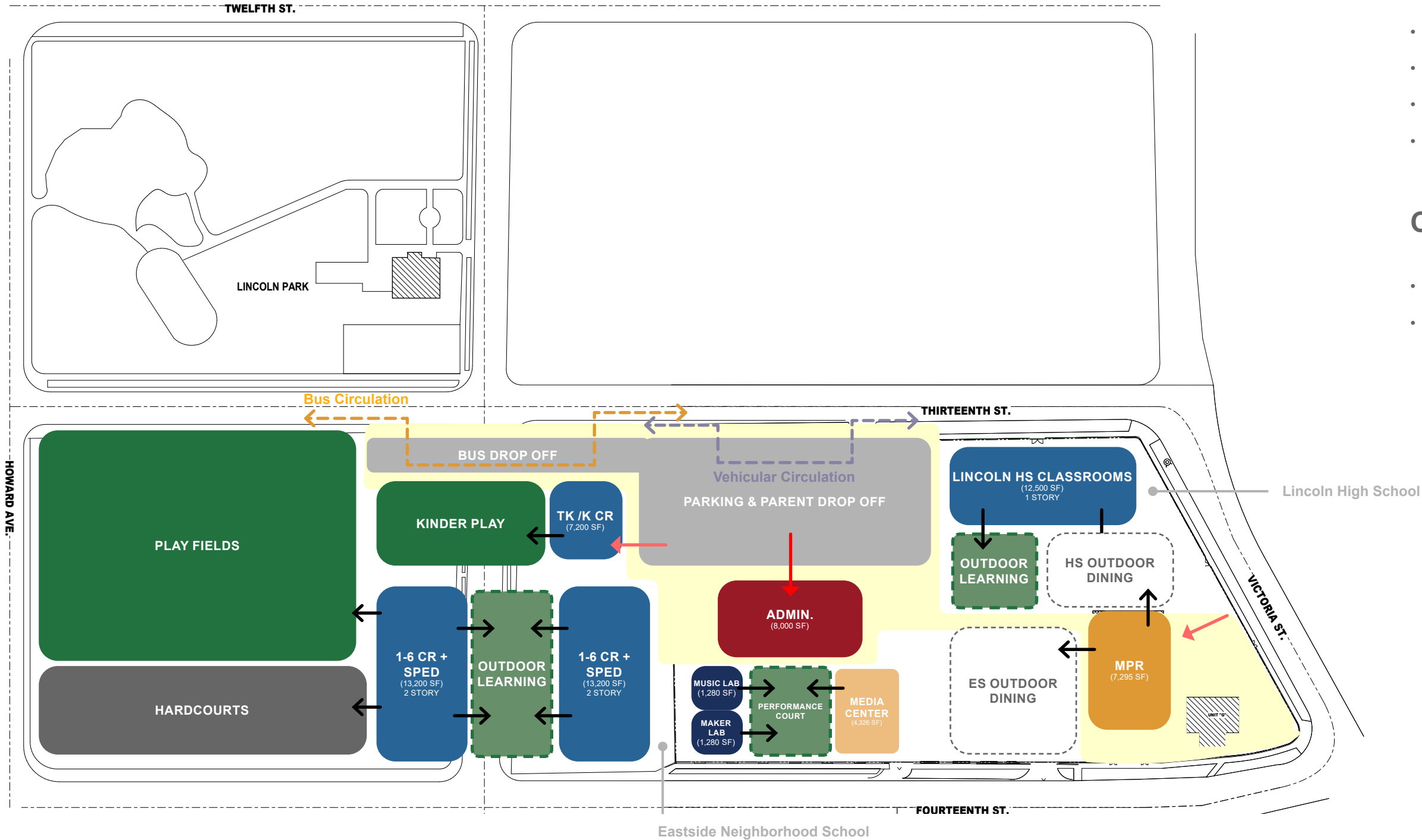
Challenges

- Increased complexity with vacation of Park Avenue
- Minimal playfields



Option 3A

B Lots, + C Lots, Vacate Park Ave., Reconfigure Lincoln
ES(5.3 acres), HS(1 acre), Shared(2.2 acres)

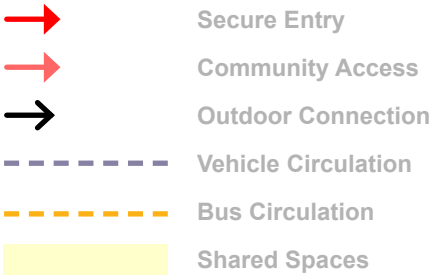


Opportunities

- Drop off away from 14th Street
- Provides updated / reconfigured facilities to Lincoln HS program
- Efficient shared spaces
- Multitude of outdoor learning opportunities

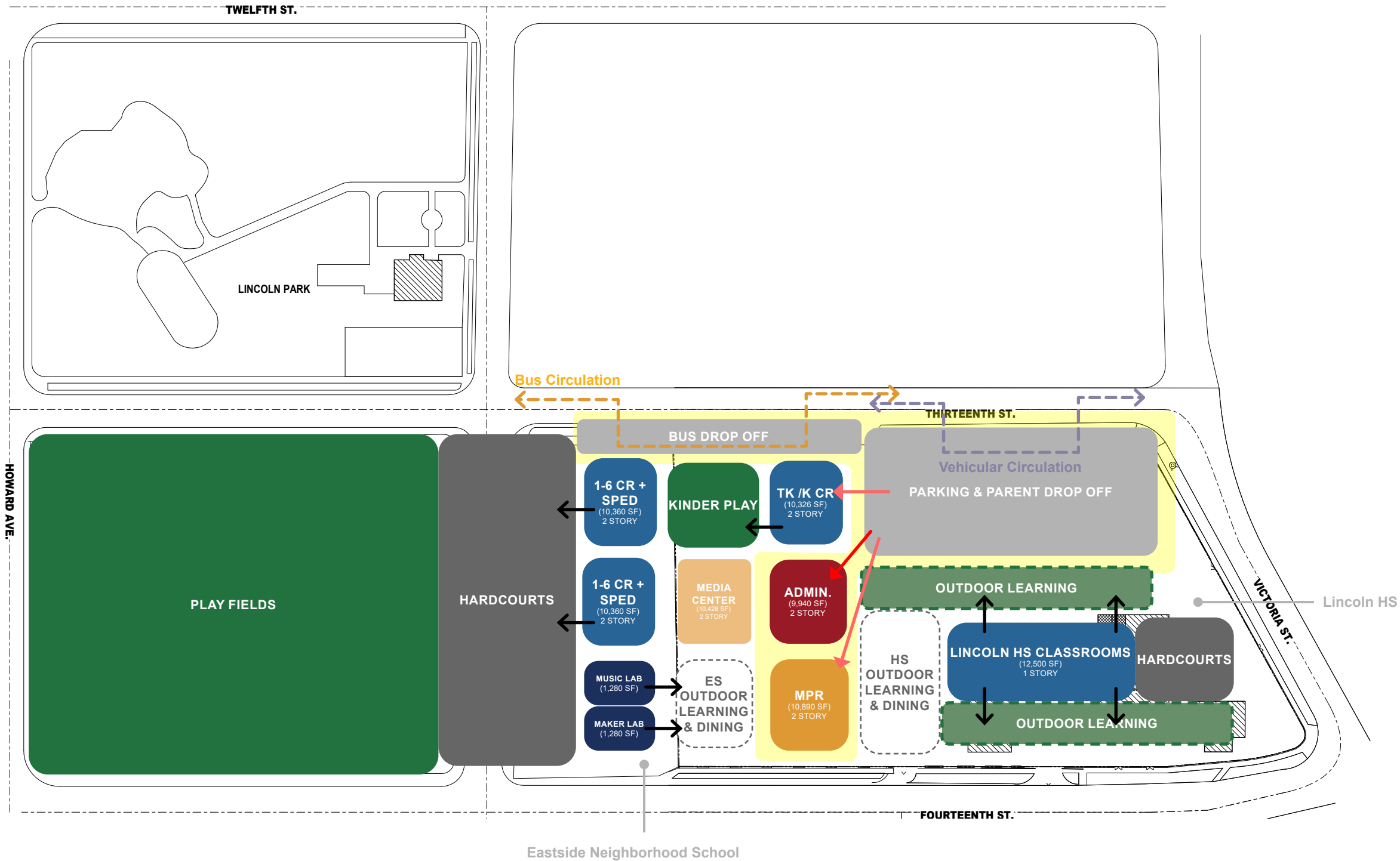
Challenges

- Seismic upgrades to existing auditorium
- Increased complexity with vacation of Park Avenue



Option 3B

B Lots, + C Lots, Vacate Park Ave., Reconfigure Lincoln
ES(5.2 acres), HS(2 acres), Shared(1.3 acres)



Opportunities

- Drop off away from 14th Street
- Provides updated / reconfigured facilities to Lincoln HS program
- Efficient shared spaces
- Multitude of outdoor learning opportunities

Challenges

- Seismic upgrades to existing auditorium
- Increased complexity with vacation of Park Avenue



RUSD

RIVERSIDE UNIFIED SCHOOL DISTRICT

Measure O

CBOC Applications Update
Operations Board Subcommittee

November 20, 2020

STATUS

- Five (5) vacancies as of November 2020
 - a) *Business Organization* (1)
 - b) *Community at Large* (3)
 - c) *Taxpayer Association* (1)
- Applications received as of November 2020: 14
- Board of Education Selection Appointment: January 2021

COMMITTEE REQUIREMENTS

Membership Criteria

The Committee shall consist of at least seven (7) members appointed by the Board (*RUSD appointed 13*) from a list of candidates submitting written applications, and based on criteria established by Prop 39, to wit:

- One (1) member shall be the parent or guardian of a child enrolled in the District.
- One (1) member shall be both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization, such as the P.T.A. or a school site council.
- One (1) member active in a business organization representing the business community located in the District.
- One (1) member active in a senior citizens' organization.
- One (1) member active in a bona-fide taxpayers association.
- Two (2) members of the community at-large.

Qualification Standards

- (a) To be a qualified person, he or she must be at least 18 years of age.
- (b) The Committee may not include any employee, official of the District or any vendor, contractor or consultant of the District.

COMMITTEE REQUIREMENTS

Selection Guidelines

- Meets criteria established by Prop 39
- Written Application
- Interview
- Diversity, including representative of at-large geographic area
- Commitment to serve the necessary time and term requirements
- No conflict of interests
- Comply with the ethics code included in the bylaws
- Agree with the Bylaws
- Comply with the existing Bylaws

Questions & Answers