

**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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.



# RUSD

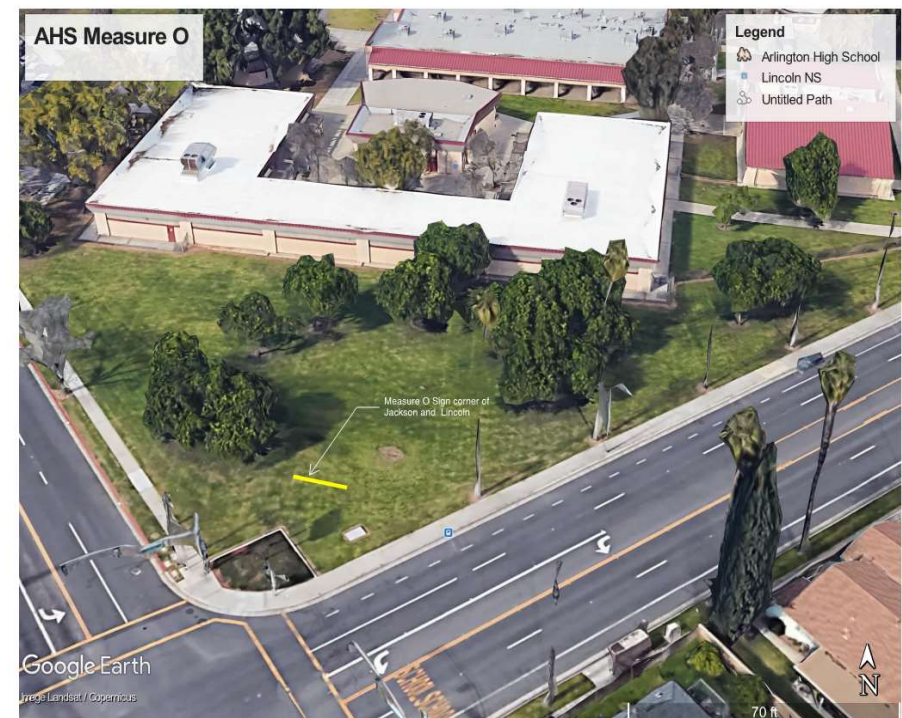
RIVERSIDE UNIFIED  
SCHOOL DISTRICT



## Arlington High School Measure O Project

12/16/2020  
Operations Division

# PROJECT SIGNAGE & SITE LOCATION





# PROJECT SIGN



- 1<sup>st</sup> picture is from side walk on Lincoln Ave.
- 2<sup>nd</sup> photo is taken from corner of Jackson.





# SIGNAGE UNVEILING EVENT

1. February 2021 (In-Person) – Date & Time
2. Engage Communication Department
3. Lead by Arlington HS Administration
4. Invitation List
5. Public Notification



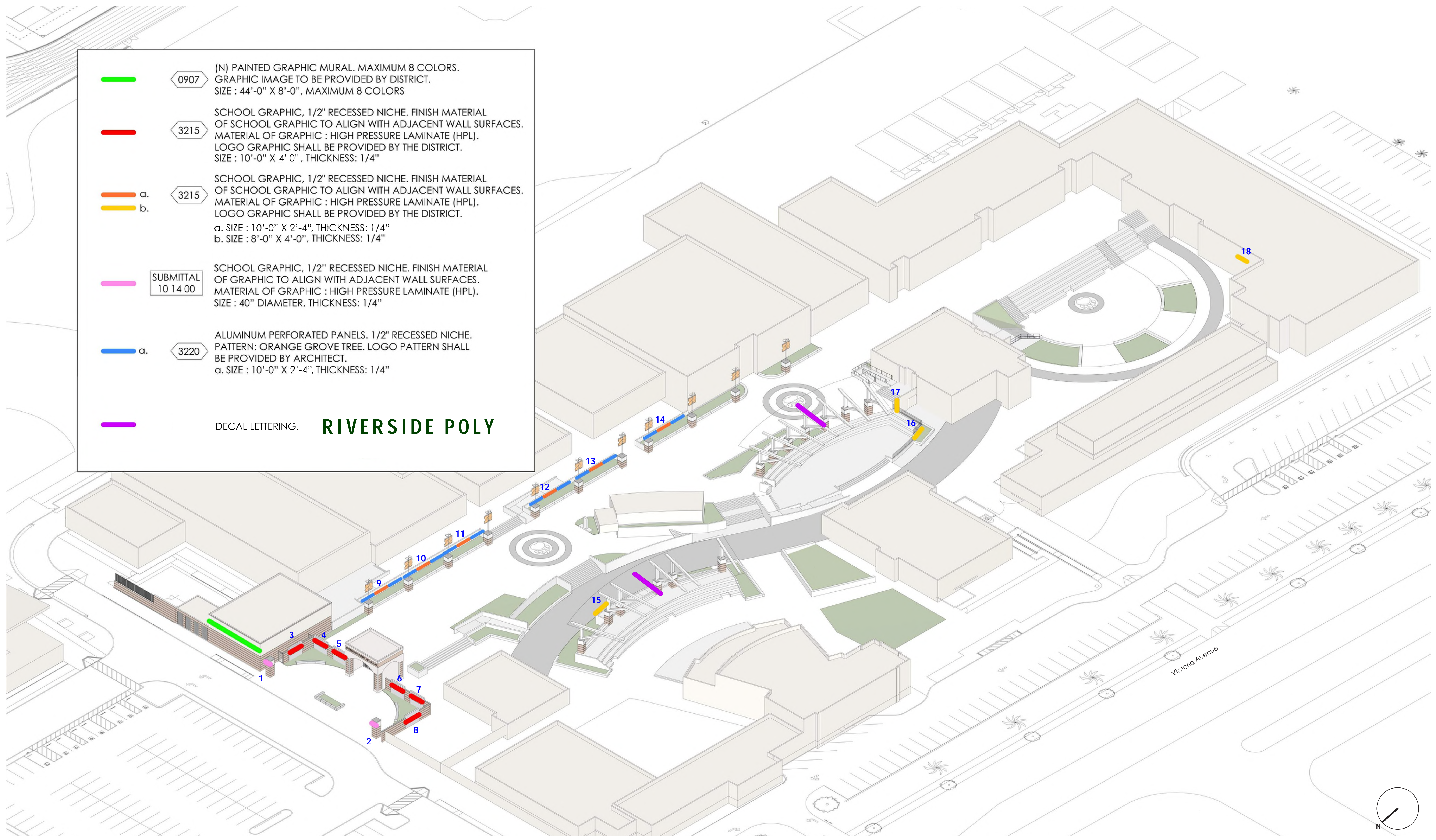




# Questions & Answers







Overall Campus Main Quad View



Riverside Unified School District  
RIVERSIDE POLYTECHNIC HIGH SCHOOL  
MAIN QUAD REDESIGN - GRAPHIC LOCATIONS COLOR BOARD

School Principal's and Assistant Principal's Final Approval Obtained on 11/09/20









1



2







# 1887 - 1902

Riverside Polytechnic High School traces its heritage back to 1887, when the newly formed city of Riverside built and opened the first joint K-12 public school. Poly was originally named Riverside High School, and the first graduating class in 1890 consisted of seven students - four girls and three boys. Eugenie Fuller served as the school's first principal. The location of the "original" campus was the corner of 14th Street and Brompton Avenue, the current site of the Grant Educational Center. This location was the home of Riverside High School until 1902.





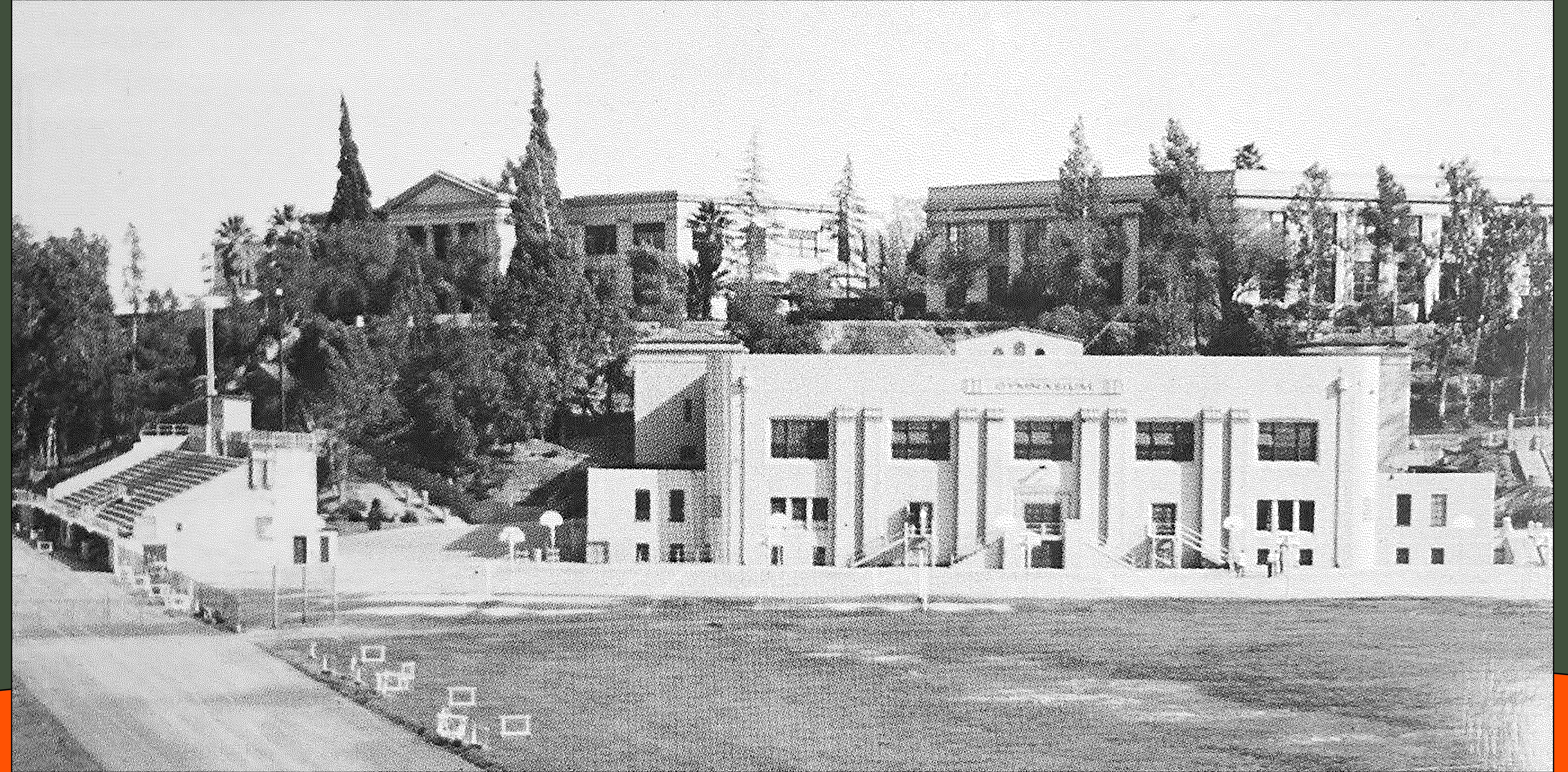
# 1902 - 1912

When classes grew too large in 1902, a new co-educational high school building was constructed on Ninth Street between Lemon and Lime Streets. The original location at 14th street became the Grant School, serving grades 3-8. The 9th Street location held co-educational classes for 10 years before the boys and girls were separated in 1912. This location continued as Riverside Girls High School until 1924.



# 1912 - 1964

In 1912, the boys were relocated from the 9th Street location to a new campus on the corner of Magnolia and Terracina Avenues. In 1924, Riverside Girls High School reunited with Riverside Boys High School on this site and the school was renamed Riverside Polytechnic High School. The original buildings and sports facilities still stand at this location, now the Riverside City College campus.





# 1965

In 1965, Riverside Poly High School moved from the Magnolia Avenue campus to its current location on the corner of Victoria and Central Avenue. Riverside Poly High School was the first high school in the City of Riverside and is proud to be part of the Riverside Unified School District. Riverside Poly High School has a tradition of excellence, serving the students in our city since 1887.







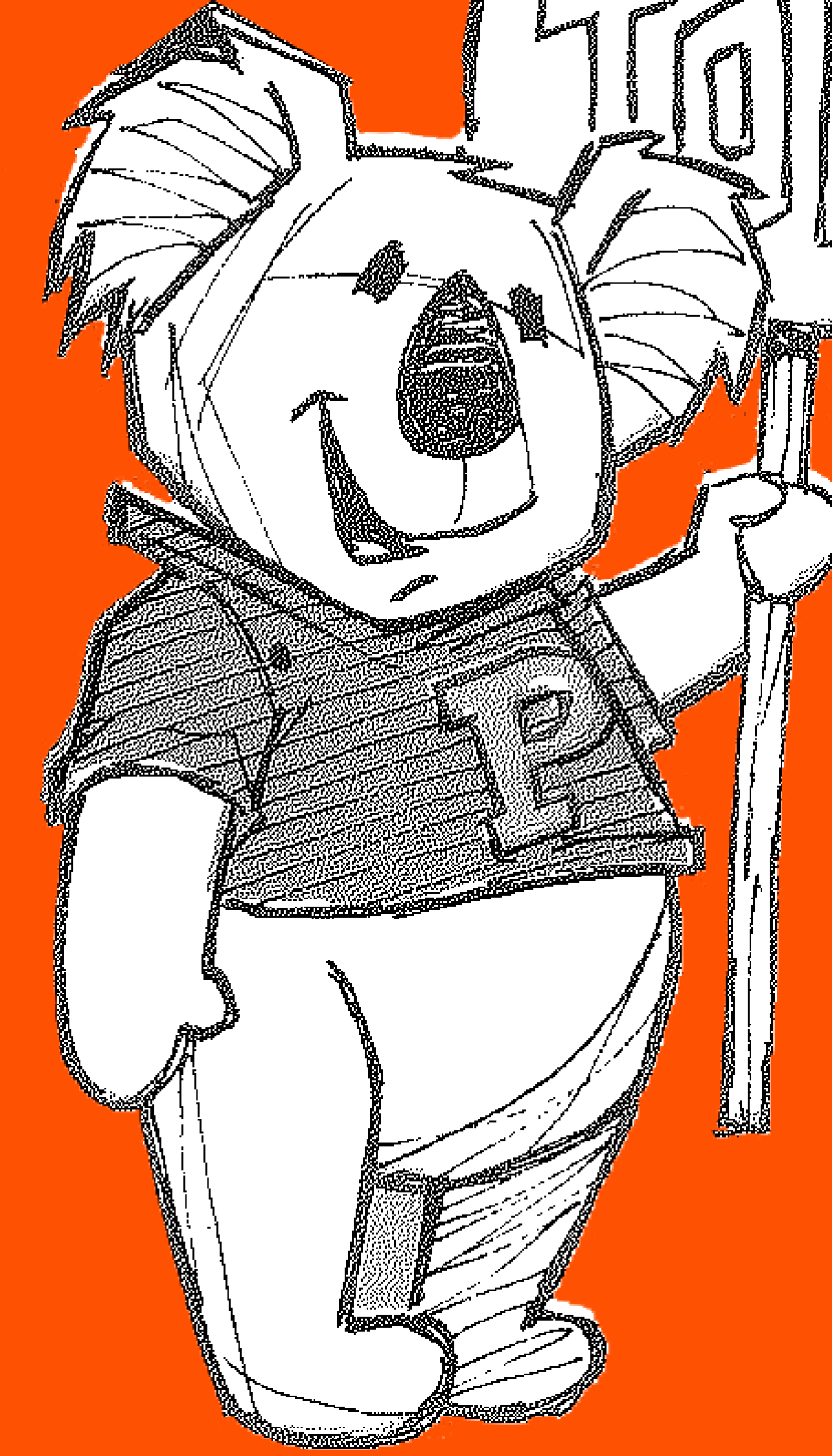
poly



DECADES OF BEAR LOGOS



1965



KOALA  
1969





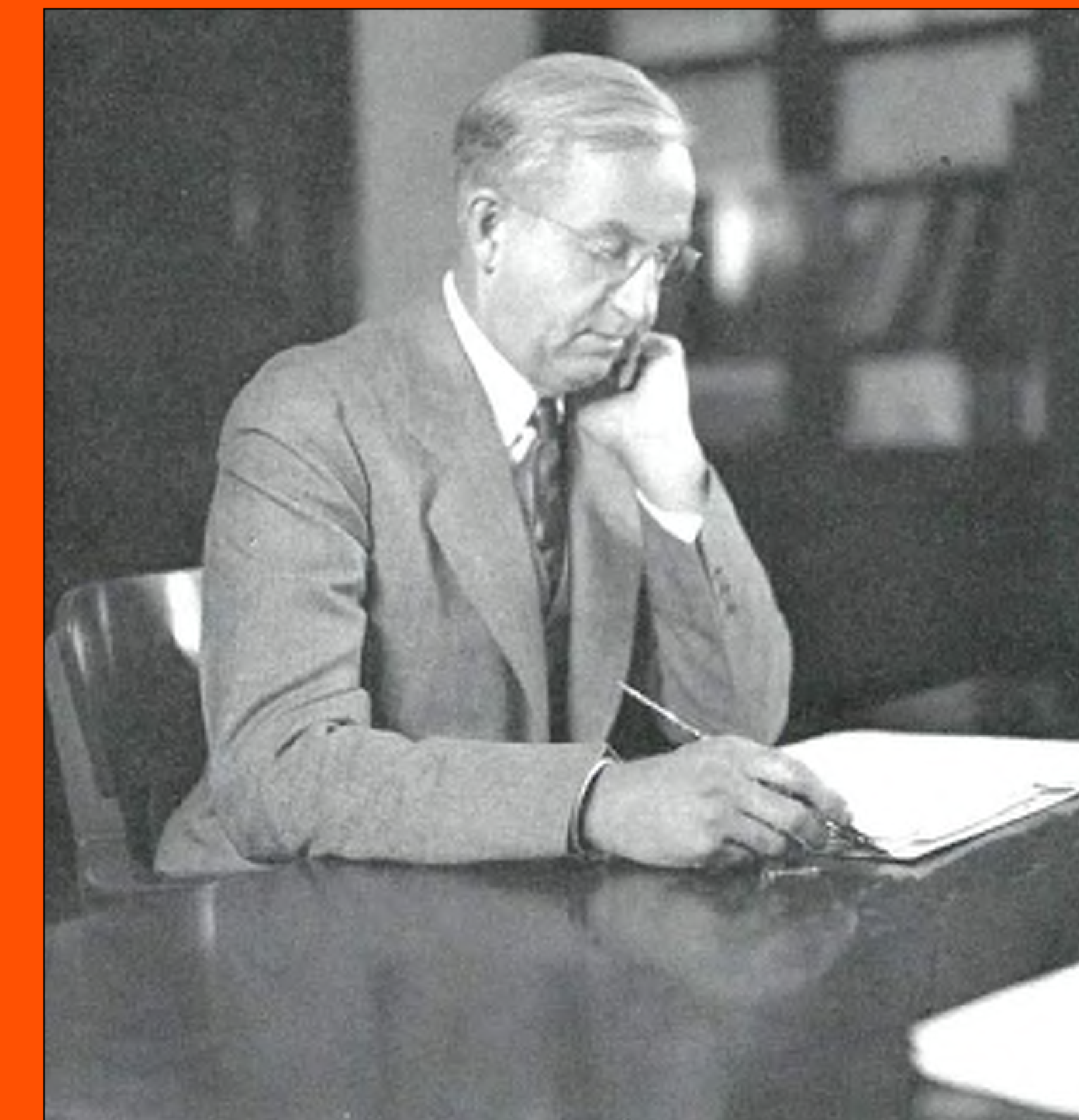


## *Alma Mater*

Poly High to you all our hearts are true  
And we'll work with heart and hand  
To spread the fame of your honored name  
throughout the might land  
Though the wide world calls from your well  
Loved halls

Where the Green and Orange fly  
Will our hearts grow light and our eyes  
Grow bright  
When we sign of poly high

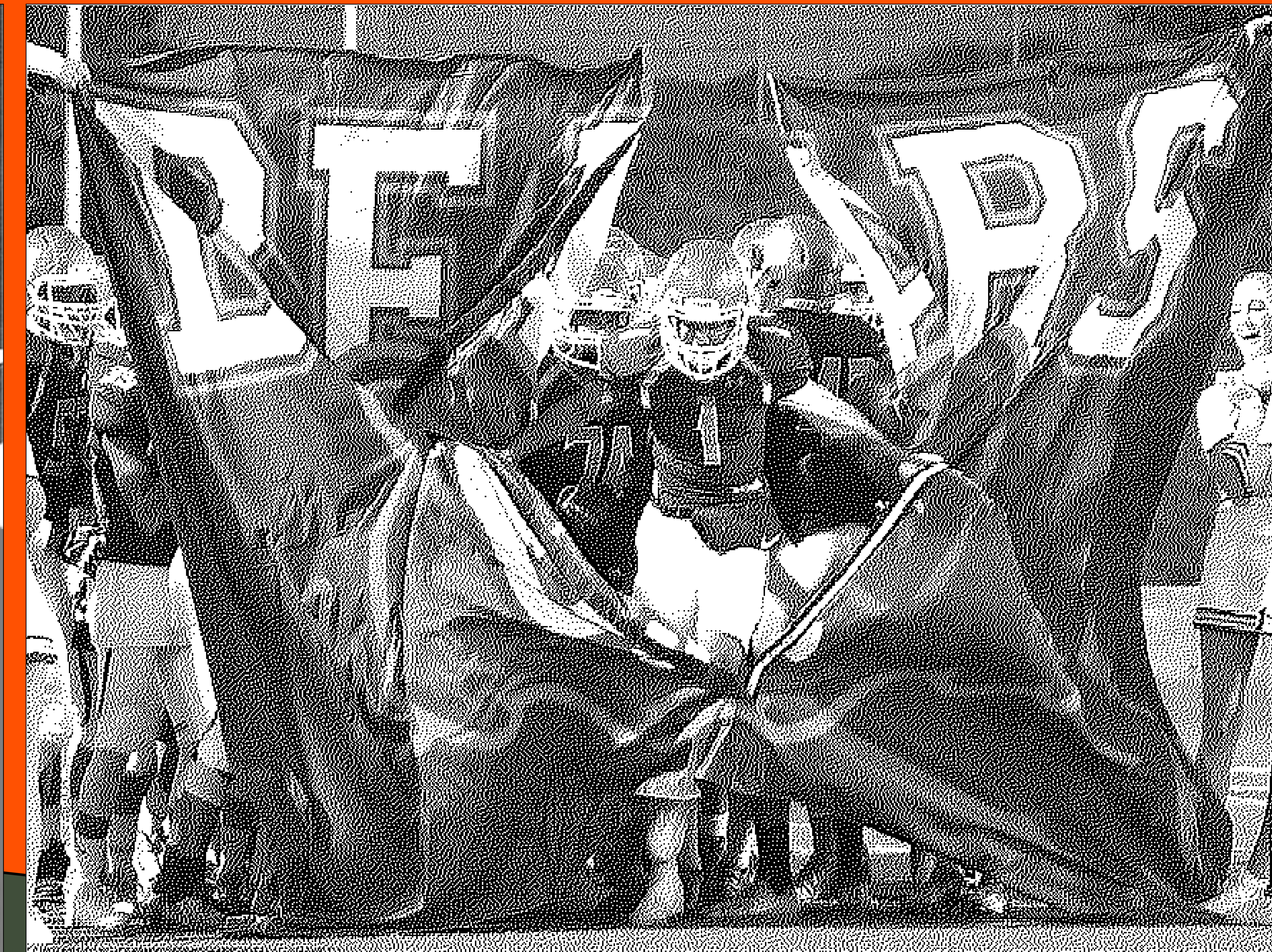
Then here's a cheer for alma mater  
Four our beloved alma mater  
Here's to the school of sterling worth  
Here's to the best old school on earth  
Stand up and sing and swell the chorus  
And let the world with praise resound  
And let the colors floating o'er us  
Never touch the ground



(Letter to the graduating class of 1939)

It is difficult to write helpfully for the high school graduate of 1939. Anything may happen in the next few years. Values are shifting, horizons are narrowing, and traditional social institutions are disintegrating. Things now held most dear may soon be in the discard. Is anything left? The capacity for friendship, enjoyment of good books, and the great open spaces, these seem to remain untouched. To them, hold fast, come what may.

A. G. Paul  
Riverside Poly Principal  
1919 - 1945



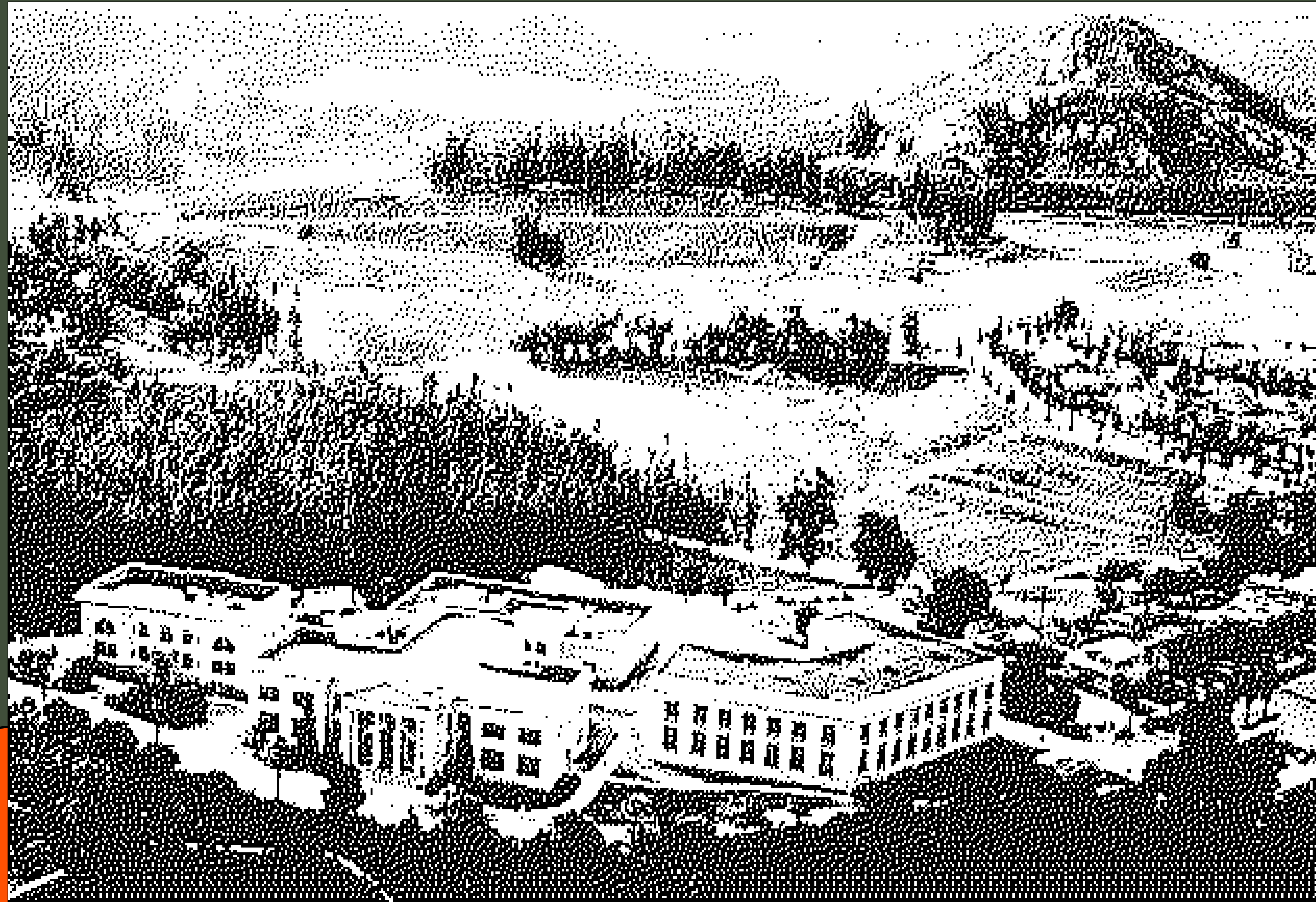
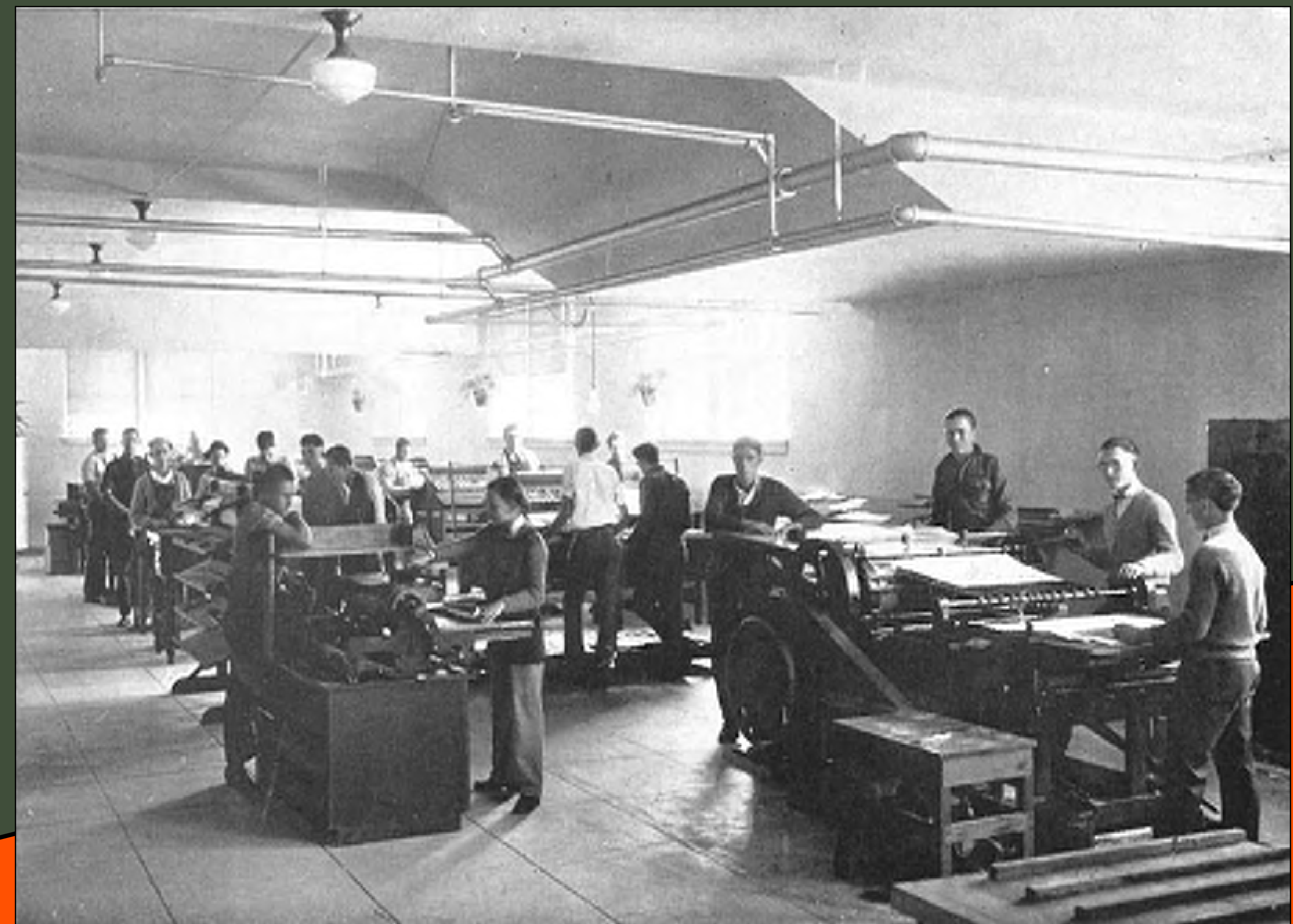
# 2016







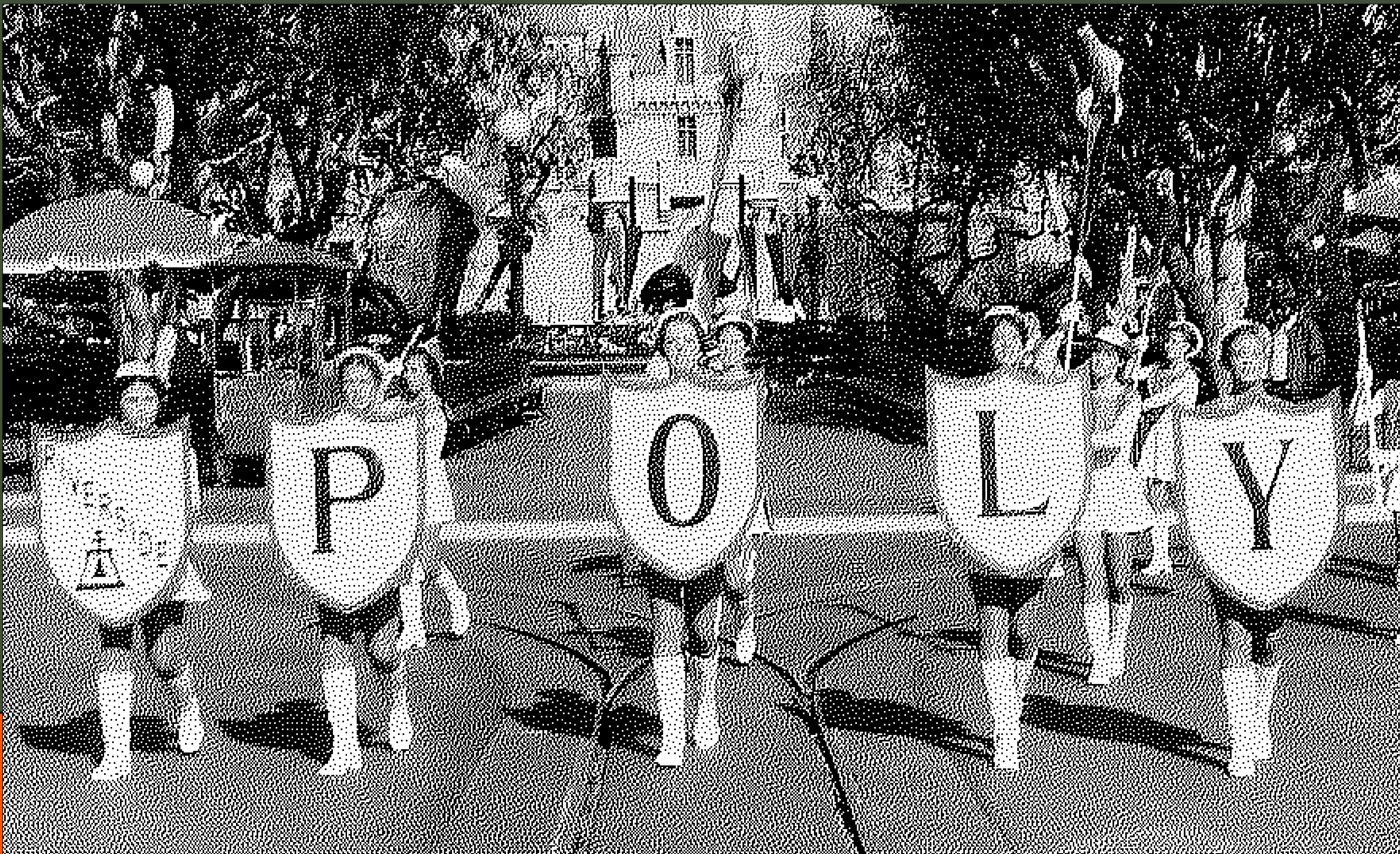
# 1928



# 1959



1982



1934



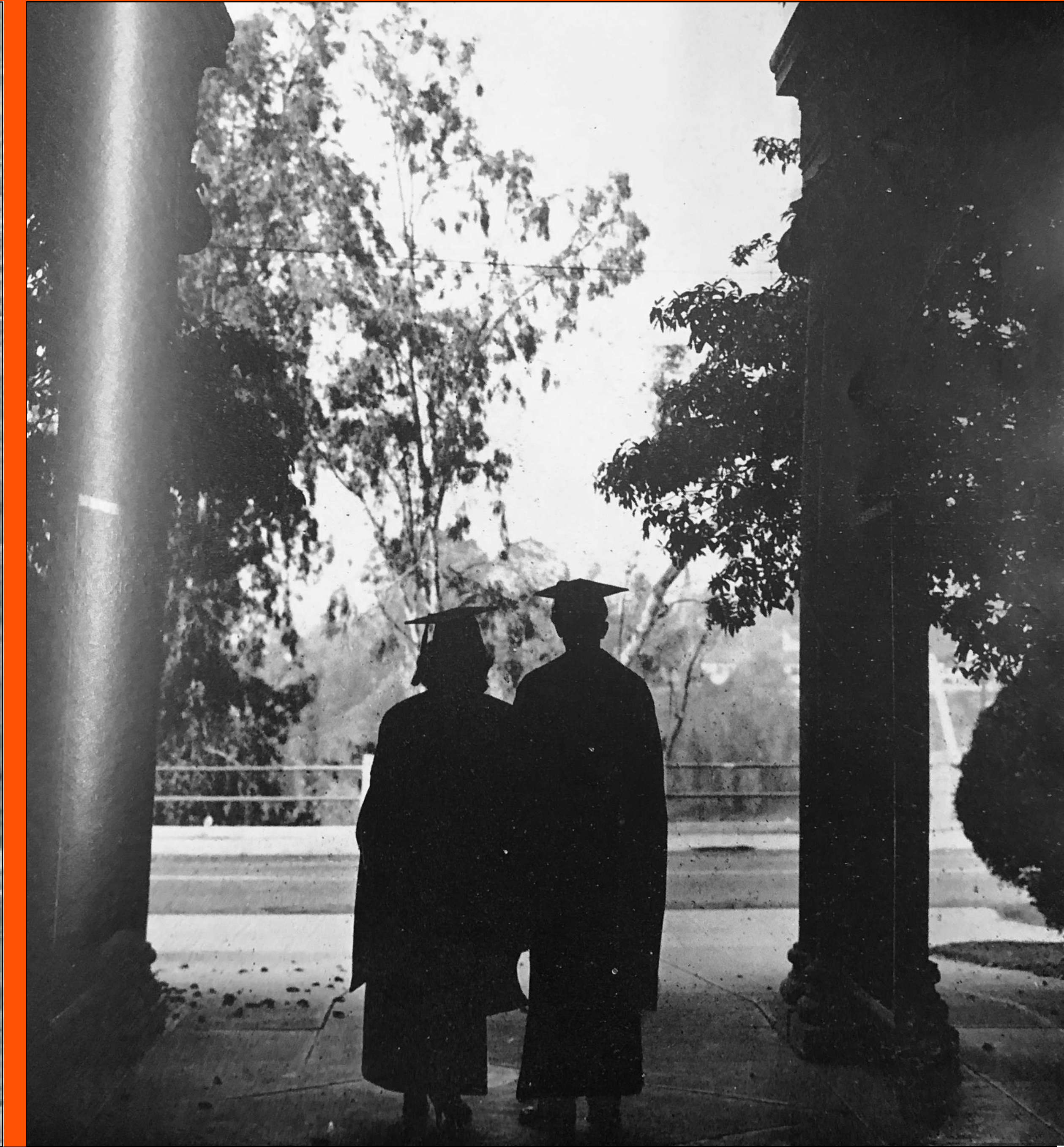
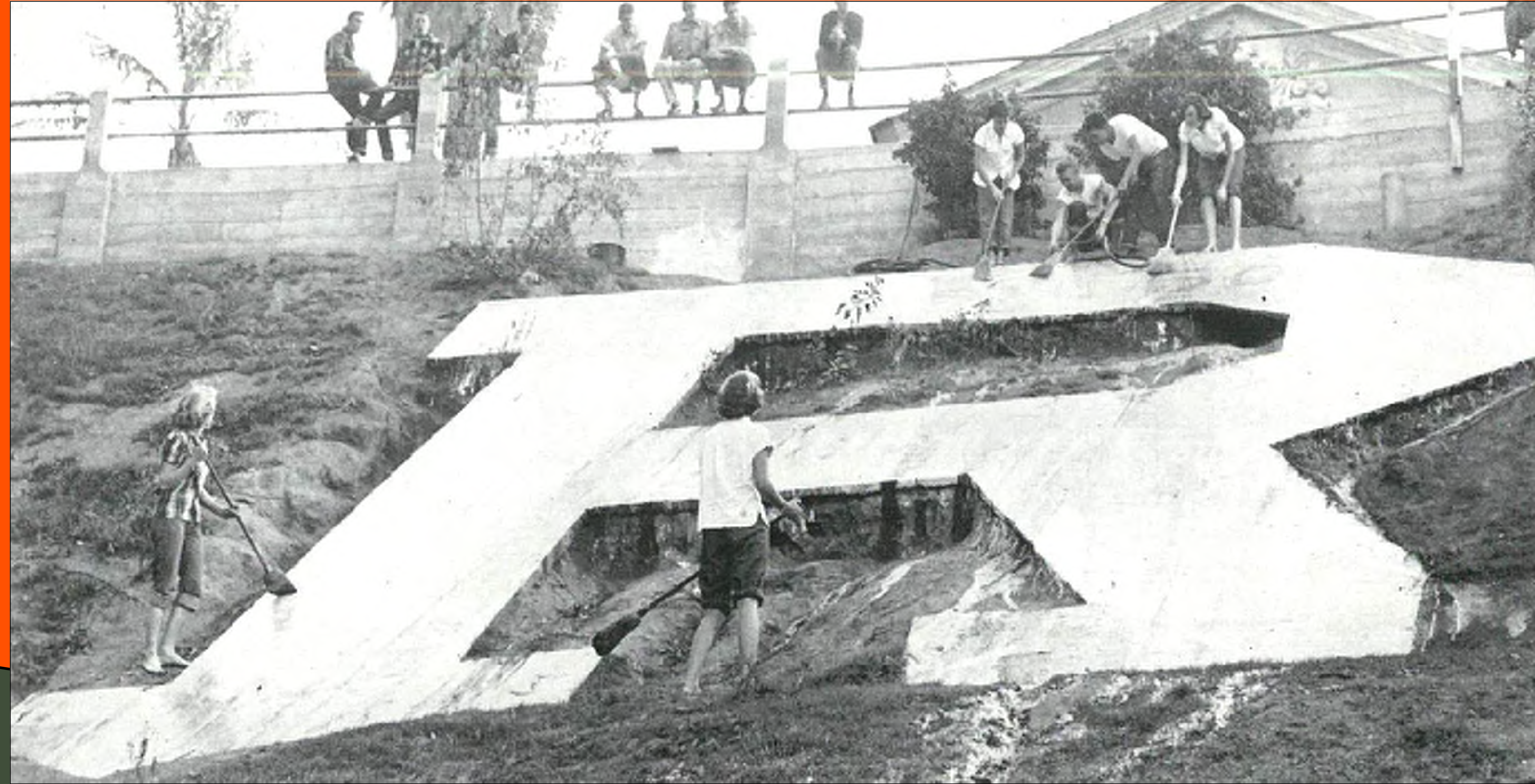


1962

2015

1951

1957





A large, white, three-dimensional sign spelling "POLYWOOD BOWL" is mounted on a grassy hillside. A large, orange-brown paw print is superimposed over the sign, centered over the word "WOOD". The background features a blue sky with scattered white clouds and a green, hilly landscape.

# POLYWOOD BOWL





# THE BEAR DEN

EST. 1887



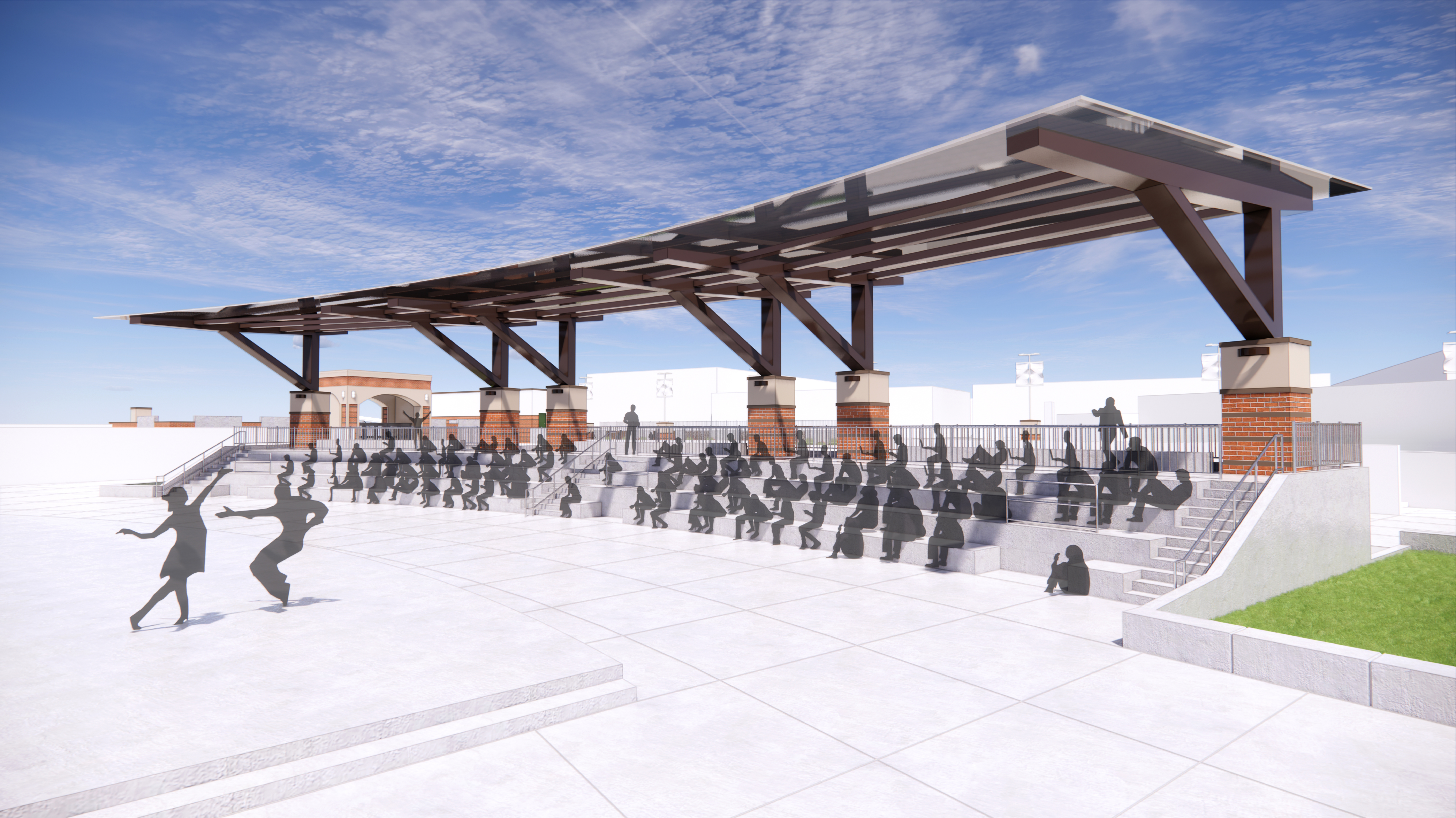
# Bears







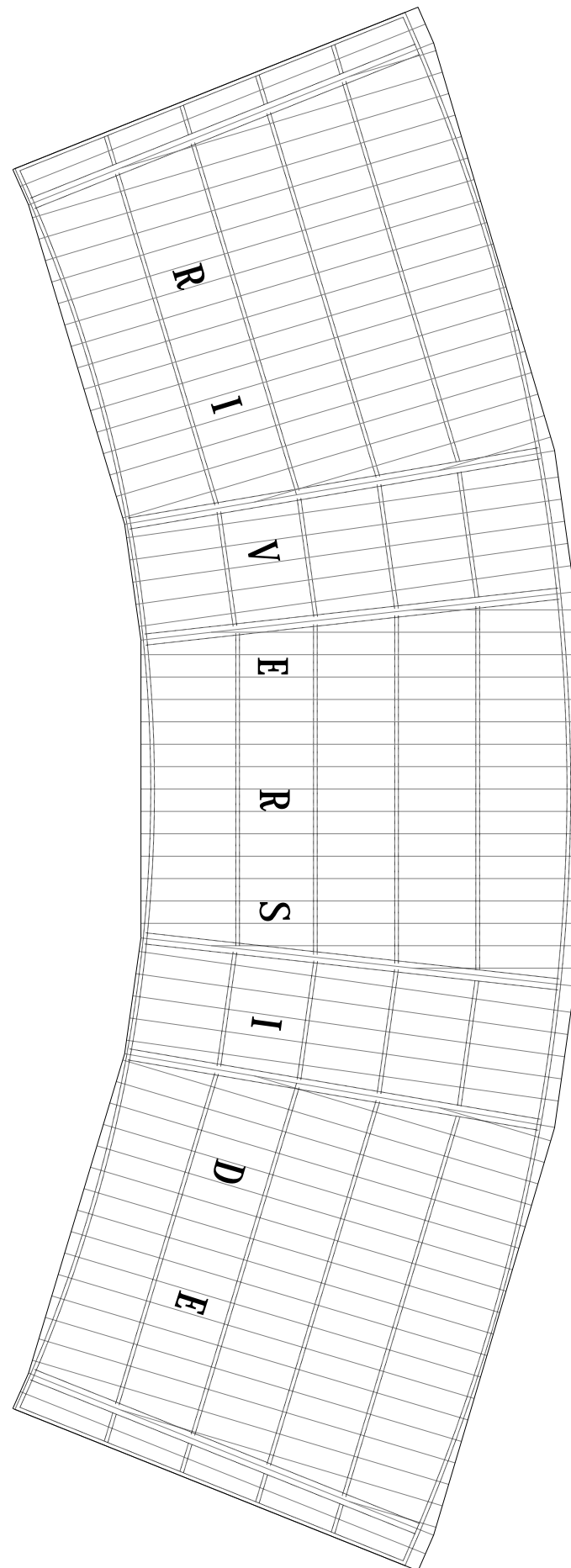






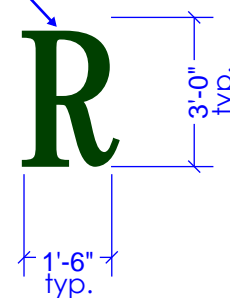




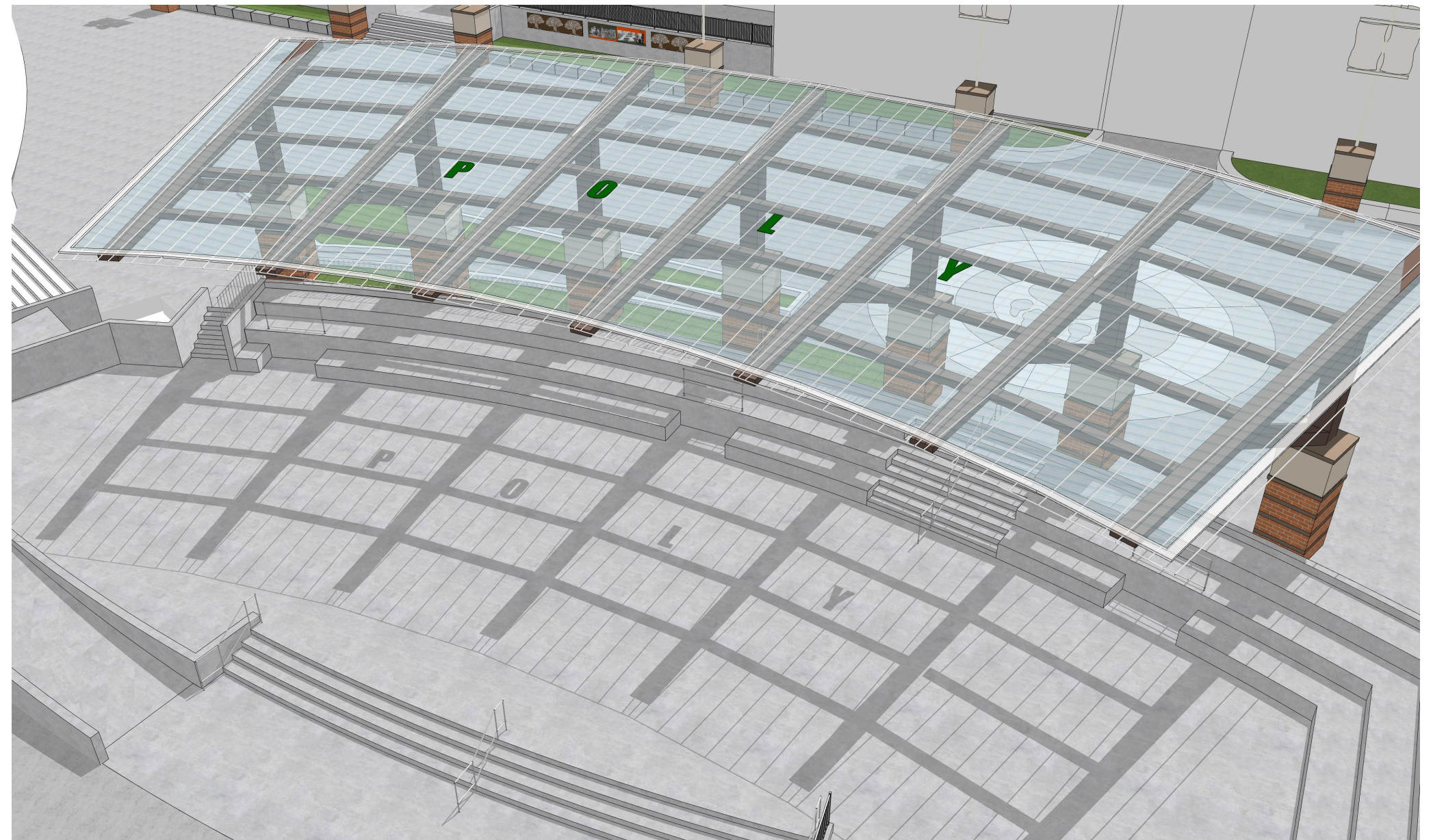
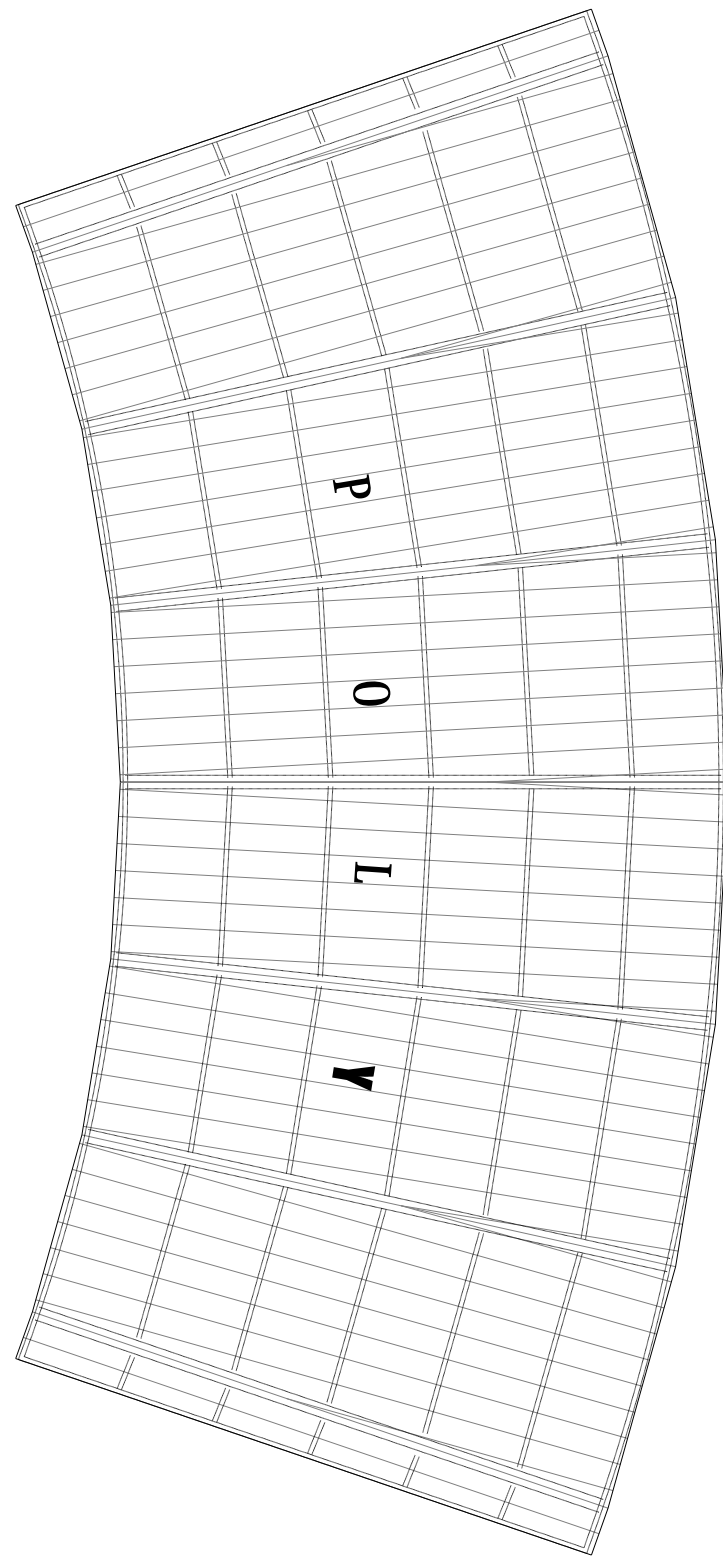


Shade structure at Building K

Decal lettering, typ.

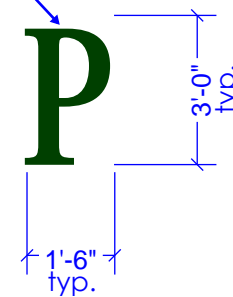






Shade structure at Gymnasium

Decal lettering, typ.







# **STEM CENTER PROJECT**

**December 16, 2020**

**Operations Board Subcommittee**

# AGENDA

- Overview
- Status Due Diligence
- Tentative Milestones
- Discussion

# OVERVIEW

## SUMMARY

- 5/19/2020 - Board Study Session Meeting
- 12/14/2020 - RUSD / UCR Meeting
- 12/16/2020 - Operations Board Subcommittee



## AERIAL AMENDED PREMISES

UCR Blaine Site: 4.90 ac  
City Cell Tower: .26 ac  
Total Usable Space **5.16 ac**

No Development  
City Gage Canal .71 ac

Shared UCR/RUSD  
Easement Road: .77 ac

Removed  
West of Gage Canal: .62 ac





APRIL 20, 2020  
#1-75-13

1

#### PROGRAM ELEMENTS

- A ENTRY PLAZA
- B DROP-OFF
- C ADMIN. PATIO
- D OUTDOOR FABRICATION AREA
- E STEM DEMONSTRATION PLAZA
- F MPR OVERFLOW PLAZA
- G AMPHITHEATRE
- H CAMPUS GATEWAY
- I PERFORMANCE PLAZA
- J FITNESS STATIONS
- K STORM WATER BASIN
- L CLASSROOM PATIOS
- M OUTDOOR LEARNING/  
GATHERING SPACE
- N OUTDOOR SEATING/STUDY  
TABLES
- O GREEN HOUSE OR SHADE  
STRUCTURE
- P BUS DROP-OFF
- Q SERVICE YARD

## PRELIMINARY SITE LAYOUT Conceptual Plan

# STATUS DUE DILIGENCE

	Description	Status
1	Soils Testing	Completed
2	Geologic and Environmental Hazards Assessment Report	Completed
3	Pipeline Safety Hazard Assessment	Completed
4	Rail Safety Study	Completed
5	Boundary Line Survey	Completed
6	Utility Survey	Completed
7	State Allocation Board Approval for CTE Funding List	Completed
8	California Department of Education Site Visit	Completed
9	California Department of Education SFPD 4.0	Completed
10	Bidding Process & CEQA Consultant Selection	Completed
11	UCR Design Review Board Meeting #1	Completed
12	Confidentiality Agreement – Reviewed by RUSD Legal Counsel	Completed



# STATUS DUE DILIGENCE

	Description	Status
13	Department of Toxic Substances (DTSC) Submission	Report Submission to DTSC in process
14	Sprint Cell Tower (City of Riverside)	Evaluation of proposed location in process
15	T-Mobile (UCR)	Proposed location selected – Design in process
16	Design Review Board Meeting #2	Addressing design changes requested by DRB
17	City of Riverside Parcel Negotiations (Gage Canal & Cell Tower Site)	In process
18	UCR Parcel Negotiations	In process
19	City Council Presentation	Tentatively scheduled for February 2021
20	Schematic Design	In process
21	Educational Specifications	In process
22	Architectural Schematics	In process

# TENTATIVE MILESTONES

	Description	Approximate Timeline
1	UCR Community Meeting #2	First Quarter 2021 <i>(in the planning phase)</i>
2	UCR Design Review Board #2	Fall 2021
3	CEQA	Second Quarter 2021
4	Educational Specifications	Fall 2021
5	Regents & RUSD Approvals	After CEQA approval
6	CDE Site Approval	Will take place subsequent to CEQA approval
7	Design Development	Commence after CEQA approval
8	Construction Documents & State Approvals	Complete by 2024
9	Construction Phase	Complete by 2026

# Discussion



ACRHITECTURAL/ENGINEERING  
Requests for Qualifications (RFQ)  
Update

December 16, 2020  
Operations Board Subcommittee

# ARCHITECTURAL/ENGINEERING SERVICES PROJECTS

## Capital Facilities Projects:

- Modernization
- Renovations
- New Construction
- Additions & Expansions
- Portable Projects
- Site & Utilities
- Etc.



# 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.

Competitive Project Design & specifications



# SAMPLE SELECTION CRITERIA

- Approach project A/E will bring to project
- Individual strength of the design architectural team and consultants
- Experience in working with lay persons on Project Planning Committee
- Creative project problem solving
- Diverse community project design – new construction and modernization
- Knowledge in the School Facilities Program & State Bond Funding Requirements
- Experience in data and communication systems
- Experience and knowledge of energy saving devices and strategies
- Proven experience related to project management responsibilities
- A/E Services Fees
- Firm's professional reputation; timeliness of work, client relationships, accuracy of cost estimates
- Project experience in successful and timely approval of firm's projects through DSA
- Knowledge of applicable State regulations and California school construction practice
- Preparing Educational Specifications as required by the CDE
- Ability to complete a project on time and within budget
- References from clients and contractors
- Riverside assimilation designs: criteria, elements, culture, artistic, function, growth, flow, etc.
- Etc.

# A/E SERVICES

The selected firm will provide comprehensive full turn-key architectural and engineering services for new construction, modernization, and site adaption designs. Services shall include, but not limited to development of:

- Project Programming & Educational Specifications
- District Standards & Complement Design Criteria
- Site Assessments & Schematic Design
- Design Development & Construction Documents
- Presentation and modeling
- Local Agencies & DSA Approvals
- Bidding Documents
- Construction Administration
- Closeout and Occupancy Processes
- Etc.

# TIMELINES & LOOK AHEAD

January 2021: Request for Qualifications (RFQ)

February 2021: Presentations & Interviews

March 2021: Short-List Board Approval

# Questions & Answers