



RUSD

**RIVERSIDE UNIFIED
SCHOOL DISTRICT**

MEASURE O PROJECTS

Summary Staff Report
Citizen's Bond Oversight Committee

June 9, 2022

Operations Division



HISTORY

Thank you to the voters of the City of Riverside!

Measure O was passed in 2016 by more than two-thirds of voters. It was designed to upgrade and improve aging RUSD campuses and classrooms, including building new school facilities. It generates \$392 million for these improvements and makes RUSD eligible for an additional \$200 million in state funding.



AGENDA

- 1 Capital Facilities Program Summary
- 2 Projects Completed
- 3 Projects Under Construction
- 4 Projects in Planning Phase

CAPITAL FACILITIES PROJECT LIST

LEGEND

-  CEQA Phase
-  Design Phase
-  Shovel - Ready
-  In Construction
-  Completed

GROUP A

Harrison ●
Highgrove ●
Jefferson ●
Madison ●
Sierra M ●

GROUP B

Alcott ●
Jackson ●
Monroe ●
Sunshine ●
Poly HS ●

GROUP C

Adams ●
Fremont ●
Longfellow ●
Magnolia ●
University M ●
Arlington HS ●

GROUP D

Bryant
Highland
Victoria
Washington
Chemawa M
Gage M

GROUP E

Franklin
Liberty
Mountain View
Pachappa
Woodcrest
Central M
North H ●

GROUP F

Castle View
Emerson
Lincoln HS
STEM RSA
King HS
Ramona HS

GROUP G

Rivera
Taft
Earhart M
Project Team ●
EOC/Summit View

GROUP H

Beatty
Hawthorne
Kennedy
Lake Mathews
Twain
Miller M

NEW SCHOOLS

Casa Blanca ES ●
Eastside ES ●
Highgrove II ES ●
STEM Ed. Cent. ●



2

PROJECTS COMPLETED

COMPLETED PROJECT SNAPSHOT



COMPLETE



COMPLETED PROJECT SNAPSHOT



COMPLETE



UNDER CONSTRUCTION PROJECT SNAPSHOT



COMPLETE



HARRISON ELEMENTARY



PROJECT DETAILS

Construction of a new 5 classroom single story building with a new parking lot, special education pick-up & drop-off, site improvements, and renovations.



HIGH GROVE ELEMENTARY

PROJECT DETAILS

Construction of a new 12 classroom two story building, play equipment, outdoor seating, site improvements, and renovations.



JEFFERSON ELEMENTARY



PROJECT DETAILS

Construction of a new 6 classroom single story building, play equipment, outdoor seating, site improvements, and renovations.



MADISON ELEMENTARY



PROJECT DETAILS

New wing with 5 kinder classrooms and new parking lot with student drop off area, site improvements, and renovations.

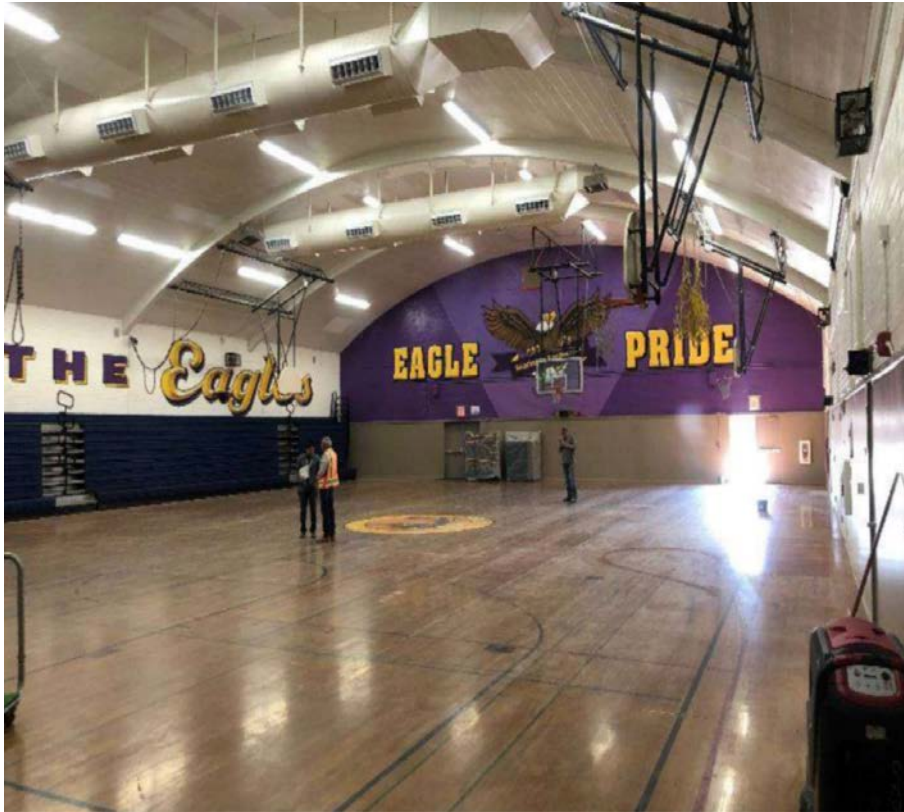


SIERRA MIDDLE SCHOOL



PROJECT DETAILS

Upgrades to fire alarm, ADA accessibility, renovation to Special Day Classrooms, parking lot expansion, site improvements, and renovations.





PROJECT DETAILS

New 10 Classroom Building, new kindergarten student drop off area, site improvements, and renovations.



ADAMS ELEMENTARY

PROJECT DETAILS

New wing with 5 kinder classrooms and new parking lot with student drop off area, site improvements, and renovations.



SUNSHINE EARLY CHILDHOOD CENTER

PROJECT DETAILS

Classroom renovation and expansion.
Site improvements, new play equipment,
ADA upgrades, landscape, and
expansion of administration area.



JACKSON ELEMENTARY



PROJECT DETAILS

Construction of a new 8 classroom two story building, play equipment, outdoor seating, lunch shelter, site improvements, and renovations.



ARLINGTON HIGH SCHOOL



PROJECT DETAILS

Construction of a new 6 classroom bio medical building, new auxiliary gymnasium, renovation of the media arts center, court yard, upgrades to existing pool, site improvements, and stadium expansion.



RIVERSIDE POLYTECHNIC HIGH SCHOOL



PROJECT DETAILS

New student main entrance, new outdoor seating areas, shade shelters, ADA upgrades, new auxiliary gymnasium, and site improvements



A background image showing a construction site. In the foreground, a person's leg in dark trousers and a brown leather work boot is visible, standing on a pile of grey gravel. A shovel with a wooden handle is positioned vertically, its metal head resting on the gravel. In the blurred background, another worker in an orange safety vest and blue hard hat is visible. The entire image has a blue color overlay.

3 PROJECTS UNDER CONSTRUCTION

UNDER CONSTRUCTION PROJECT SNAPSHOT

UNDER CONSTRUCTION

- ALCOTT - New 10 Classroom Building
- FREMONT - New 12 Classroom Building
- MONROE - New 5 Classroom Building
- LONGFELLOW - New 12 Classroom Building
- UNIVERSITY - New 7 Classrooms



LONGFELLOW ELEMENTARY SCHOOL



Longfellow Elementary School was built in 1947. It faces logistical challenges due to its small footprint and no onsite parking. The site currently has 12 portable classroom buildings. The school is on 6 acres. Under Measure O, it will receive a new 6 kinder and 6 general education classroom building with a new play area, new administration building and repurposing of administration building, new parking lot, and light modernization of existing buildings, multi-purpose room, and cafeteria.

Funding:

- Measure O
- State Bonds
- Local Funds

Project Group:	Group C
Architect:	DLR Architects
CM:	NEFF
DSA Status:	Approved
Bidding & Award:	Spring 2022
Construction:	June 2022 to August 2023
Project Budget:	\$24.3M







LONGFELLOW ELEMENTARY SCHOOL







LONGFELLOW ELEMENTARY SCHOOL

LEGEND

-  New Administration Office
-  New Classroom Building
-  Library Reconstruction
-  Modernization

Project Detail

- New 6 Kinder Classrooms 
- New 6 Classroom Building 
- New Playground 
- New Administration Building 
- New Parking Lot
- Modernization
- Site Improvements





UNIVERSITY HEIGHTS MIDDLE SCHOOL



University Heights Middle School was built in 1979. The site currently has 19 portable classroom buildings. Under Measure O, the site will receive 7 new classrooms within its existing square footage, expansion of the music room, new finishes and relocation of existing library, ADA upgrades, new concrete running track, and fire lane extension, upgrade/repair kitchen utilities, landscaping and security fencing.

Funding:

- Measure O
- State Bonds
- Local Funds

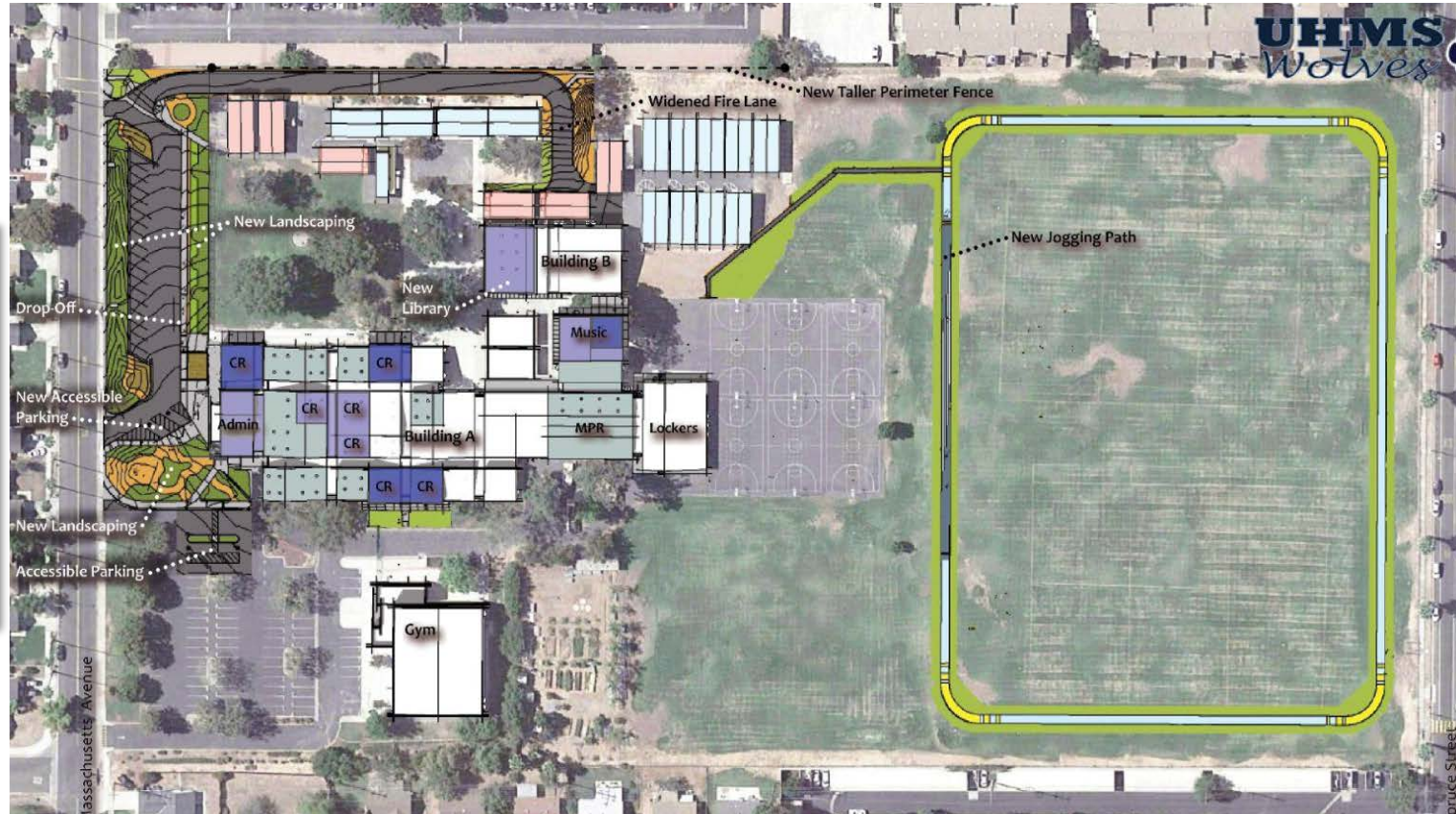
Project Group:	Group C
Architect:	GO Architects
CM:	Erickson Hall
DSA Status:	Approved
Bidding & Award:	Spring 2022
Construction:	June 2022 to August 2023
Project Budget:	\$15.5M



PROJECT SITE PLAN

Project Detail

- New 7 Classrooms
- Expansion of the Music Room
- Library Renovation
- ADA upgrades
- New Running Track
- Site Improvements
- Modernization



UNIVERSITY HEIGHTS MIDDLE SCHOOL

MODERNIZATION PROJECT



UNIVERSITY HEIGHTS MIDDLE SCHOOL

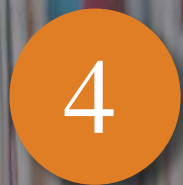
MODERNIZATION PROJECT



UNIVERSITY HEIGHTS MIDDLE SCHOOL

MODERNIZATION PROJECT





PROJECTS IN PLANNING PHASE





Projects in the Planning Phase

- Schematics
- Design Development

JOHN W. NORTH HIGH SCHOOL PROJECT UPDATE

JOHN W. NORTH HIGH SCHOOL

John W. North High School was built in 1964 on a 43 acres site. The site currently has 31 portable classroom buildings. This Project is currently in the planning phase. The design team was tasked with developing the project scope of work during the 2020 / 2021 school year. The scope of work under Measure O may include: replacement of portable buildings to permanent buildings, site enhancements, infrastructure upgrades, curb appeal, modernization, and site improvements.

Funding:

- Measure O
- State Bonds
- Local Funds








Project Group:	Group E
Architect:	GO Architects
CM:	Tilden Coil
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	\$61.5M

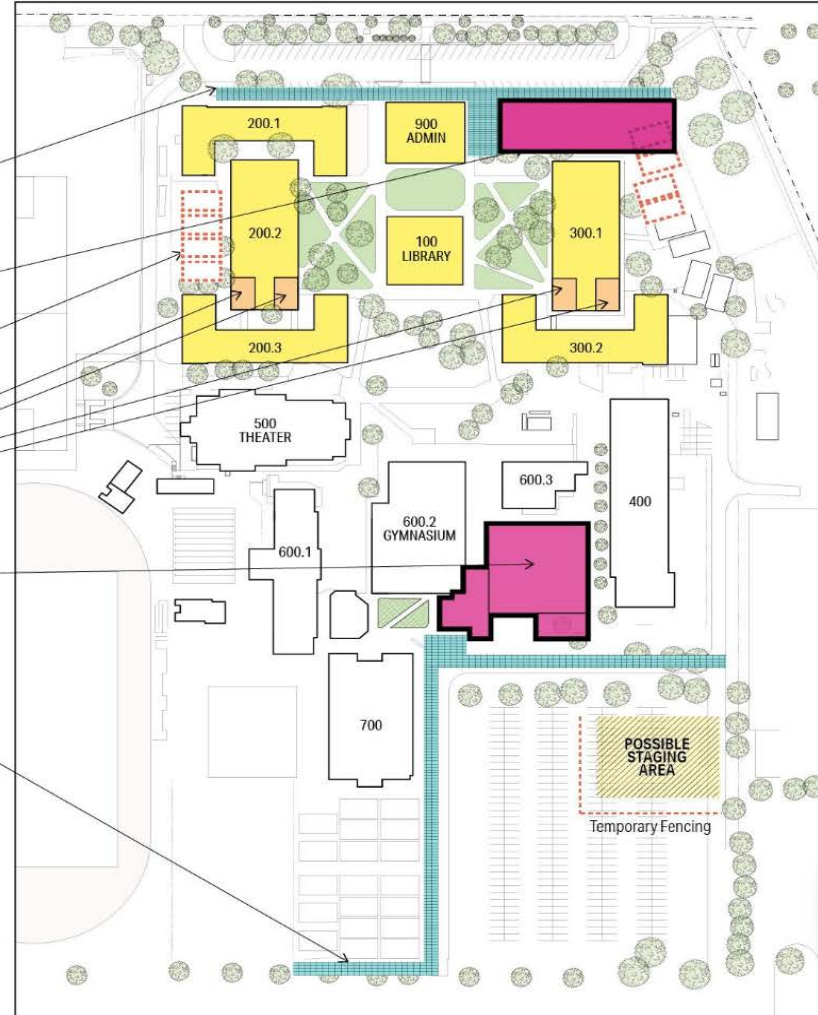


Option D

ADDITIONS / MODERNIZATION

- New Campus Entry & Site Improvements
- New 8 Science Classroom Building (2 Story)
- Portables Removal (8) Typ.
- Modernization of (4) Restrooms
- New Gymnasium Lobby, Hall of Fame, Restrooms, Concessions, Ticket Booth, Team Rooms, Check-in Kiosk (900 Seats)
- New Campus Entry & Site Improvements

	Site & Campus Entry Improvements		New Construction
	HVAC & Lighting Upgrades		Modernization
	HVAC & Lighting Upgrades & Modernization		Light Modernization
			Outdoor Seating & Shaded Gathering Areas

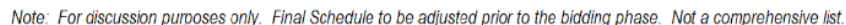


DESIGN PROCESS

It takes several months to design facilities from start to finish.
Below are the phases of the design and construction process.



HVAC PROJECT



Projects in the Planning Phase
- CEQA, Environmental, & Site Process

EASTSIDE NEIGHBORHOOD SCHOOL PROJECT UPDATE

A map of the Eastside neighborhood in Riverside, California. The map shows the area bounded by the San Jacinto River to the north and east, and the San Diego River to the south. Major roads like Interstate 15, Interstate 78, and various local streets are visible. Landmarks such as John W. North High School, Riverside Community Hospital, and Victoria Club are marked. The text 'EASTSIDE' is prominently displayed in the center of the map.

EASTSIDE NEIGHBORHOOD SCHOOL

Status:

- CEQA Phase Environmental Impact Report (EIR)
- Site Acquisition (12 of 23)

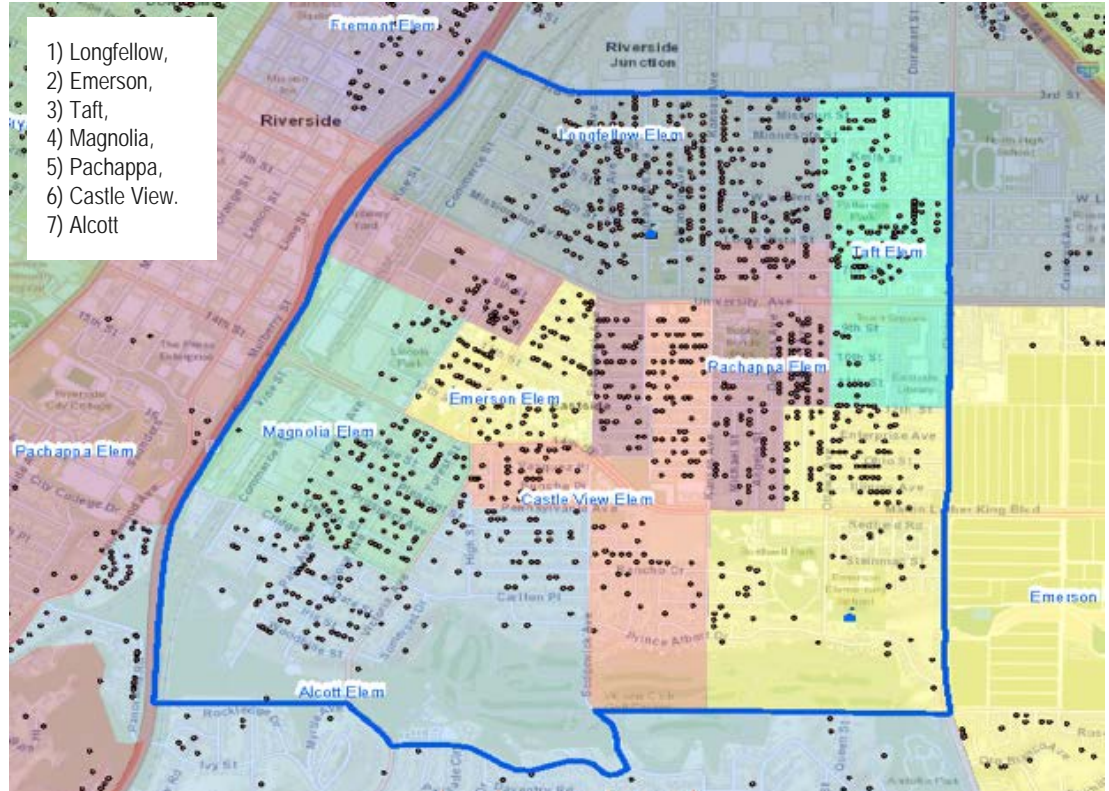
Next Steps:

- Adopt Final EIR
- Site Acquisition
- State Site Approval
- Design Development

Funding:

- Measure O
- State Bonds
- Local Funds

Architect:	PBK
CM:	TBD
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	\$62M



AERIAL MAP



Riverside Transit Agency
(RTA) - Vine Street Mobility
Hub project

Riverside County
Transportation Commission
(RCTC) - Metrolink proposed
station improvements

New School Project Area

EASTSIDE NEIGHBORHOOD SCHOOL

PROJECT LOCATION

Adjacent to Abraham Lincoln Continuation High School, 8 parcels in Block B, 15 parcels in Block C, and Lincoln Park*



CEQA STATUS

California Environmental Quality Act - Project Environmental Impact Report



Preparing Draft Environmental Impact Report (Draft EIR)

Three (3) project options
to be analyzed



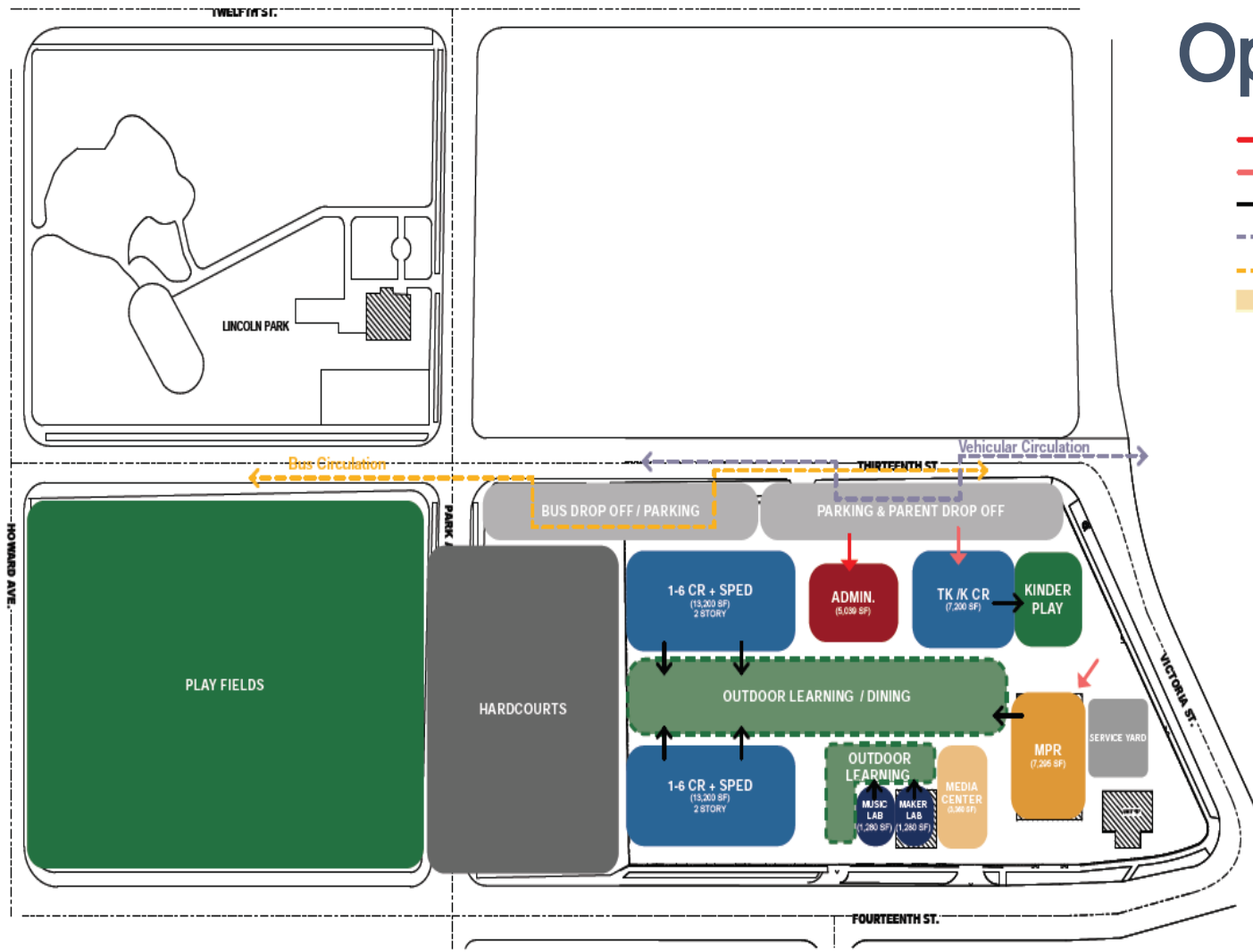
Notice of Availability (NOA) of a Draft EIR will be issued

45-day public review
process tentatively starts in
the Summer/Fall 2022



Final EIR Adoption and Approval

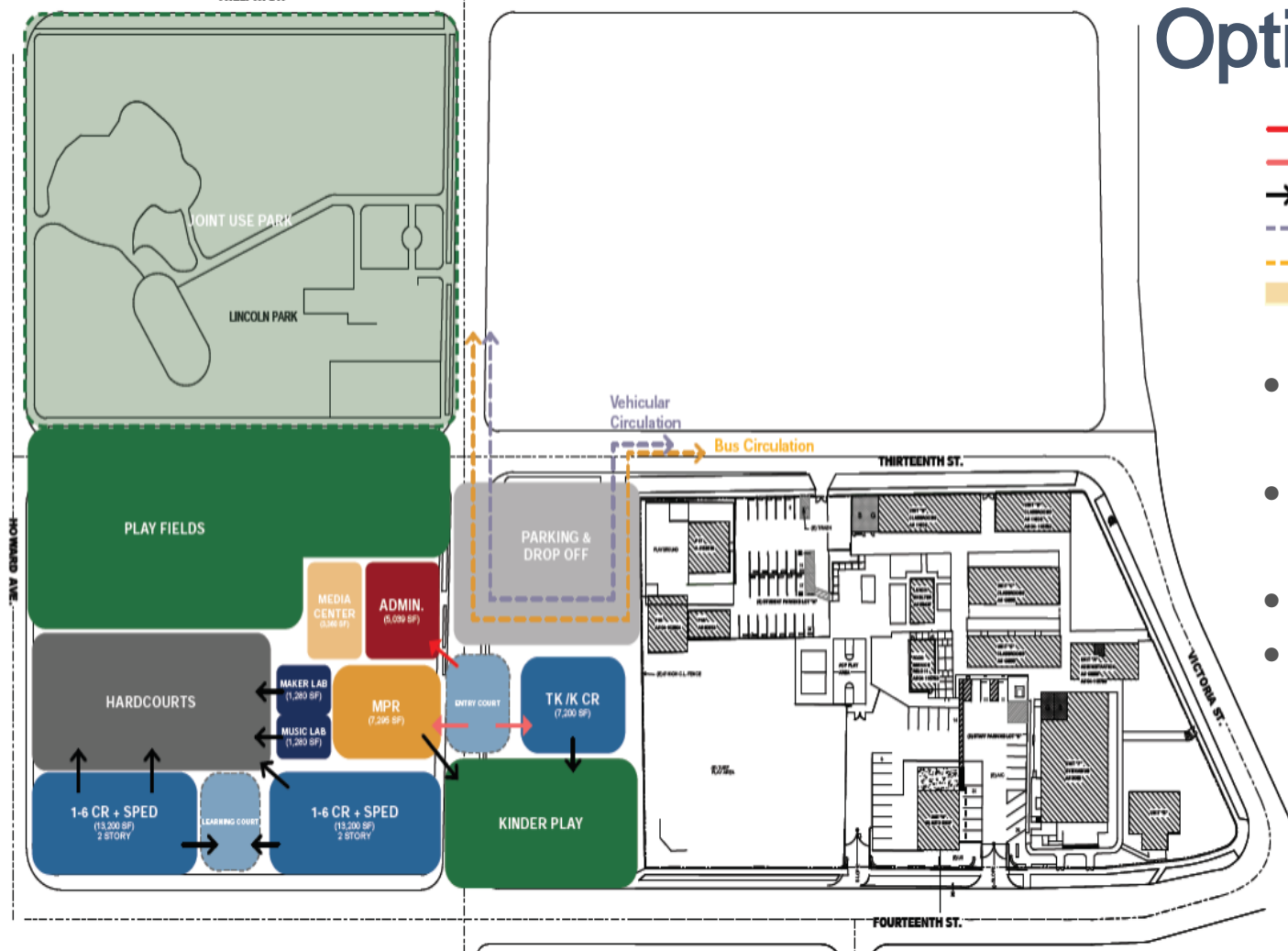
Fall/Winter 2022



Option 1:

- Secure Entry
- Community Access
- Outdoor Connection
- Vehicle Circulation
- Bus Circulation
- Shared Spaces

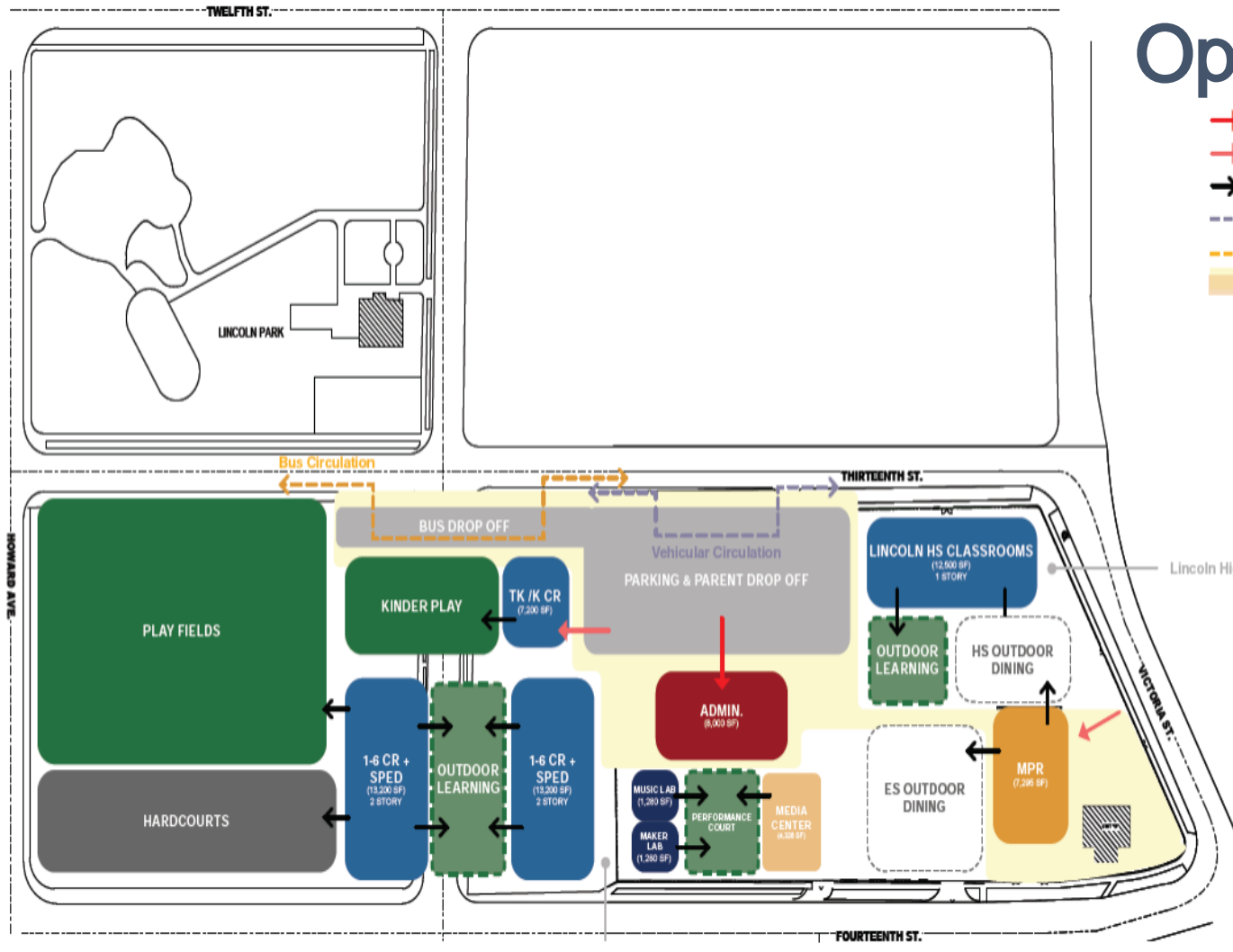
- 8.5 acres (Lincoln HS + Blocks B and C lots)
- Vacate Park Avenue
- Moves Lincoln HS to another location
- Develops new TK-6 on the entire site



Option 2:



- Secure Entry
 - Community Access
 - Outdoor Connection
 - Vehicle Circulation
 - Bus Circulation
 - Shared Spaces
- 8± acres (Blocks B and C lots + Lincoln Park)
 - Vacate Park Avenue and 13th Street
 - Lincoln HS remains
 - Use Lincoln Park as Playfield (Joint Use Agreement is required)

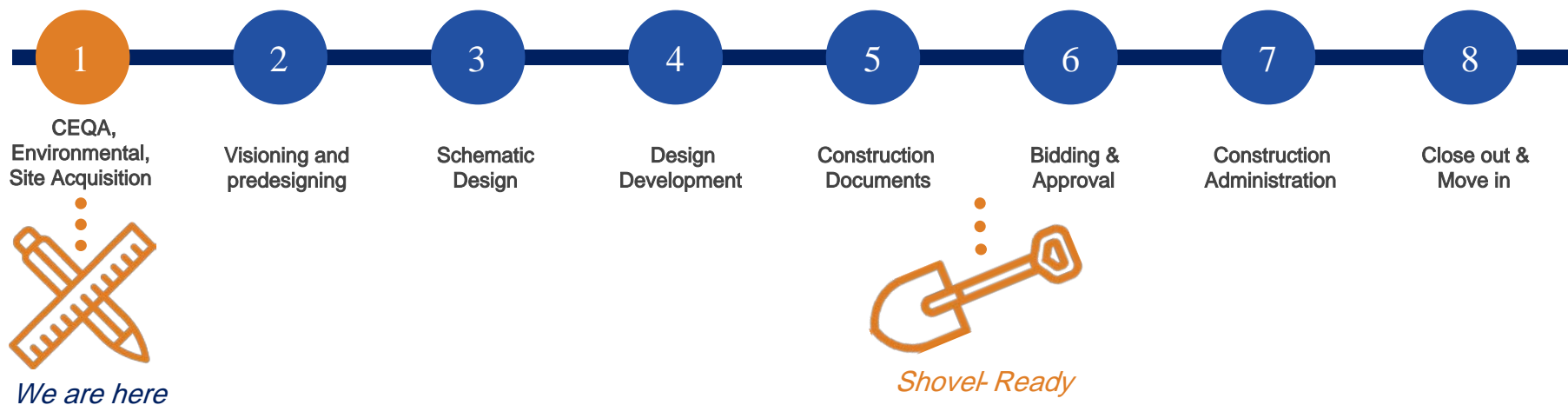


- 8.5 acres (Lincoln HS + Blocks B and C lots)
- Vacate Park Avenue
- Demo entire site
- Develop new TK-6 school and reconfigure Lincoln HS using shared facilities between both schools

EASTSIDE NEIGHBORHOOD SCHOOL

OVERVIEW OF THE DESIGN PROCESS

It typically takes several years to construct a new neighborhood school from start to finish. Below are the phases of the design and construction process.



The background is a blue-tinted architectural rendering of a school campus. It features several tall palm trees in the foreground and middle ground. A paved walkway leads towards a large, light-colored building with a central tower and arched windows. There are some benches and small trees along the path. A few stylized human figures are scattered throughout the scene to provide a sense of scale.

Projects in the Planning Phase

- Design Committee Process
- Schematics

CASA BLANCA NEIGHBORHOOD SCHOOL PROJECT UPDATE

CASA BLANCA NEIGHBORHOOD SCHOOL

Status:

- Acquired Site
- CEQA Completed
- State Site Approval Received

Design Committee:

- Visioning & Programing
- Educational Specifications
- Schematics

Funding:

- Measure O
- State Bonds
- Local Funds

Architect:

GO Architects

CM:

Tilden Coil

DSA Status:

TBD

Bidding & Award:

TBD

Project Budget:

\$53M



Conceptual Site Plan



The Learning Village / Conceptual Entry View



The Learning Village / Conceptual Overall Site View



CASA BLANCA NEIGHBORHOOD SCHOOL

ESTIMATED TIMELINES



HIGHGROVE II NEIGHBORHOOD SCHOOL PROJECT UPDATE

HIGHGROVE II NEIGHBORHOOD SCHOOL

Status:

- Acquired Site
- CEQA Completed
- State Site Approval Received

Next Steps:

- Visioning
- Programing
- Design Development

Funding:

- Measure O
- State Bonds
- Local Funds

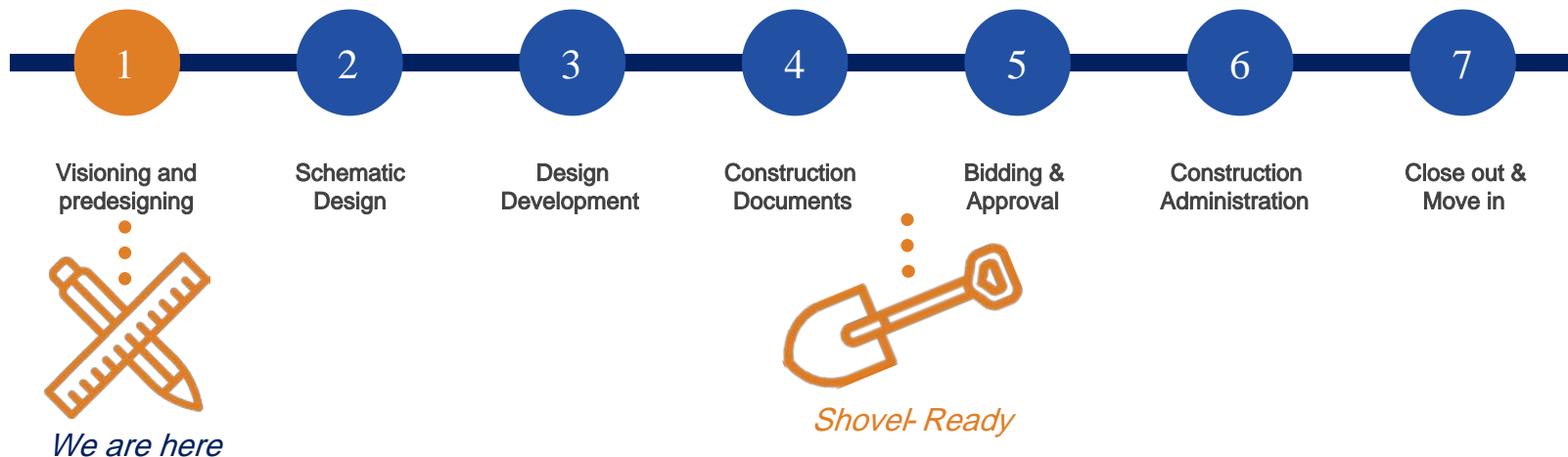
Architect: Ruhnau Clarke
Shovel-Ready Budget: \$1M



HIGHGROVE II NEIGHBORHOOD SCHOOL

OVERVIEW OF THE DESIGN PROCESS

It typically takes several years to construct a new neighborhood school from start to finish. Below are the phases of the design and construction process.



Projects in the Planning Phase
- CEQA, Environmental, & Site Process

STEM EDUCATION CENTER PROJECT UPDATE

STEM EDUCATION CENTER

Located at the University of California, Riverside



STEM EDUCATION CENTER

Conceptual Site Plan

Status:

- Preparing an Environmental Impact Report
- Continue with Site Due Diligence Phase
- Negotiating Term Sheet - City of Riverside Property

Funding:

- Measure O
- State Bonds
- Local Funds

Architect:

Ruhnau Clarke

CM:

TBD

DSA Status:

TBD

CEQA Budget:

\$1M



QUESTIONS?

For up-to-date project information visit:

riversideunified.org

