



RUSD

**RIVERSIDE UNIFIED
SCHOOL DISTRICT**

MEASURE 0 PROJECTS

Summary Staff Report
Citizen's Bond Oversight Committee



September 8, 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 Under Construction
- 3 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 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 re-purposing 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

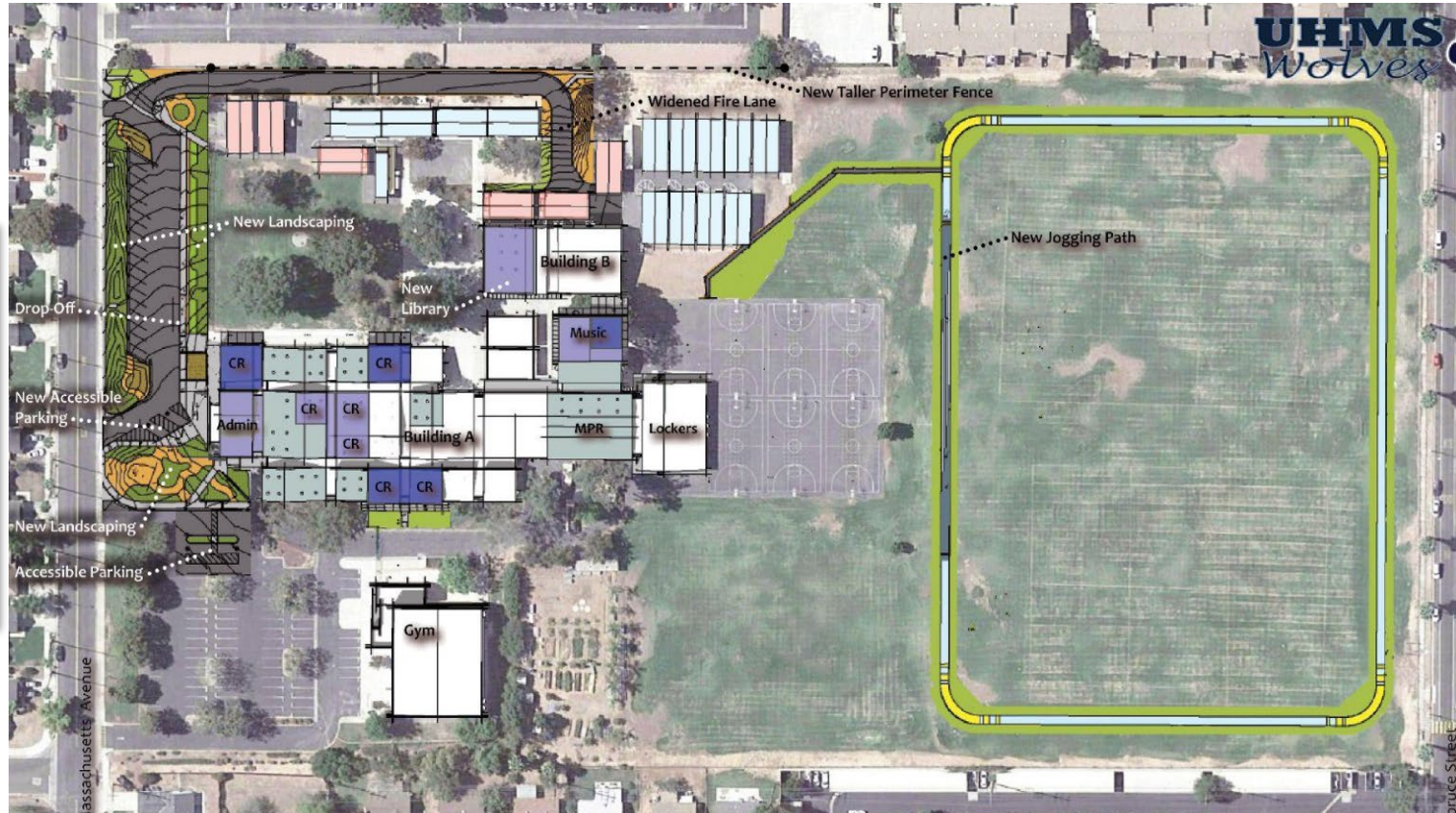
Project Group:	Group C
Architect:	GO Architects
CM:	Erickson Hall
DSA Status:	Approved
Bidding & Award:	Spring 2022
Construction:	June 2022 to August 2023
Project Budget:	\$15.5M



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

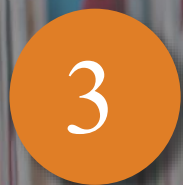
MODERNIZATION PROJECT



UNIVERSITY HEIGHTS MIDDLE SCHOOL

MODERNIZATION PROJECT





PROJECTS IN PLANNING PHASE



Projects in the Planning Phase

- 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 & Federal Funds
- Local Funds

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






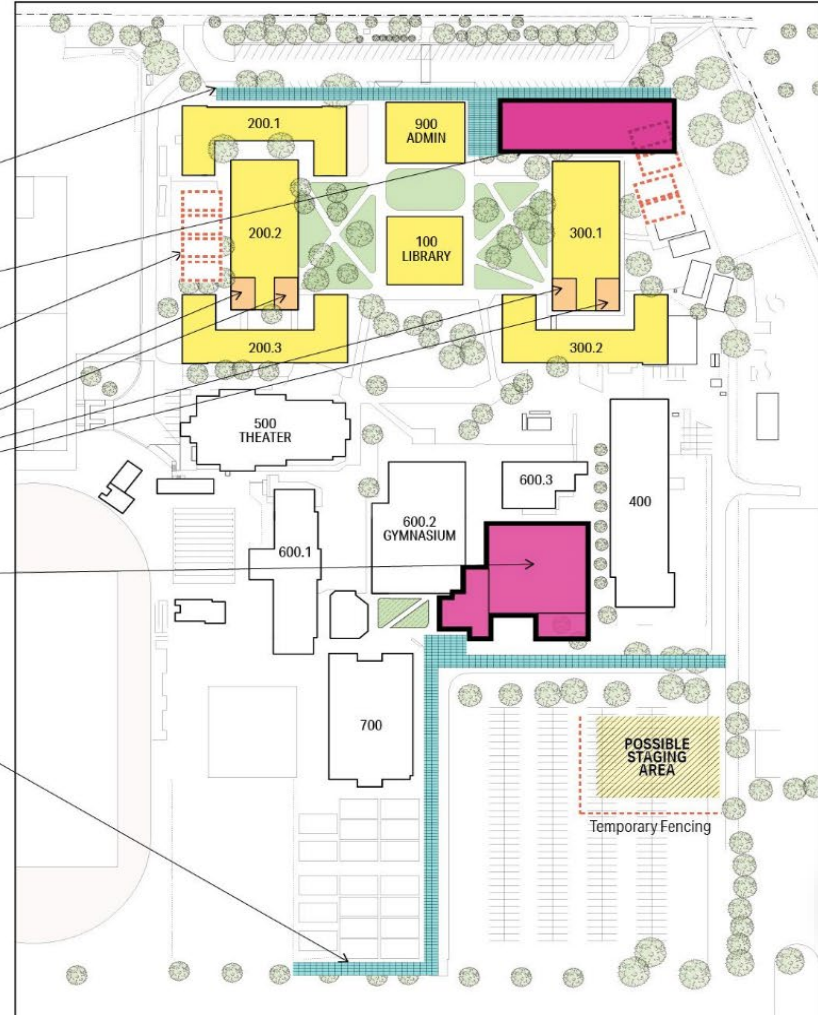
Campus Entry

Option D

ADDITIONS / MODERNIZATION

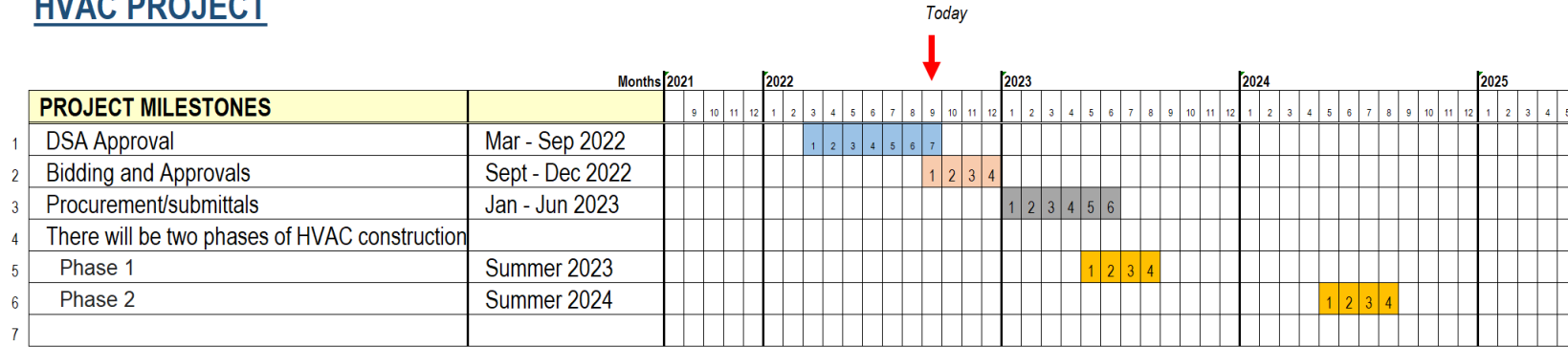
- New Campus Entry & Site Improvements
- New 8 Science Classroom Building (2 Story)
- Portables Removal (8) Typ.
- Modernization of (4) Restrooms
- New Gymnasium Lobby, Hall of Fame, Restrooms, Concessions, Ticket Booth, Team Rooms, Check-in Kiosk (900 Seats)
- New Campus Entry & Site Improvements

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

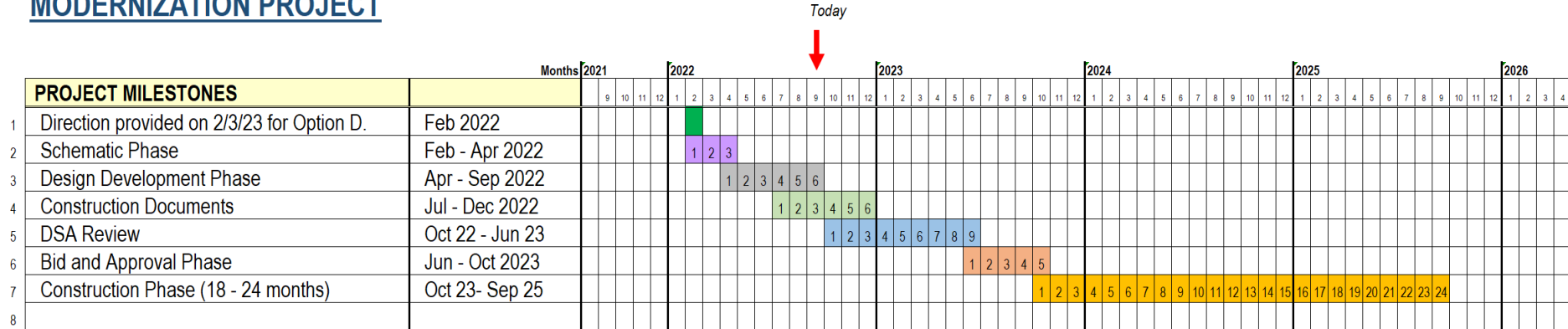


PROJECT SCHEDULE

HVAC PROJECT



MODERNIZATION PROJECT



Note: For discussion purposes only. Final Schedule to be adjusted prior to the bidding phase. Not a comprehensive list.

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 3rd St to the north, University Ave to the east, and Victoria Club to the south. The map includes labels for 'DOWNTOWN RIVERSIDE', 'Riverside', 'EASTSIDE', 'Riverside Food Lab', 'Riverside Community Hospital', 'Riverside City College', 'John W. North High School', 'Martin Luther King Blvd', 'Victoria Club', 'Riverside Blvd', 'University Ave', '3rd St', '1st St', '2nd St', '4th St', '5th St', '6th St', '7th St', '8th St', '9th St', '10th St', '11th St', '12th St', '13th St', '14th St', '15th St', '16th St', '17th St', '18th St', '19th St', '20th St', '21st St', '22nd St', '23rd St', '24th St', '25th St', '26th St', '27th St', '28th St', '29th St', '30th St', '31st St', '32nd St', '33rd St', '34th St', '35th St', '36th St', '37th St', '38th St', '39th St', '40th St', '41st St', '42nd St', '43rd St', '44th St', '45th St', '46th St', '47th St', '48th St', '49th St', '50th St'. The map also shows the 'Riverside Food Lab' and 'Riverside Community Hospital'.

EASTSIDE NEIGHBORHOOD SCHOOL

Status:

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

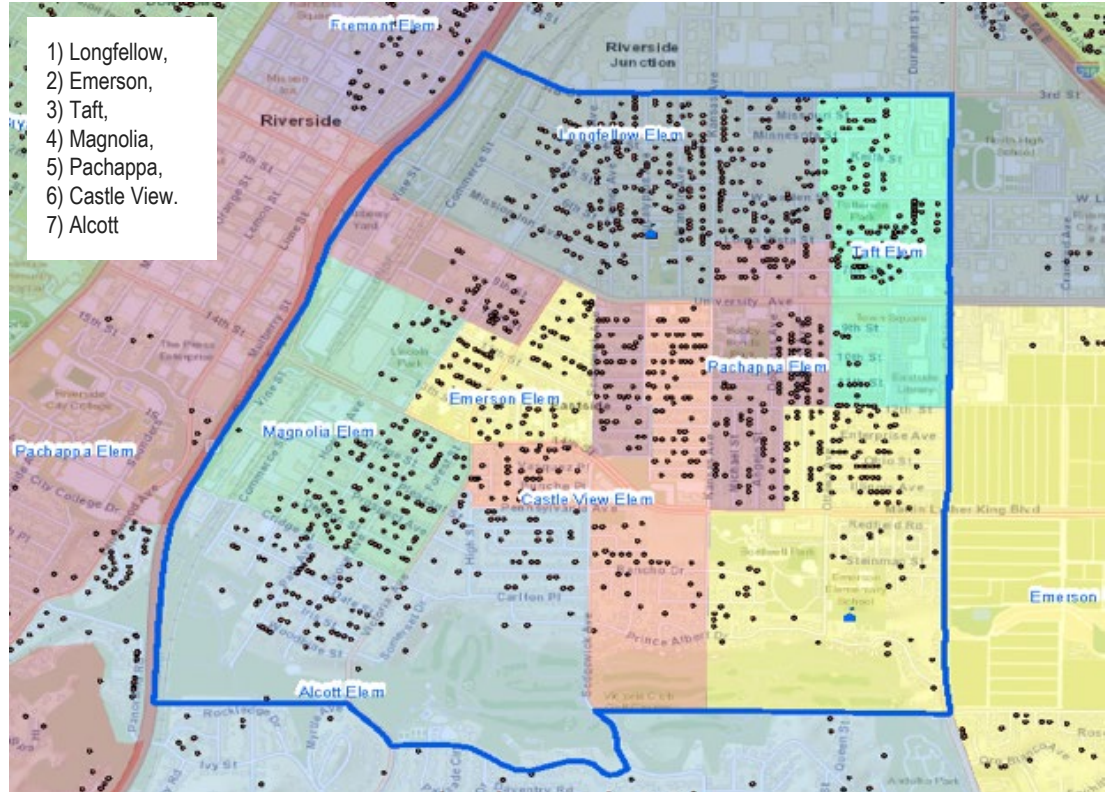
Next Steps:

- 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



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



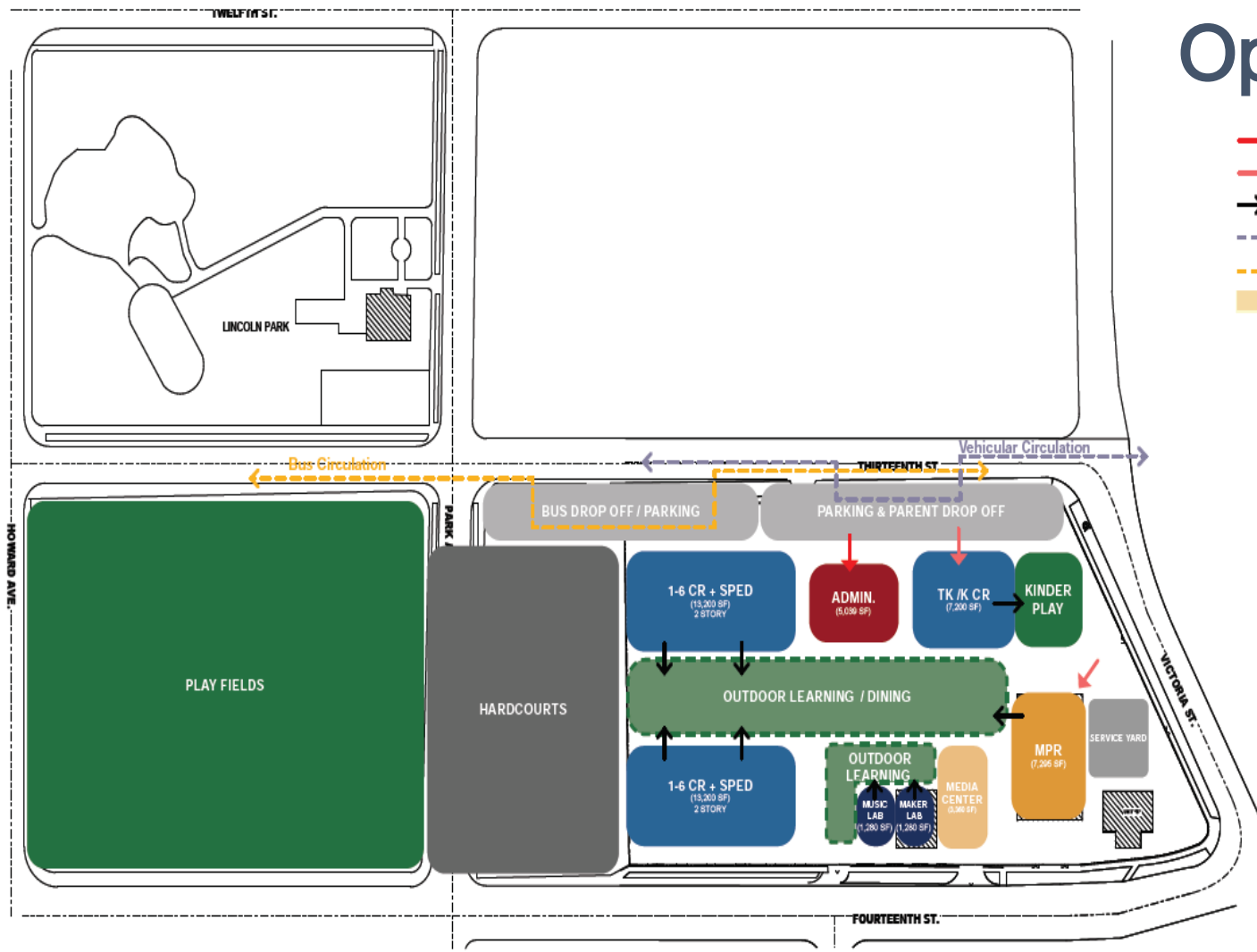
**Notice of Availability
(NOA) of a Draft EIR will
be issued**

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









**Final EIR Adoption and
Approval**

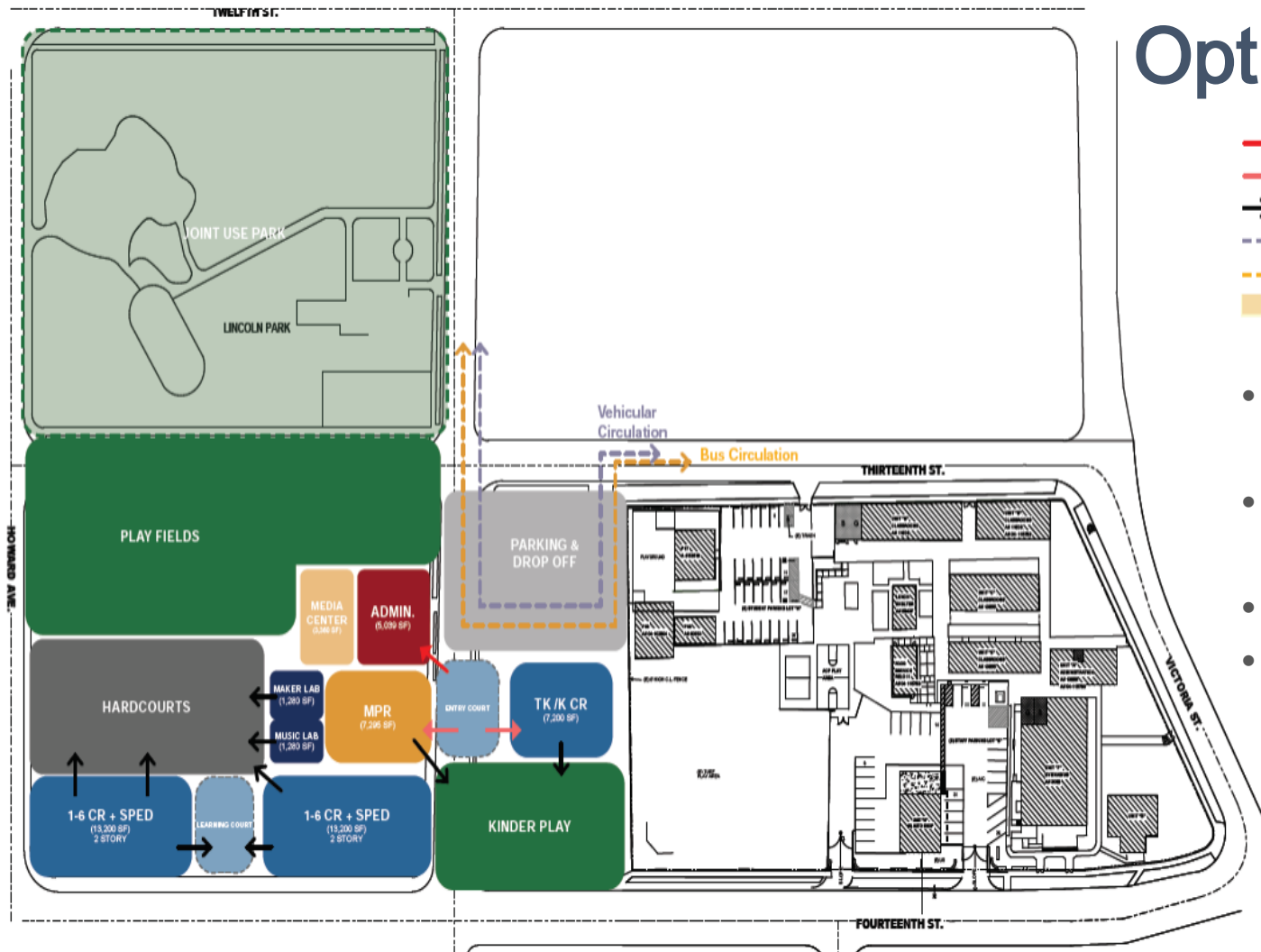
Spring 2023



Option 1:

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

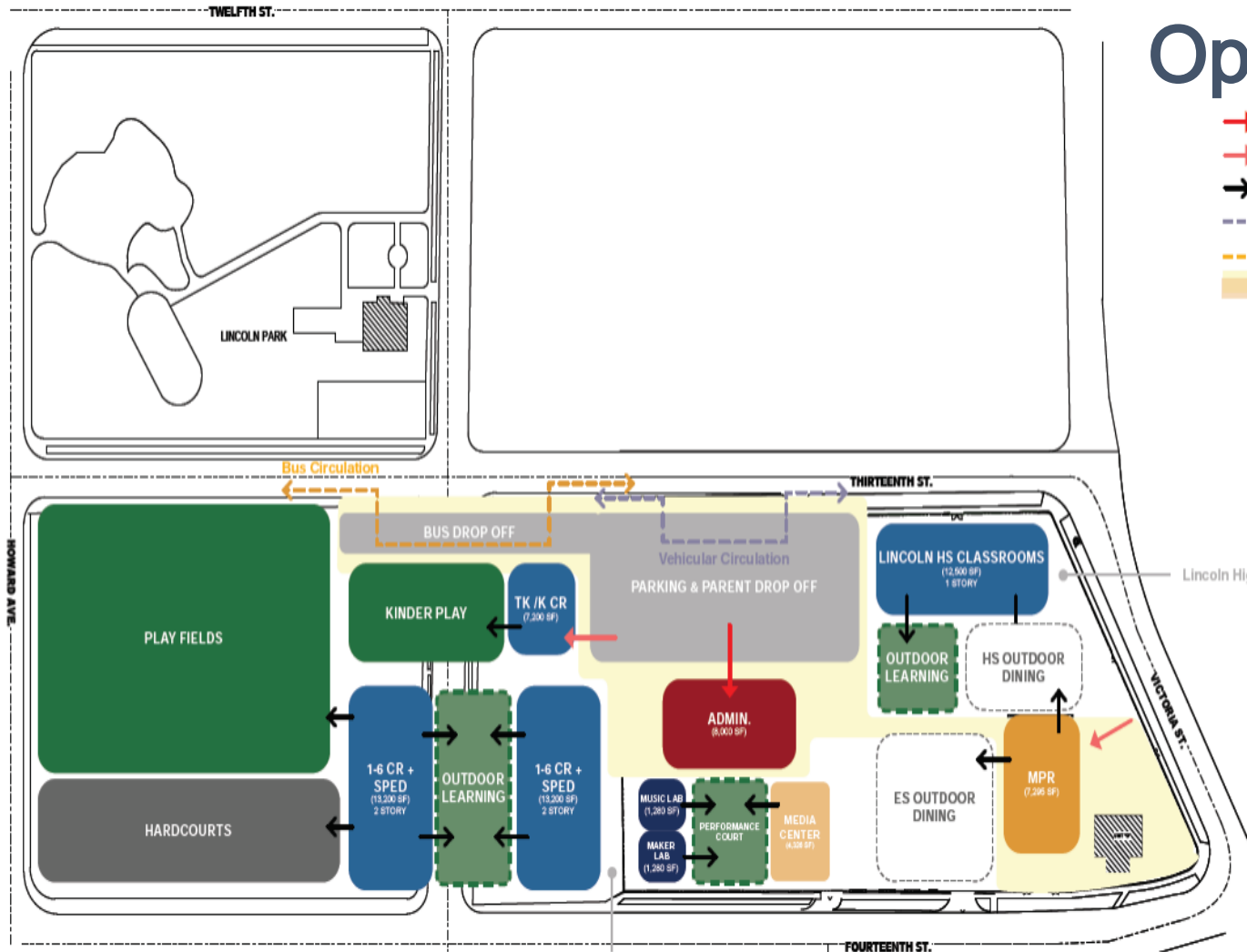
- 8.5 acres (Lincoln HS + Blocks B and C lots)
- Vacate Park Avenue
- Moves Lincoln HS to another location
- Develops new TK-6 on the entire site



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

The background is a blue-tinted architectural rendering of a school campus. It features several tall palm trees, a paved walkway with benches, and a school building with a central tower. An American flag is visible on a pole in the distance. The scene is populated with a few small figures of people walking.

Projects in the Planning Phase

- Design Committee Process
- Design Development

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 & Design

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

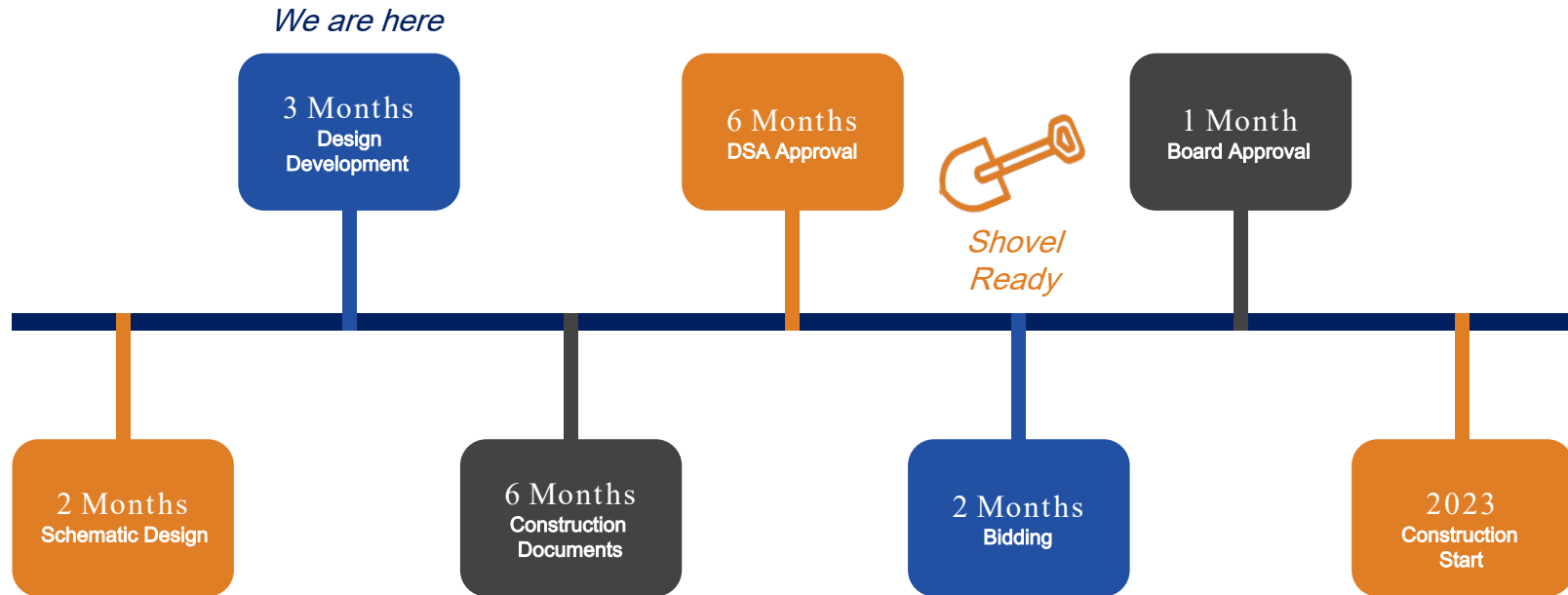


The Learning Village / Conceptual Overall Site View



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

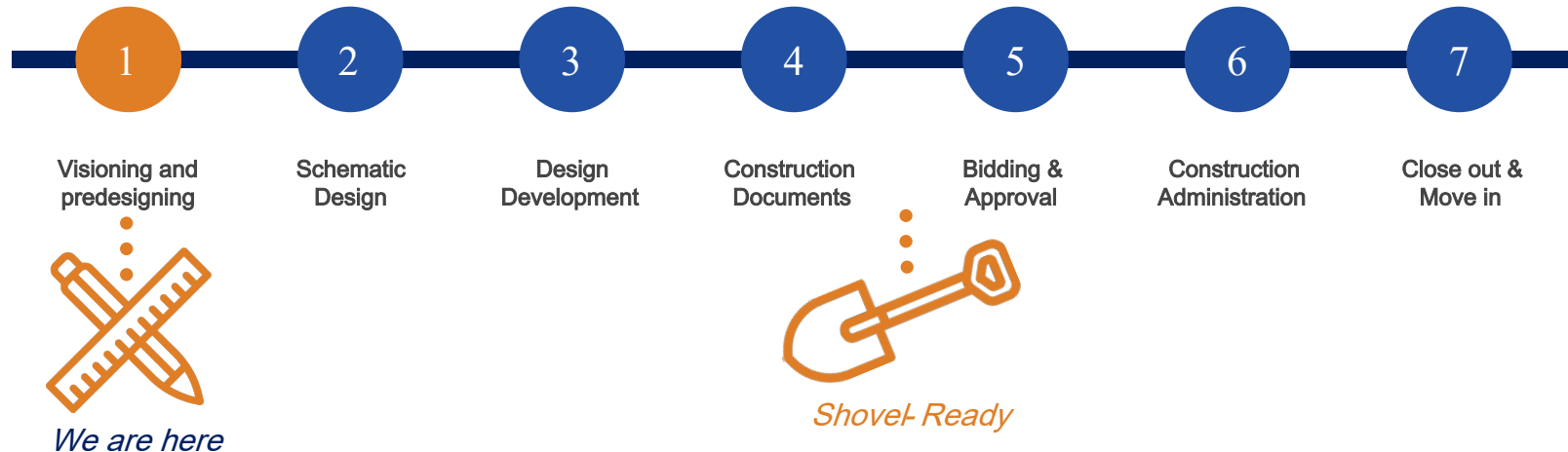
Architect: Ruhnau Clarke
Shovel-Ready Budget: \$1M



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

