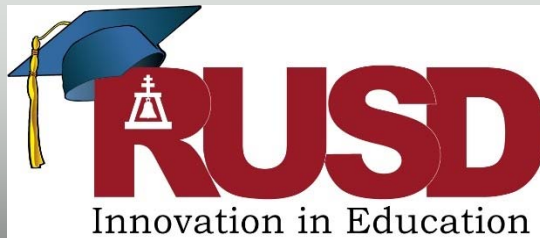


RIVERSIDE UNIFIED SCHOOL DISTRICT

2016 General Obligation Bond Authorization

Measure O



Citizens' Oversight Committee Report

February 7, 2018

Committee Members: Robert Beatty, Mary Ann Bowman, Adriana Curiel, Richard Davis, Tom Evans, Bob Garcia, Tina Grande-Field, Keith Nelson, Gabriela Plascencia, James Rush, Terry Walling, Julie Williams, Kathy Wright

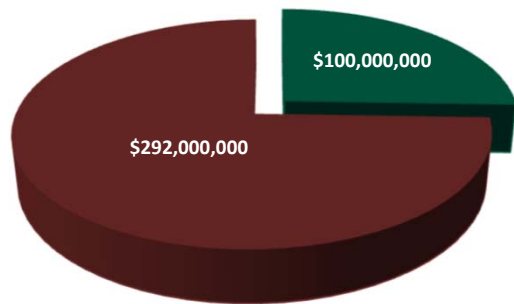
2016 Measure O G.O. Bond Measure

Measure O Overview

On November 8, 2016, the voters of the Riverside Unified School District approved Measure O General Obligation Bonds (the “Bonds”) with a 70% approval rate. Measure O will generate \$392 million dollars over the next 10 to 15 years to improve and build new capital facilities in Riverside Unified.

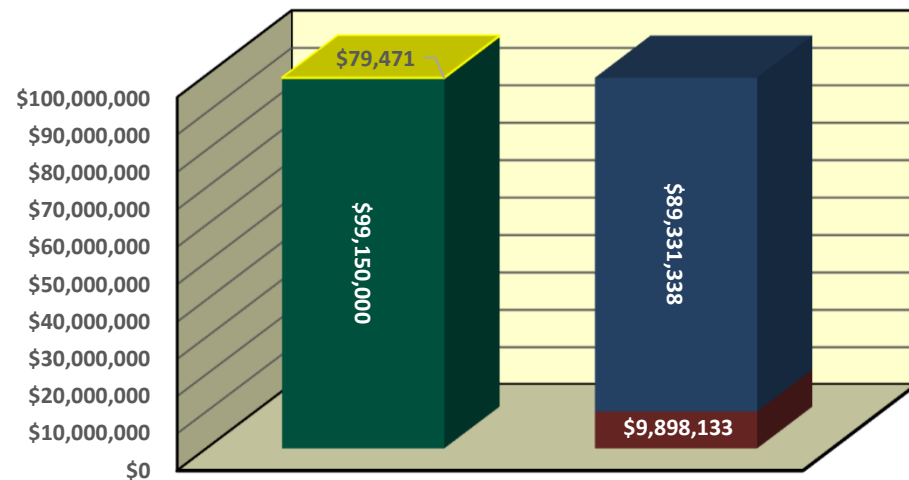
The Long Range Facility Master Plan completed in 2016 will serve as the guide to plan projects based on condition, educational program, capacity needs, and available State funding. The Bonds will be used to repair and upgrade District aging school infrastructure, classrooms and buildings, modernize school facilities with 21st century technology, improve access for students with disabilities, provide classroom and labs for career and technical education classes, improve school safety by modernizing security systems, retrofitting buildings to be earthquake proof, and upgrading emergency communications.

Measure O Authorization
\$392,000,000



■ G.O. Bonds Election of 2016, Series 2017
■ Remaining Measure O Authorization - Pending

Measure O Total Revenue = \$99,229,471



■ 2017 Series A Building Fund Deposit
■ Interest Earnings Credit
■ Measure O Total Encumbrances
■ Unencumbered Balance

2016 Measure O G.O. Bond Measure

Board Decision Making Key Elements

The Board of Education tasked District staff to prepare a list of project priorities based on the highest needs schools. District staff developed the following four critical principals and used a variety of resources to conduct an in-depth analysis of all of its school campuses including: an Analytical Hierarchy Process (AHP), California Department of Education Guidelines, Council of Educational Facilities Planners International, Geographical Information Systems (GIS), network contacts (other districts & organizations), site observations & historical data, and site surveying. Set forth below are the results of the weighted average calculation:

Failing Systems 61.7%	Statutory Requirements 24%	School Capacity 9.9%	State & Local Funding 4.4%
1. Site Condition	1. Americans with Disability Act (ADA) Compliance	1. Capacity Analysis	1. Measure O G.O. Bonds
2. Deferred Maintenance Needs	2. Title 5 Compliance (CDE Approvals)	2. CDE Building Density	2. State Modernization Eligibility
3. Age of Facilities	3. Title 9 & Parity Compliance (Equity Amongst Schools & Genders)	3. Excessive Number of Portables	3. State New Construction Eligibility
4. Level of Previous Modernization	4. Non-DSA Field Act Buildings Compliance	4. Site Density (Parking)	4. Developer Fees/CFD Funds

2016 Measure O G.O. Bond Measure

Group A, B & C Highest Need Schools Based on Critical Principals

Group A School Projects

1. Harrison Elementary School
2. Highgrove Elementary School
3. Jefferson Elementary School
4. Madison Elementary School
5. Sierra Middle School

1st Bond Issuance
(Planning & Construction)

Group B School Projects

1. Alcott Elementary School
2. Jackson Elementary School
3. Monroe Elementary School
4. Sunshine Early Childhood Center
5. Poly High School
6. Arlington High School

1st Bond Issuance
(Planning)
2nd Bond Issuance
(Construction)

Group C School Projects

1. Adams Elementary School
2. Fremont Elementary School
3. Longfellow Elementary School
4. Magnolia Elementary School
5. University Middle School
6. North High School

1st Bond Issuance
(Planning)
2nd Bond Issuance
(Construction)

2016 Measure O G.O. Bond Measure

Group D, E & F Highest Need Schools Based on Critical Principals

Group D School Projects

1. Bryant Elementary School
2. Highland Elementary School
3. Victoria Elementary School
4. Washington Elementary School
5. Chemawa Middle School
6. Gage Middle School

2nd Bond Issuance
(Planning)
3rd Bond Issuance
(Construction)

Group E School Projects

1. Franklin Elementary School
2. Liberty Elementary School
3. Mountain View Elementary School
4. Pachappa Elementary School
5. Woodcrest Elementary School
6. Central Middle School
7. Ramona High School

3rd Bond Issuance

Group F School Projects

1. Castle View Elementary School
2. Emerson Elementary School
3. Lincoln High School
4. STEM School
5. King High School

4th Bond Issuance

2016 Measure O G.O. Bond Measure

Group G & H Highest Need Schools Based on Critical Principals

Group G School Projects

1. Rivera Elementary School
2. Taft Elementary School
3. Earhart Middle School
4. Adult Education/Project Team
5. EOC/Summit View

5th Bond Issuance

Group H School Projects

1. Beatty Elementary School
2. Hawthorne Elementary School
3. Kennedy Elementary School
4. Lake Mathews Elementary School
5. Twain Elementary School
6. Miller Middle School

5th Bond Issuance

2016 Measure O G.O. Bond Measure

Groups A, B & C Preliminary Budget Estimates

No.	District Project Name	Project Preliminary Budget Estimates *	Current Project Phase
GROUP A PROJECTS (Planning & Construction Costs)			
1	Harrison Elementary School	\$12,369,531.00	Planning & Construction
2	Highgrove Elementary School	20,566,715.00	Planning & Construction
3	Jefferson Elementary School	16,577,715.00	Planning & Construction
4	Madison Elementary School	18,631,461.00	Planning & Construction
5	Sierra Middle School	9,981,631.00	Planning & Construction
6	STEM Center at UCR	<u>6,000,000.00</u>	Planning & Construction
GROUP A PRELIMINARY PROJECT BUDGET:		\$84,127,053.00	
GROUP B PROJECTS (Planning)			
7	Alcott Elementary School	\$15,770,788.00	Planning
8	Jackson Elementary School	9,309,265.00	Planning
9	Monroe Elementary School	6,468,557.00	Planning
10	Sunshine Early Childhood Center	3,589,786.00	Planning
11	Poly High School	24,039,894.00	Planning
12	Arlington High School	<u>16,107,776.00</u>	Planning
GROUP B PRELIMINARY PROJECT BUDGET:		\$75,286,066.00	
GROUP C PROJECTS (Planning)			
13	Adams Elementary School	\$6,583,366.00	Planning
14	Fremont Elementary School	5,350,141.00	Planning
15	Longfellow Elementary School	12,638,170.00	Planning
16	Magnolia Elementary School	10,569,976.00	Planning
17	University Middle School	<u>6,858,249.00</u>	Planning
GROUP C PRELIMINARY PROJECT BUDGET:		\$41,999,902.00	
GROUPS A, B & C PRELIMINARY BUDGETS:		<u>\$201,413,021.00</u>	

* The balance of the Series A G.O. Bonds will be allocated for Groups B and C Planning costs.

Harrison Elementary School

Measure O Campus Improvements

Description of Project

Harrison Elementary School was built in 1964. The site has eleven portable classrooms. The buildings are all single story. Under Measure O, Harrison Elementary School will receive the following improvements:

1. New parent parking and drop-off area
2. Replace portable classrooms with a new classroom building with 5 classrooms
3. Rearrange administration office and expand it to the advancement classrooms (Class 14)
4. Modernize restrooms and add restrooms to Kindergarten
5. Improve drainage conditions, shade structures and walkways
6. Replace HVAC & Rebalance HVAC at Library
7. Replace electrical switchboards
8. Replace all exterior HID lighting with LED lighting
9. Replace fire alarm system

Current Project Status

The District has retained ATI Architects & Engineers to prepare the design plans for the modernization and new construction components of this project. District staff and ATI Architects are currently in the process of finalizing the schematic designs. DSA plans are expected to be submitted in approximately October of 2018. Upon DSA approval, District will proceed with the bidding and award process in February through June of 2019. Construction is expected to start in June of 2019 and is expected to last 12 months.

Timeline

Architect:	ATI Architects & Engineers
Estimated DSA Submittal:	October 2018
Estimated Bidding & Award:	February to June 2019
Estimated Construction Start:	June 2019
Estimated Construction Completion:	May 2020
Estimated Budget:	\$12,369,531

Harrison Elementary School

Proposed Site Plan



PRIORITY #	DESCRIPTION
1	NEW PARENT PARKING AND DROP OFF AREA
2	REPLACE PORTABLES WITH NEW CLASSROOM BUILDING (PROPOSED NEW CONSTRUCTION)
3A	REARRANGE ADMIN OFFICE AND EXPAND INTO THE ADJACENT CLASSROOMS (CLASS 14)
3B	RESTROOMS MODERNIZATION AND AD RESTROOMS TO KINDER
4	IMPROVE DRAINAGE CONDITIONS, SHADE STRUCTURES AND COVERED WALKWAYS

Highgrove Elementary School

Measure O Campus Improvements

Description of Project

Highgrove Elementary School was built in 1956. Over the years, the school's growth has been managed by adding relocatable classrooms. Under Measure O, Highgrove Elementary School will receive the following improvements:

1. A new two-story classroom building with 6 kindergarten classrooms on the 1st floor and 6 regular classrooms on the 2nd floor
2. New kindergarten play area
3. Modernization of Buildings C and E (classrooms), modernization of Building D (library), modernization of Building K (Headstart)
4. Modernization will include:
 - a) Roof replacement
 - b) New HVAC
 - c) Interior finishes
 - d) New lighting
 - e) Casework
 - f) Windows and doors
 - g) Modernization of restrooms
 - h) Exterior paint

Current Project Status

The District has retained Ruhnau Clarke Architects to prepare the design plans for this project. District staff and Ruhnau Clarke are currently in the process of finalizing the schematic designs. DSA plans are expected to be submitted in approximately June of 2018. Upon DSA approval, District will proceed with the bidding and award process in February through May of 2019. Construction is expected to start in June of 2019 and is expected to last 14 months.

Timeline

Architect:	Ruhnau Clarke Architects
Estimated DSA Submittal:	June 2018
Estimated Bidding & Award:	February to May 2019
Estimated Construction Start:	June 2019
Estimated Construction Completion:	August 2020
Estimated Budget:	\$20,566,715

Proposed Site Plan



Jefferson Elementary School

Measure O Campus Improvements

Description of Project

Jefferson Elementary School was built in 1948. Additional portable classroom buildings were added to the site over time to accommodate the growing number of students. Under Measure O, Jefferson Elementary School will receive the following improvements:

1. A new 1-story kindergarten building with 6 classrooms & support space
2. Full modernization of Buildings M & N and minor campus-wide modernization of all existing portable and permanent buildings, including:
 - a) Roof replacement
 - b) New HVAC
 - c) Interior finishes
 - d) New lighting
 - e) Casework
 - f) Windows and doors
 - g) Upgrade restroom facilities
 - h) Exterior paint
3. Replace drinking fountains
4. Site drainage corrections

Current Project Status

The District has retained WLC Architects to prepare the design plans for the modernization and new construction components of this project. District staff and WLC Architects are currently in the process of finalizing the schematic designs. DSA plans are expected to be submitted in approximately August of 2018. Upon DSA approval, District will proceed with the bidding and award process in April through July of 2019. Construction is expected to start in July of 2019 and is expected to last 12 months.

Timeline

Architect:	WLC Architects
Estimated DSA Submittal:	August 2018
Estimated Bidding & Award:	April to July 2019
Estimated Construction Start:	July 2019
Estimated Construction Completion:	July 2020
Estimated Budget:	\$16,577,715

Jefferson Elementary School

Proposed Site Plan



- Construction of New 1-Story Kindergarten Classroom Building, approx. 10,000sf (Total 6 Kindergarten Classrooms & Support Spaces)
- Expanded playground area
- Full Modernization at Existing Buildings M & N
- Minor Campus-Wide Modernization at All Existing Permanent Buildings
- Minor Campus-Wide Modernization at All Existing Portable Classrooms

Sierra Middle School

Measure O Campus Improvements

Description of Project

Sierra Middle School was built in 1957. The site currently does not have portable buildings. Under Measure O, Sierra Middle School will receive the following improvements:

1. **Light Modernization** of classroom buildings and library, including: HVAC, lighting, and fire alarm upgrade
2. **Medium Modernization** of MPR/Kitchen Building, including: HVAC, lighting, fire alarm, interior finishes, roofing, and kitchen waste line replacement
3. **Heavy Modernization** of Administration Building and severe handicap classrooms, including: HVAC, electrical upgrade, fire alarm, interior finishes, reconfigure administration layout, and diapering stations
4. **ADA accessibility improvements**, including: new paving, sinks, drinking fountains, etc.
5. **Parking lot expansion**
6. **Construction of a new student drop-off lane**

Current Project Status

The District has retained TBP Architecture, Inc. to prepare the design plans for this project. District staff and TBP Architecture are currently in the process of finalizing the Schematic Designs. DSA plans are expected to be submitted in approximately July of 2018. Upon DSA approval, District will proceed with the bidding and award process in December through February of 2019. Construction is expected to start in February of 2019 and is expected to last approximately 12 months.

Timeline

Architect:	TBP Architecture, Inc.
Estimated DSA Submittal:	July 2018
Estimated Bidding & Award:	December to February 2019
Estimated Construction Start:	February 2019
Estimated Construction Completion:	February 2020
Estimated Budget:	\$9,981,631

Sierra Middle School

Proposed Site Plan



LEGEND

- **CLASSROOMS BUILDING**
HVAC; Lighting; Fire Alarm
- **MULTI-PURPOSE BUILDING**
Lighting; Fire Alarm; Interior Finishes; Roofing
- **GYMNASIUM MODERNIZATION**
HVAC; Electrical; Fire Alarm; Interior Finishes; Roofing
- **ADMINISTRATION MODERNIZATION**
HVAC; Electrical; Fire Alarm; Roofing; Interior Finishes; Reconfigure Layout
- **LIBRARY MODERNIZATION**
Electrical; Fire Alarm; Interior Finishes

Alcott Elementary School

Measure O Campus Improvements

Description of Project	Current Project Status												
Alcott Elementary School was built in 1961. Additional portable classroom buildings were added to the site over time to accommodate the growing number of students. The site currently has fourteen portable buildings. Under Measure O, Alcott Elementary School will receive the following improvements: 1. A new two-story building with 6 regular classrooms and 4 kindergarten classrooms 2. Renovation of Library/Media Lab 3. Buildings' modernization, including: a) New HVAC b) Interior finishes c) Casework d) Turf and path e) ADA upgrades f) Site utilities	The District has retained DLR Group to prepare the design plans for the modernization and new construction components of this project. District staff and DLR Group are currently in the process of finalizing the Schematic Designs. DSA plans are expected to be submitted in approximately July of 2018. Upon DSA approval, District will proceed with the bidding and award process in January through March of 2019. Construction is expected to start in June of 2019 and is expected to last approximately 24 months. <u>Timeline</u> <table><tr><td>Architect:</td><td>DLR Group</td></tr><tr><td>Estimated DSA Submittal:</td><td>July 2018</td></tr><tr><td>Estimated Bidding & Award:</td><td>January to March 2019</td></tr><tr><td>Estimated Construction Start:</td><td>June 2019</td></tr><tr><td>Estimated Construction Completion:</td><td>May 2021</td></tr><tr><td>Estimated Budget:</td><td>\$15,770,788</td></tr></table>	Architect:	DLR Group	Estimated DSA Submittal:	July 2018	Estimated Bidding & Award:	January to March 2019	Estimated Construction Start:	June 2019	Estimated Construction Completion:	May 2021	Estimated Budget:	\$15,770,788
Architect:	DLR Group												
Estimated DSA Submittal:	July 2018												
Estimated Bidding & Award:	January to March 2019												
Estimated Construction Start:	June 2019												
Estimated Construction Completion:	May 2021												
Estimated Budget:	\$15,770,788												

Alcott Elementary School

Proposed Site Plan



Fremont Elementary School

Measure O Campus Improvements

Description of Project

Fremont Elementary School is one of the oldest schools in the District, built in 1917. It's age has taken a toll on the classrooms and many of the support buildings. Under Measure O, Fremont Elementary School will receive the following improvements:

1. Modernize administration/Library
2. New kindergarten modular restroom
3. New play equipment
4. Perimeter fencing
5. Modernize regular classrooms and kindergarten, including:
 - a) Roof replacement
 - b) New HVAC
 - c) Exterior paint
 - d) Carpet

Current Project Status

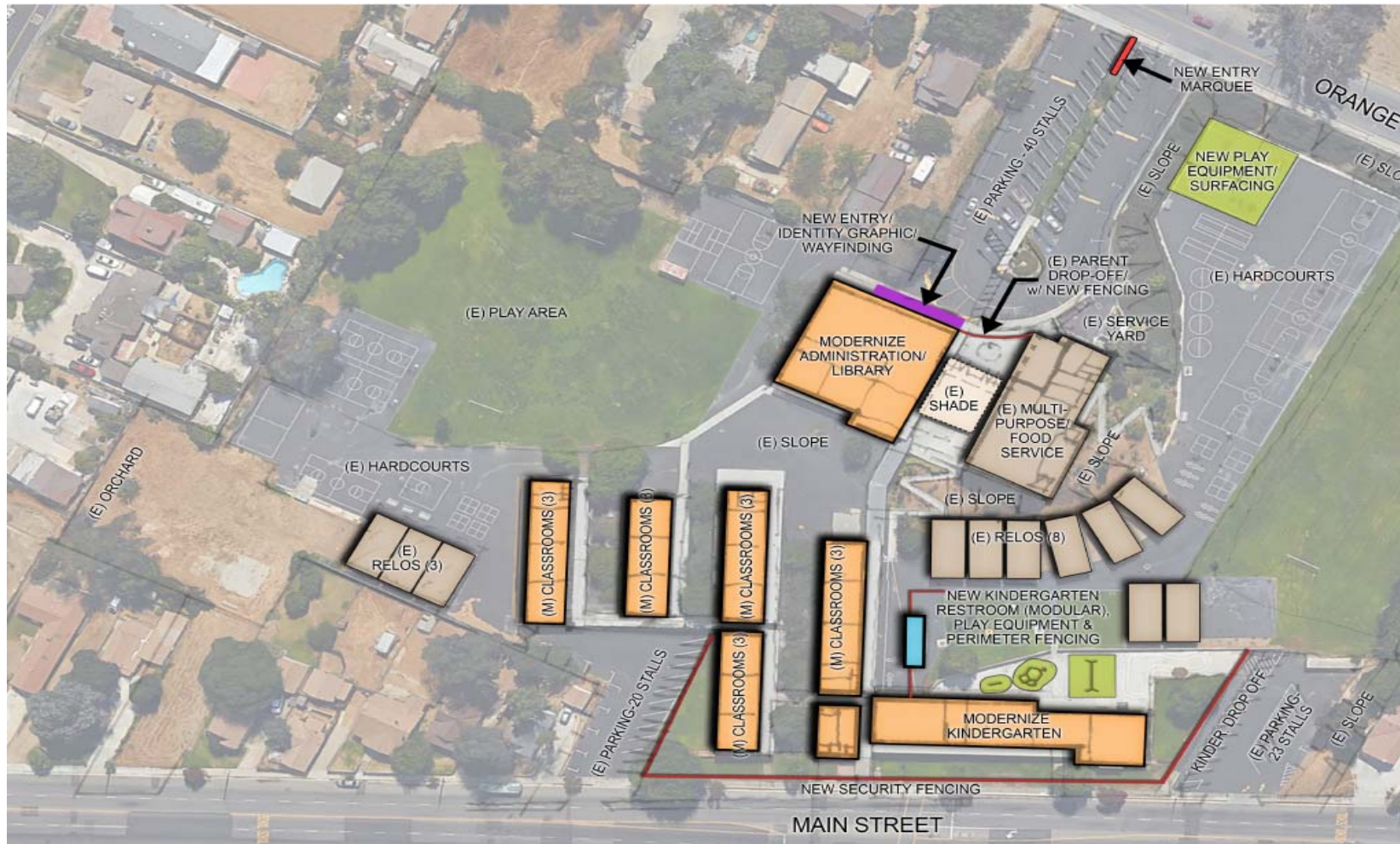
The District has retained Ruhnau Clarke Architects to prepare the design plans for this project. District staff and Ruhnau Clarke are currently in the process of finalizing the schematic designs. DSA plans are expected to be submitted in July of 2018. Upon DSA approval, District will proceed with the bidding and award process in February through May of 2020. Construction is expected to start in June of 2020 and is expected to last approximately 12 months.

Timeline

Architect:	Ruhnau Clarke Architects
Estimated DSA Submittal:	July 2018
Estimated Bidding & Award:	February to May 2020
Estimated Construction Start:	June 2020
Estimated Construction Completion:	August 2021
Estimated Budget:	\$5,350,141

Fremont Elementary School

Proposed Site Plan



Magnolia Elementary School

Measure O Campus Improvements

Description of Project

Magnolia Elementary School is one of the oldest schools in the District, built in 1898. Over the years, portables have been added to the site to accommodate the growing number of students. Under Measure O, Magnolia Elementary School will receive the following improvements:

1. A new single story building with 10 classrooms to replace portable buildings
2. Replace student drop-off/pick-up area
3. Improve hardscape and drainage conditions
4. Remodel auditorium/multi-purpose room
5. New kindergarten play area
6. Improve playfields and landscape
7. New classroom furniture, cabinetry with sink and drinking fountains
8. Upgrading plumbing infrastructure in Buildings A & M and kitchen
9. Replace HVAC
10. Replace interior lighting to LED lights
11. Replace stage lighting controls
12. Replace electrical power and distribution

Current Project Status

The District has retained ATI Architects & Engineers to prepare the design plans for this project. District staff and ATI Architects are currently in the process of finalizing the schematic designs. DSA plans are expected to be submitted in approximately September of 2018. Upon DSA approval, District will proceed with the bidding and award process in 2019.

Timeline

Architect:	ATI Architects & Engineers
Estimated DSA Submittal:	September 2018
Estimated Budget:	\$10,569,976

Magnolia Elementary School

Proposed Site Plan



MEASURE O PROJECT SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	Measure O Project Commitments	Measure O Project Expenditures	Remaining Commitment Balances	Project Order
A		B	C	D (B + C)	E
118 - Harrison Elementary School Campus Improvements:					
1	118-9772 - Harrison Elementary School - New Construction	\$76,756.00	(\$27,737.62)	\$49,018.38	Group A
2	118-9776 - Harrison Elementary School - Modernization	<u>250,744.00</u>	<u>(23,616.60)</u>	<u>227,127.40</u>	Group A
Campus Total:		\$327,500.00	(\$51,354.22)	\$276,145.78	
122 - Highgrove Elementary School Campus Improvements:					
3	122-9772 - Highgrove Elementary School - New Construction	\$0.00	\$0.00	\$0.00	Group A
4	122-9776 - Highgrove Elementary School - Modernization	<u>516,706.00</u>	<u>(750.00)</u>	<u>515,956.00</u>	Group A
Campus Total:		\$516,706.00	(\$750.00)	\$515,956.00	
130 - Jefferson Elementary School Campus Improvements:					
5	130-9772 - Jefferson Elementary School - New Construction	\$277,524.00	\$0.00	\$277,524.00	Group A
6	130-9776 - Jefferson Elementary School - Modernization	<u>731,254.00</u>	<u>(14,950.08)</u>	<u>716,303.92</u>	Group A
Campus Total:		\$1,008,778.00	(\$14,950.08)	\$993,827.92	
138 - Madison Elementary School Campus Improvements:					
7	138-9772 - Madison Elementary School - New Construction	\$491,288.00	\$0.00	\$491,288.00	Group A
8	138-9776 - Madison Elementary School - Modernization	<u>488,916.00</u>	<u>0.00</u>	<u>488,916.00</u>	Group A
Campus Total:		\$980,204.00	\$0.00	\$980,204.00	
250 - Sierra Middle School Campus Improvements:					
9	250-9776 - Sierra Middle - Modernization	\$637,670.00	(\$27,187.50)	\$610,482.50	Group A
Campus Total:		\$637,670.00	(\$27,187.50)	\$610,482.50	
360 - STEM High School					
10	360-9772 - STEM High School - New Construction	\$2,110,407.50	(\$90,893.12)	\$2,019,514.38	Group A
Campus Total:		\$2,110,407.50	(\$90,893.12)	\$2,019,514.38	

Measure O PROJECT SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	Measure O Project Commitments	Measure O Project Expenditures	Remaining Commitment Balances	Project Order
A		B	C	D (B + C)	E
104 - Alcott Elementary School Campus Improvements:					
10	104-9772 - Alcott Elementary School - New Construction	\$221,957.00	\$0.00	\$221,957.00	Group B
11	104-9776 - Alcott Elementary School - Modernization	<u>358,432.00</u>	<u>0.00</u>	<u>358,432.00</u>	Group B
Campus Total:		\$580,389.00	\$0.00	\$580,389.00	
128 - Jackson Elementary School Campus Improvements:					
12	128-9776 - Jackson Elementary School - Modernization	\$371,993.00	(\$10,792.10)	\$361,200.90	Group B
Campus Total:		\$371,993.00	(\$10,792.10)	\$361,200.90	
142 - Monroe Elementary School Campus Improvements:					
13	142-9776 - Monroe Elementary School - Modernization	\$10,700.00	\$0.00	\$10,700.00	Group B
Campus Total:		\$10,700.00	\$0.00	\$10,700.00	
460 - Sunshine Early Childhood Center					
14	460-9776 - Sunshine Early Childhood Center - Modernization	\$177,277.00	(\$15,507.66)	\$161,769.34	Group B
Campus Total:		\$177,277.00	(\$15,507.66)	\$161,769.34	
310 - Arlington High School Campus Improvements:					
15	310-9772 - Arlington High School - New Construction	\$27,500.00	\$0.00	\$27,500.00	Group B
Campus Total:		\$27,500.00	\$0.00	\$27,500.00	
340 - Poly High School Campus Improvements:					
16	340-9772 - Poly High School - New Construction	\$30,172.00	(\$6,450.72)	\$23,721.28	Group B
17	340-9776 - Poly High School - Modernization	511,702.00	(34,821.60)	476,880.40	Group B
Campus Total:		\$541,874.00	(\$41,272.32)	\$500,601.68	

Measure O PROJECT SUMMARY BY SCHOOL CAMPUS

No.	District Project Name	Measure O Project Commitments	Measure O Project Expenditures	Remaining Commitment Balances	Project Order
A		B	C	D (B + C)	E
Groups C Projects					
18	102-9776 - Adams Elementary School - Modernization	\$12,875.00	\$0.00	\$12,875.00	Group C
19	114-9776 - Fremont Elementary School - Modernization	164,125.00	(750.00)	163,375.00	Group C
20	136-9772 - Longfellow Elementary School - New Construction	187,141.00	0.00	187,141.00	Group C
21	136-9776 - Longfellow Elementary School - Modernization	297,134.00	(750.00)	296,384.00	Group C
22	140-9772 - Magnolia Elementary School - New Construction	226,957.00	(33,562.06)	193,394.94	Group C
23	140-9776 - Magnolia Elementary School - Modernization	158,765.00	(21,736.90)	137,028.10	Group C
Campus Total:		\$1,046,997.00	(\$56,798.96)	\$990,198.04	
Groups D, E, F, & H Projects					
24	105-9772 - Maxine Frost Elementary - New Construction	\$38,350.00	(\$3,986.43)	\$34,363.57	N/A
25	112-9776 - Franklin Elementary School - Modernization	110,883.00	(36,603.04)	74,279.96	Group E
26	144-9776 - Mt. View Elementary School - Modernization	122,557.00	(1,852.50)	120,704.50	Group E
27	146-9776 - Pachappa Elementary School - Modernization	128,834.00	0.00	128,834.00	Group E
28	150-9776 - Taft Elementary - Modernization	103,822.00	(21,393.06)	82,428.94	Group G
29	154-9776 - Washington Elementary School - Modernization	71,250.00	(750.00)	70,500.00	Group D
30	156-9776 - Woodcrest Elementary School - Modernization	48,867.00	(8,570.63)	40,296.37	Group E
31	230-9776 - Earhart Middle School - Modernization	148,332.00	(750.00)	147,582.00	N/A
32	260-9772 - Woodcrest Elementary School - New Construction	12,350.00	(750.00)	11,600.00	Group E
33	260-9776 - Woodcrest Elementary School - Modernization	289,997.00	(32,307.38)	257,689.62	Group E
34	320-9772 - King High School - New Construction	32,845.00	0.00	32,845.00	Group F
35	350-9776 - Ramona High School - Modernization	315,417.00	(9,450.00)	305,967.00	Group E
36	612-0000 - Facilities Projects - Undistributed	136,291.12	(4,206.21)	132,084.91	N/A
37	612-9772 - Facilities Projects - New Construction	342.44	(342.44)	0.00	N/A
Campus Total:		\$1,560,137.56	(\$120,961.69)	\$1,439,175.87	
COMBINED TOTALS FOR PROJECTS CURRENTLY UNDERWAY:		<u>\$9,898,133.06</u>	<u>(\$430,467.65)</u>	<u>\$9,467,665.41</u>	

2016 Measure O G.O. Bond Measure

Project Design Through Construction Steps

Phase I

- ✓ Boots on the ground site assessment – Architect/Engineer (Design Team)
- ✓ Design Team prepares site analysis, findings & recommendations
- ✓ Design Team prepares schematics, options, and alternatives
- ✓ District staff provides Board update/Study Session

Phase II

- ✓ Prepare Design & Construction Development Documents (Design Team and Construction Manager)
- ✓ Obtain State approvals (DSA, CDE, etc.)
- ✓ File State funding applications, as applicable
- ✓ Project bidding & advertising
- ✓ Construction

2016 Measure O G.O. Bond Measure

Potential State Grants for Groups A, B & C Projects

The Riverside Unified School District will make every effort to augment its Measure O G.O. Bonds with future State eligible grants. Set forth below are estimated State new construction and modernization grant funding amounts that the District may be eligible for under the State's School Facility Program ("SFP"). The State passed a State School Bond Measure in November of 2016. However, the receipt of potential State grants is predicated on: 1) the Governor agreeing to issue State School Bonds, 2) the District meeting the State's eligibility requirements, and 3) the State funding levels remaining at current levels.

No.	School Project Name	Potential Estimated State Grants *	District Estimated Share of Project	Estimated Project Budget
1	Harrison Elementary School - Modernization Grants	\$1,328,522.00	\$11,041,009.00	\$12,369,531.00
	Harrison Elementary School - New Construction Grants	\$3,000,000.00		
3	Highgrove Elementary School - Modernization Grants	3,246,134.00	17,320,581.00	20,566,715.00
	Highgrove Elementary School - New Construction Grants	3,782,587.00		
5	Jefferson Elementary School - Modernization Grants	4,767,751.00	11,809,964.00	16,577,715.00
7	Madison Elementary School - Modernization Grants	3,172,403.00	15,459,058.00	18,631,461.00
9	Sierra Middle School - Modernization Grants	4,385,673.00	5,595,958.00	9,981,631.00
11	Alcott Elementary School - Modernization Grants	3,062,172.00	12,708,616.00	15,770,788.00
13	Jackson Elementary School - Modernization Grants	4,024,164.00	5,285,101.00	9,309,265.00
	Jackson Elementary School - New Construction Grants	600,000.00		
15	Monroe Elementary School - Modernization Grants	3,307,225.00	3,161,332.00	6,468,557.00
17	Sunshine Early Childhood Center - Modernization Grants	1,224,606.00	2,365,180.00	3,589,786.00
19	Poly High School - Modernization Grants	3,660,212.00	20,379,682.00	24,039,894.00
21	Arlington High School - Modernization Grants	1,079,371.00	15,028,405.00	16,107,776.00
23	Adams Elementary School - Modernization Grants	2,419,000.00	4,164,366.00	6,583,366.00
25	Fremont Elementary School - Modernization Grants	1,137,052.00	4,213,089.00	5,350,141.00
	Fremont Elementary School - New Construction Grants	581,882.00		
27	Longfellow Elementary School - Modernization Grants	3,472,769.00	9,165,401.00	12,638,170.00
29	Magnolia Elementary School - Modernization Grants	523,797.00	10,046,179.00	10,569,976.00
31	University Middle School - Modernization Grants	392,201.00	6,466,048.00	6,858,249.00
COMBINED TOTAL:		\$49,167,521.00	\$154,209,969.00	\$195,413,021.00

* Receipt of State funding is predicated on the Governor issuing State School Bonds under voter approved Prop. 51; 2) the District meeting the State's eligibility requirements; and 3) the State funding amounts remaining at the current 50/50 for new construction and 60/40 for modernization projects.

2016 Measure O G.O. Bond Measure

Measure O Expenditure Backup

Measure O Project Expenditure Backup
From Inception to February 2, 2018

Encumbrance Report

Riverside Unified School District

Encumbrances, Expenses and Current Liabilities, Fund 21-9912 (Measure O)

VENDOR	ENCUMBRANCE	EXPENDITURE	BALANCE	DESCRIPTION
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102-9776 - Adams Elementary School - Modernization

LPA Architects	\$12,875.00	\$0.00	\$12,875.00	Architect Fees
	\$12,875.00	\$0.00	\$12,875.00	Project Totals for 102-9776 - Adams Elementary School - Modernization

104-9772 - Alcott Elementary School - New Construction

DLR Group, Inc.	\$221,957.00	\$0.00	\$221,957.00	Architect Fees
	\$221,957.00	\$0.00	\$221,957.00	Project Totals for 104-9772 - Alcott Elementary School - New Construction

104-9776 - Alcott Elementary School - Modernization

DLR Group, Inc.	\$346,232.00	\$0.00	\$346,232.00	Architect Fees
Kelsoe & Associates, Inc.	\$12,200.00	\$0.00	\$12,200.00	Site Survey
	\$358,432.00	\$0.00	\$358,432.00	Project Totals for 104-9776 - Alcott Elementary School - Modernization

105-9772 - Maxone Frost Elementary - New Construction

Albert A. Webb Associates	\$8,500.00	\$0.00	\$8,500.00	Site Survey
Integra Realty Resources - Los Angeles	\$8,000.00	\$0.00	\$8,000.00	Site Costs
Placeworks	\$21,850.00	(\$3,986.43)	\$17,863.57	Site Costs
	\$38,350.00	(\$3,986.43)	\$34,363.57	Project Totals for 105-9772 - Maxone Frost Elementary - New Construction

112-9776 - Franklin Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
HMC Architects	\$99,633.00	(\$35,853.04)	\$63,779.96	Architect Fees
Hunsaker & Associates Irvine, Inc.	\$10,500.00	\$0.00	\$10,500.00	Site Survey
	\$110,883.00	(\$36,603.04)	\$74,279.96	Project Totals for 112-9776 - Franklin Elementary School - Modernization

114-9776 - Fremont Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs
Ruhnau Ruhnau Clarke & Associates	\$151,775.00	\$0.00	\$151,775.00	Architect Fees
	\$164,125.00	(\$750.00)	\$163,375.00	Project Totals for 114-9776 - Fremont Elementary School - Modernization

118-9772 - Harrison Elementary School - New Construction

ATI Architects & Engineers	\$76,756.00	(\$27,737.62)	\$49,018.38	Architect Fees
	\$76,756.00	(\$27,737.62)	\$49,018.38	Project Totals for 118-9772 - Harrison Elementary School - New Construction

118-9776 - Harrison Elementary School - Modernization

ATI Architects & Engineers	\$238,394.00	(\$22,866.60)	\$215,527.40	Architect Fees
Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs

Encumbrance Report

Riverside Unified School District

Encumbrances, Expenses and Current Liabilities, Fund 21-9912 (Measure O)

VENDOR	ENCUMBRANCE	EXPENDITURE	BALANCE	DESCRIPTION
	\$250,744.00	(\$23,616.60)	\$227,127.40	Project Totals for 118-9776 - Harrison Elementary School - Modernization

122-9776 - Highgrove Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs
Ruhnau Ruhnau Clarke & Associates	\$504,356.00	\$0.00	\$504,356.00	Architect Fees
	\$516,706.00	(\$750.00)	\$515,956.00	Project Totals for 122-9776 - Highgrove Elementary School - Modernization

128-9776 - Jackson Elementary School - Modernization

Chicago Title Company	\$750.00	\$0.00	\$750.00	Title Fees
Hunsaker & Associates Irvine, Inc.	\$10,500.00	\$0.00	\$10,500.00	Site Survey
WLC Architects, Inc.	\$360,743.00	(\$10,792.10)	\$349,950.90	Architect Fees
	\$371,993.00	(\$10,792.10)	\$361,200.90	Project Totals for 128-9776 - Jackson Elementary School - Modernization

130-9772 - Jefferson Elementary School - New Construction

WLC Architects, Inc.	\$277,524.00	\$0.00	\$277,524.00	Architect Fees
	\$277,524.00	\$0.00	\$277,524.00	Project Totals for 130-9772 - Jefferson Elementary School - New Construction

130-9776 - Jefferson Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Hunsaker & Associates Irvine, Inc.	\$10,500.00	\$0.00	\$10,500.00	Site Survey
WLC Architects, Inc.	\$720,004.00	(\$14,200.08)	\$705,803.92	Architect Fees
	\$731,254.00	(\$14,950.08)	\$716,303.92	Project Totals for 130-9776 - Jefferson Elementary School - Modernization

136-9772 - Longfellow Elementary School - New Construction

DLR Group, Inc.	\$187,141.00	\$0.00	\$187,141.00	Architect Fees
	\$187,141.00	\$0.00	\$187,141.00	Project Totals for 136-9772 - Longfellow Elementary School - New Construction

136-9776 - Longfellow Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
DLR Group, Inc.	\$283,384.00	\$0.00	\$283,384.00	Architect Fees
Kelsoe & Associates, Inc.	\$13,000.00	\$0.00	\$13,000.00	Site Survey
New Vendor	\$0.00	\$0.00	\$0.00	
	\$297,134.00	(\$750.00)	\$296,384.00	Project Totals for 136-9776 - Longfellow Elementary School - Modernization

138-9772 - Madison Elementary School - New Construction

LPA Architects	\$491,288.00	\$0.00	\$491,288.00	Architect Fees
	\$491,288.00	\$0.00	\$491,288.00	Project Totals for 138-9772 - Madison Elementary School - New Construction

Encumbrance Report

Riverside Unified School District

Encumbrances, Expenses and Current Liabilities, Fund 21-9912 (Measure O)

VENDOR	ENCUMBRANCE	EXPENDITURE	BALANCE	DESCRIPTION
138-9776 - Madison Elementary School - Modernization				
Kelsoe & Associates, Inc.	\$12,200.00	\$0.00	\$12,200.00	Site Survey
LPA Architects	\$476,716.00	\$0.00	\$476,716.00	Architect Fees
	\$488,916.00	\$0.00	\$488,916.00	Project Totals for 138-9776 - Madison Elementary School - Modernization
140-9772 - Magnolia Elementary School - New Construction				
ATI Architects & Engineers	\$226,957.00	(\$33,562.06)	\$193,394.94	Architect Fees
	\$226,957.00	(\$33,562.06)	\$193,394.94	Project Totals for 140-9772 - Magnolia Elementary School - New Construction
140-9776 - Magnolia Elementary School - Modernization				
ATI Architects & Engineers	\$146,415.00	(\$20,986.90)	\$125,428.10	Architect Fees
Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs
	\$158,765.00	(\$21,736.90)	\$137,028.10	Project Totals for 140-9776 - Magnolia Elementary School - Modernization
142-9776 - Monroe Elementary School - Modernization				
Kelsoe & Associates, Inc.	\$10,700.00	\$0.00	\$10,700.00	Site Survey
	\$10,700.00	\$0.00	\$10,700.00	Project Totals for 142-9776 - Monroe Elementary School - Modernization
144-9776 - Mt. View Elementary School - Modernization				
Chicago Title Company	\$750.00	\$0.00	\$750.00	Title Fees
DLR Group, Inc.	\$111,107.00	(\$1,852.50)	\$109,254.50	Architect Fees
Kelsoe & Associates, Inc.	\$10,700.00	\$0.00	\$10,700.00	Site Survey
New Vendor	\$0.00	\$0.00	\$0.00	
	\$122,557.00	(\$1,852.50)	\$120,704.50	Project Totals for 144-9776 - Mt. View Elementary School - Modernization
146-9776 - Pachappa Elementary School - Modernization				
Chicago Title Company	\$750.00	\$0.00	\$750.00	Title Fees
Kelsoe & Associates, Inc.	\$10,700.00	\$0.00	\$10,700.00	Site Survey
LPA Architects	\$117,384.00	\$0.00	\$117,384.00	Architect Fees
New Vendor	\$0.00	\$0.00	\$0.00	
	\$128,834.00	\$0.00	\$128,834.00	Project Totals for 146-9776 - Pachappa Elementary School - Modernization
150-9776 - Taft Elementary - Modernization				
Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
HMC Architects	\$92,572.00	(\$20,643.06)	\$71,928.94	Architect Fees
Hunsaker & Associates Irvine, Inc.	\$10,500.00	\$0.00	\$10,500.00	Site Survey
	\$103,822.00	(\$21,393.06)	\$82,428.94	Project Totals for 150-9776 - Taft Elementary - Modernization

Encumbrance Report

Riverside Unified School District

Encumbrances, Expenses and Current Liabilities, Fund 21-9912 (Measure O)

VENDOR	ENCUMBRANCE	EXPENDITURE	BALANCE	DESCRIPTION
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154-9776 - Washington Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Hunsaker & Associates Irvine, Inc.	\$10,500.00	\$0.00	\$10,500.00	Site Survey
WLC Architects, Inc.	\$60,000.00	\$0.00	\$60,000.00	Architect Fees
	\$71,250.00	(\$750.00)	\$70,500.00	Project Totals for 154-9776 - Washington Elementary School - Modernization

156-9776 - Woodcrest Elementary School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs
Go Architects, Inc.	\$36,517.00	(\$7,820.63)	\$28,696.37	Architects Fees
	\$48,867.00	(\$8,570.63)	\$40,296.37	Project Totals for 156-9776 - Woodcrest Elementary School - Modernization

230-9776 - Earhart Middle School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs
Ruhnau Ruhnau Clarke & Associates	\$135,982.00	\$0.00	\$135,982.00	Architect Fees
	\$148,332.00	(\$750.00)	\$147,582.00	Project Totals for 230-9776 - Earhart Middle School - Modernization

250-9776 - Sierra Middle - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Hunsaker & Associates Irvine, Inc.	\$12,500.00	\$0.00	\$12,500.00	Site Survey
Tbp/Architecture, Inc.	\$624,420.00	(\$26,437.50)	\$597,982.50	Architect Fees
	\$637,670.00	(\$27,187.50)	\$610,482.50	Project Totals for 250-9776 - Sierra Middle - Modernization

260-9772 - Woodcrest Elementary School - New Construction

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Epic Engineers	\$11,600.00	\$0.00	\$11,600.00	Engineering Costs
	\$12,350.00	(\$750.00)	\$11,600.00	Project Totals for 260-9772 - Woodcrest Elementary School - New Construction

260-9776 - Woodcrest Elementary School - Modernization

Go Architects, Inc.	\$289,997.00	(\$32,307.38)	\$257,689.62	Architects Fees
	\$289,997.00	(\$32,307.38)	\$257,689.62	Project Totals for 260-9776 - Woodcrest Elementary School - Modernization

310-9772 - Arlington High School - New Construction

Kelsoe & Associates, Inc.	\$27,500.00	\$0.00	\$27,500.00	Site Survey
	\$27,500.00	\$0.00	\$27,500.00	Project Totals for 310-9772 - Arlington High School - New Construction

320-9772 - King High School - New Construction

Hunsaker & Associates Irvine, Inc.	\$10,600.00	\$0.00	\$10,600.00	Site Survey
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Encumbrance Report

Riverside Unified School District

Encumbrances, Expenses and Current Liabilities, Fund 21-9912 (Measure O)

VENDOR	ENCUMBRANCE	EXPENDITURE	BALANCE	DESCRIPTION
WLC Architects, Inc.	\$22,245.00	\$0.00	\$22,245.00	Architect Fees
	\$32,845.00	\$0.00	\$32,845.00	Project Totals for 320-9772 - King High School - New Construction

340-9772 - Poly High School - New Construction

Chicago Title Company	\$750.00	\$0.00	\$750.00	Title Fees
Epic Engineers	\$11,520.00	\$0.00	\$11,520.00	Engineering Costs
Placeworks	\$7,300.00	(\$6,450.72)	\$849.28	Site Costs
WLC Architects, Inc.	\$10,602.00	\$0.00	\$10,602.00	Architect Fees
	\$30,172.00	(\$6,450.72)	\$23,721.28	Project Totals for 340-9772 - Poly High School - New Construction

340-9776 - Poly High School - Modernization

WLC Architects, Inc.	\$511,702.00	(\$34,821.60)	\$476,880.40	Architect Fees
	\$511,702.00	(\$34,821.60)	\$476,880.40	Project Totals for 340-9776 - Poly High School - Modernization

350-9776 - Ramona High School - Modernization

Chicago Title Company	\$750.00	(\$750.00)	\$0.00	Title Fees
Kelsoe & Associates, Inc.	\$15,500.00	(\$8,700.00)	\$6,800.00	Site Survey
LPA Architects	\$299,167.00	\$0.00	\$299,167.00	Architect Fees
New Vendor	\$0.00	\$0.00	\$0.00	
	\$315,417.00	(\$9,450.00)	\$305,967.00	Project Totals for 350-9776 - Ramona High School - Modernization

360-9772 - STEM High School - New Construction

Bowie, Arneson, Wiles & Giannone	\$733.50	(\$733.50)	\$0.00	Legal Costs
Dept.Of Toxic Substances Control	\$22,547.00	(\$11,270.00)	\$11,277.00	Environmental Costs
Epic Engineers	\$12,800.00	\$0.00	\$12,800.00	Engineering Costs
Fagen Friedman & Fulfroost, Llp	\$403.00	(\$403.00)	\$0.00	Legal
Placeworks	\$58,024.00	(\$37,076.55)	\$20,947.45	Site Costs
Psomas	\$42,900.00	(\$41,410.07)	\$1,489.93	Architect Fees
Ruhnau Ruhnau Clarke & Associates	\$1,973,000.00	\$0.00	\$1,973,000.00	Architect Fees
	\$2,110,407.50	(\$90,893.12)	\$2,019,514.38	Project Totals for 360-9772 - STEM High School - New Construction

460-9776 - Sunshine Early Childhood Center - Modernization

Go Architects, Inc.	\$165,077.00	(\$15,507.66)	\$149,569.34	Architects Fees
Kelsoe & Associates, Inc.	\$12,200.00	\$0.00	\$12,200.00	Site Survey
	\$177,277.00	(\$15,507.66)	\$161,769.34	Project Totals for 460-9776 - Sunshine Early Childhood Center - Modernization

612-0000 - Facilities Projects - Undistributed

Atkinson, Andelson, Loya, Ruud &	\$20,000.00	(\$3,085.09)	\$16,914.91	Legal Costs
BLX Group	\$2,150.00	\$0.00	\$2,150.00	Consultant Costs
California Financial Services	\$100,000.00	\$0.00	\$100,000.00	

Encumbrance Report Riverside Unified School District

Encumbrances, Expenses and Current Liabilities, Fund 21-9912 (Measure O)

VENDOR	ENCUMBRANCE	EXPENDITURE	BALANCE	DESCRIPTION
David Taussig And Associates, Inc.	\$1,500.00	\$0.00	\$1,500.00	Consultant Costs
Epic Engineers	\$11,520.00	\$0.00	\$11,520.00	Engineering Costs
First American Title Insurance Co	\$750.00	(\$750.00)	\$0.00	Title Fees
Riverside Unified School District	\$63.62	(\$63.62)	(\$0.00)	Project Planning
R.U.S.D. - Pub	\$307.50	(\$307.50)	\$0.00	Internal Publications
	\$136,291.12	(\$4,206.21)	\$132,084.91	Project Totals for 612-0000 - Facilities Projects - Undistributed

612-9772 - Facilities Projects - New Construction

Atkinson, Andelson, Loya, Ruud &	\$342.44	(\$342.44)	\$0.00	Legal Costs
	\$342.44	(\$342.44)	\$0.00	Project Totals for 612-9772 - Facilities Projects - New Construction

	\$9,898,133.06	(\$430,467.65)	\$9,467,665.41	District Grand Totals for Riverside Unified School District (for selected data)
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