

RIVERSIDE UNIFIED SCHOOL DISTRICT

MEASURE O CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

Tuesday, March 3, 2026, at 5:30PM – Sunshine Early Childhood Center

Call Meeting to Order:

Chair Beeman commenced the Measure O Citizens' Bond Oversight Committee meeting at 5:30PM.

Members Present:

Chani Beeman, Nick Corbo, Art Alcaraz, Douglas Kroon, Lara E. Martin, Michael Osmon, Jag Patel, Ashley Peake, Oswaldo Puerta, Richard Vandenberg

Member Absent:

H. Martin de' Campo, Mathew Stowe

Staff Present:

Orin Williams, Timothy DeLand, Rene Castro, Karyn Dowden, Michael Vargas, Eric Walker

Consultants Present:

Alicia McHenry from KeyAnalytics; Jennifer Bradlee of Best, Best & Krieger

Community Members Present:

Rosie Puerta

**Pledge of Allegiance**

The Pledge of Allegiance was recited by all Committee members, staff, and community members present.

**Tour of the Measure O Sunshine Early Childhood Center Campus**

Mr. Walker shared an overview of the improvements made to the school and then led the Committee members, staff, and community members on a tour of the site.

## **Welcome and Introduction of Members**

All present Committee members introduced themselves, while absent members were noted.

## **Public Comment for Items Not on the Agenda:**

Public Comment Instructions were read, and comments for items not on the agenda were requested by Chair Beeman. None were received.

## **Staff Reports/Discussion Items:**

### 1. Measure O Project Updates for John W. North High, Ofelia Valdez-Yeager Eastside Elementary School, and Casa Blanca Elementary School

Mr. DeLand reported that the John W. North High School project is in the final phase of completion, and the new two-story science building and gymnasium are fully occupied. He stated the former science building (Building 200) has been converted into standard classrooms, that portable classrooms have been relocated or removed, and an outdoor learning area is under development. Mr. DeLand also confirmed that remaining work consists of punch list items, with completion expected by the end of the month and financial closeout anticipated by the end of the fiscal year.

Mr. DeLand moved on to present updates on the Ofelia Valdez-Yeager Eastside Elementary School project, confirming that all plans have been approved by the Division of the State Architect (DSA). Mr. DeLand stated that offsite utility work (underground electrical) is underway, and the Department of Toxic Substances Control (DTSC) has approved the Removal Action Work Plan (RAW), and an Environmental Impact Report (EIR) addendum addressing importing and exporting of soil was scheduled for Board consideration on March 12. Mr. DeLand proceeded to explain that soil remediation is expected to begin by the end of the month.

Mr. DeLand then confirmed that Casa Blanca Elementary School is in the final closeout phase, that major punch list items have been completed, and minor warranty repairs are ongoing. He proceeded to explain that playground improvements, including swings and rubberized surfacing, have been installed.

## 2. District Staff Report Regarding Measure O Financial Status

Ms. McHenry presented the Measure O financial updates as of October 31st, as reflected in the report distributed to the Committee. She presented an overview of the \$392M Measure O program and the current overall revenue generated of \$410M, stating that approximately \$363M has been spent, with \$47M remaining and dedicated for other project costs.

She proceeded to review additional funding sources that the District has utilized to augment the Measure O program, then explained the summarized detail expenditures recorded since the prior meeting by each group, as well as the cumulative expenditures across all projects, as shown in the shared report.

After discussion and questions posed by the Committee, it was decided that the previous project budget breakdown title "Estimated Project Budgets" should be changed to read "Board Approved Project Budgets", to avoid confusion, as well as remove "Prop 39" as an additional funding program as this program no longer exists.

## 3. Summary of Department of Toxic Substance Control (DTSC) findings for Ofelia Valdez-Yeager Eastside Elementary School

Mr. DeLand presented a Preliminary Environmental Assessment (PEA) that was conducted, and confirmed community input was gathered. Based on these findings, a draft remediation plan was developed based on survey results and is in place to address contaminated soil. Mr. DeLand proceeded to explain this plan has been approved by DTSC, and the EIR addendum will be considered by the Board next week. With this in place, soil will be continuously tested and exported until it meets required safety thresholds. A "No Further Action" letter is anticipated in June, allowing construction to proceed. In initial samples, lead and arsenic were identified above the risk thresholds, and almost 2,000 cubic yards of soil will initially be excavated.

## 4. Update on the "Real Volleyball, LLC" Expenditure for John W. North High School

Mr. DeLand shared with the Committee that an expenditure of approximately \$1,700 on volleyball equipment was initially charged to Measure O. He explained

that while this is an allowable expense, the expense was transferred to another funding source to align with preferred District practice of prioritizing long-term capital investments.

#### 5. Final Cost of Casa Blanca Elementary

Mr. DeLand shared that though this project is still closing with minor additional expenses expected until completion, he was pleased to confirm that the project budget was \$91.7M across various funds, with current expenditures projected at \$85.3M, resulting in an estimated savings of \$6.3M.

#### 6. Update to the STEM Education Center Project

Mr. DeLand confirmed this project is currently on hold pending further action and coordination with University of California, Riverside staff, and no timeline for advancement has been confirmed.

#### 7. Resignation of CBOC Member Beiwei Tu

The resignation and service of Committee member Beiwei Tu was acknowledged, and the Committee encouraged interested community members to apply for the new vacancy. Mr. DeLand also confirmed the District is actively recruiting for this position.

### **Consent Calendar:**

Approval of December 9, 2025, Committee Meeting Minutes

Chair Beeman requested a motion be made for the approval of December 9, 2025, Meeting Minutes, to which a motion was made by Mr. Kroon, seconded by Mr. Alcaraz.

A vote was taken via voice vote per the Brown Act.

The motion carried unanimously.

### **Action Items:**

#### 1. 2024-25 CBOC Annual Report

Chair Beeman requested a motion to discuss the current draft Annual Report for the period of July 1, 2024 – June 30, 2025, to which Mr. Osmon motioned and seconded by Mr. Alcaraz. Following this, the Committee reviewed and addressed modifications to add verbiage to the December 3 section that Highgrove Elementary School is “being stalled due to interest rates and the economic situation”, on the June 10 section to correct Mr. Osmon's name, and in Section B to add legal training on CBOC member roles and responsibilities. After discussion, a vote was taken to approve these modifications.

A vote was taken via voice vote per the Brown Act.

The motion carried unanimously.

## 2. Selection of Annual Report Items

After discussion, the Committee identified key items from this meeting to include in the next annual report to the Board: the DTSC summary presentation including Mr. DeLand's presented charts, the transfer of John W. North High School Transformation Project volleyball expenses out of Measure O to another fund based on past practices, the resignation of member Beiwei Tu, the final cost of Casa Blanca Elementary School, the STEM Education Center project status update, and discussion that clarified the difference between estimated and Board approved budgets.

Chair Beeman requested a motion to approve these items, as motioned by Mr. Puerta and seconded by Mr. Osmon.

A vote was taken via voice vote per the Brown Act.

The motion carried unanimously.

## **Committee Member Agenda Requests**

After discussion, the Committee requested the following item to be added to the next meeting's agenda: an update on Highgrove enrollment with regards to moving forward with the Highgrove II new campus project.

**Next Meeting**

The next meeting will be held on June 9 at 5:30PM at the District Office located at 3380 Fourteenth Street, Riverside, CA 92501. Future meetings are also anticipated to be held at this location.

**Meeting adjourned** at 7:40PM