UPDATE ON MEASURE O PROJECTS

Construction Management Association of America (CMAA)

October 4, 2018
Overview

On November 8, 2016, the voters of the Riverside Unified School District approved Measure O General Obligation Bonds with a 70% approval rate. Measure O will generate $392 million dollars over the next 12 to 15 years to improve and build new capital facilities in Riverside Unified School District.

With the passage of Measure O, the RUSD is eligible for over $200 million dollars of State Funding (modernization and new construction).

$600 ± million dollar Capital Facilities Program
1. Sold Bonds ($100 million – 1st Bond Issuance) ✓
2. Citizen’s Oversight Community Meetings ✓✓
3. Project Groups A-H Board Approval ✓✓
4. Initiate Project Design Development – 16 Schools Sites ✓✓
5. Neighborhood Schools - Siting Phase ✓✓
6. STEM High School at UCR – Schematic Design Phase ✓
<table>
<thead>
<tr>
<th>Group</th>
<th>School</th>
<th>Reviewed</th>
<th>Phase Level to be Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Harrison</td>
<td>✓</td>
<td>1st Bond Issuance (planning &amp; construction)</td>
</tr>
<tr>
<td></td>
<td>Highgrove</td>
<td>✓</td>
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<tr>
<td></td>
<td>Jefferson</td>
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<tr>
<td></td>
<td>Madison</td>
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<tr>
<td></td>
<td>Sierra M</td>
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<tr>
<td>B</td>
<td>Alcott</td>
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<td>1st Bond Issuance (planning)</td>
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<td></td>
<td>Jackson</td>
<td>✓</td>
<td>2nd Bond Issuance (construction)</td>
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<tr>
<td></td>
<td>Monroe</td>
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<tr>
<td></td>
<td>Sunshine</td>
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<td>Poly H</td>
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<tr>
<td>C</td>
<td>Adams ES</td>
<td>✓</td>
<td>1st Bond Issuance (planning)</td>
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<td></td>
<td>Fremont ES</td>
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<td>2nd Bond Issuance (construction)</td>
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<td>Longfellow ES</td>
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<td>Magnolia ES</td>
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<td></td>
<td>University M</td>
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<td></td>
<td>Arlington H</td>
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</table>
# PENDING SCHOOL PROJECTS

## D - H

<table>
<thead>
<tr>
<th>Group</th>
<th>School</th>
<th>Bond Issuance</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>Bryant, Highland, Victoria, Washington, Chemawa M, Gage M</td>
<td>2nd Bond Issuance (Planning)</td>
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<tr>
<td></td>
<td>Franklin, Liberty, Mountain View, Pachappa, Woodcrest, Central M, North H</td>
<td>3rd Bond Issuance (Construction)</td>
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<tr>
<td>E</td>
<td>Castle View, Emerson, Lincoln, STEM, Ramona H, King H</td>
<td>3rd Bond Issuance</td>
</tr>
<tr>
<td>F</td>
<td>Rivera, Taft, Earhart M, Adult Ed/Proj Team, EOC/Summit View</td>
<td>4th Bond Issuance</td>
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<tr>
<td>G</td>
<td>Beatty, Hawthorne, Kennedy, Lake Mathews, Twain, Miller M</td>
<td>5th Bond Issuance</td>
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</tbody>
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**RIVERSIDE UNIFIED SCHOOL DISTRICT**
PROJECT EXAMPLES
**Scope of Work:**
- ADA Compliance
- Code Compliance
- Deferred Maintenance
- Energy Efficiency
- Facilities Infrastructure
- Facilities Systems
- Site Work
- State Mandated
- Technology Infrastructure
- Life / Safety

**Facilities Improvements:**
- Gym/MPR
- Fields & Playgrounds
- Kitchen Renovation
- Parking & drop off improvements
- Portable Replacement
- Restroom improvements
- Special Ed. Classroom upgrades
- Classroom/Lab upgrades
- Administration office areas
- Libraries and workroom
- Support and auxiliary facilities
- Etc.
PROJECT TIMELINE
## PROJECT TIMELINE SCENARIO

<table>
<thead>
<tr>
<th>Project</th>
<th>Sites</th>
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<tbody>
<tr>
<td>Group A</td>
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<td>Group B</td>
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<td>Group C</td>
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<td>Group D</td>
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<td>Group E</td>
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<td>Group G</td>
<td>5</td>
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<td>Group H</td>
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**Planning Phase**

**Construction Phase**
PROJECT STATUS

Phase I - *Completed*

- Boots on the ground site assessment - Architect/Engineer (design team)
- Design Team prepares site analysis, findings & recommendations
- Design Team prepares schematics, options, and alternatives
- Board Update / Study Session

Phase II

- Prepare Design & Construction Development Documents
- State Approvals & State Funding
- Bid & Construction
NEIGHBORHOOD SCHOOLS UPDATE
New School Construction

- Casa Blanca
- Eastside
- Spring Mountain Ranch
Casa Blanca
Schools Serving the Casa Blanca Neighborhood:

1) Jefferson Elem
2) Victoria Elem
3) Monroe Elem
4) Harrison Elem
5) Madison Elem
6) Washington Elem
Eastside
Eastside Transportation Area
2,316 TK-6 Residing Students

Eastside Students Bussed to:

<table>
<thead>
<tr>
<th>SITE</th>
<th>Grade TK-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Castle View Elem</td>
<td>224</td>
</tr>
<tr>
<td>Emerson Elem</td>
<td>18</td>
</tr>
<tr>
<td>Magnolia Elem</td>
<td>166</td>
</tr>
<tr>
<td>Pachappa Elem</td>
<td>366</td>
</tr>
<tr>
<td>Taft Elem</td>
<td>499</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>1,273</strong></td>
</tr>
</tbody>
</table>
Lincoln Park

Site A
3.9 ac
Spring Mountain Ranch
STUDENT PLACE OF RESIDENCE
Highgrove Elem Boundary

Students in Highgrove Attendance Area

Grade Level | TK-3 | 4-6 | 7-8 | Total
---|---|---|---|---
Students | 435 | 350 | 200 | 985

LEGEND
- Students
- Middle School
- High School
- Elementary School

New Homes
Highgrove / Spring Mt. Ranch Area

Spring Mt. Ranch

Spring Mountain Ranch
Spring Mt. Ranch Site
13 acres
STEM HIGH SCHOOL AT UCR
Project Description:
The purpose of the RUSD STEM High School is to promote, foster, and enrich an early college environment, stimulating a greater student interest in science, technology, engineering, and math. The School will be designed with a capacity of 800 students. All spaces will meet Title 5 and Division of State Architect (DSA) regulations. The building(s) will consist of approximately 30 classrooms, staff, student and visitor parking, warming kitchen, commons, outdoor learning spaces, and administration office. Classrooms will incorporate a 21st century design.

Architect: Ruhnau Clarke Architects
Budget: $50 million
STATUS

1) Due Diligence Site Studies
2) Project Programing & Educational Specifications
3) Schematics
4) Project Design Development
5) Project CEQA / Environmental - UCR EIR
PATHWAYS
4 DISTINCT PATHWAYS INFORM THE DESIGN

Career-focused learning to prepare students for the 21st Century. The facility is designed to serve......
PROJECT SCHEDULE

2018

STEM HIGH SCHOOL PROJECT SCHEDULE
SCHEMATIC DESIGN
February 1, 2018 – May 1, 2018

DISTRICT/UCR REVIEW
May 1, 2018 – August 15, 2018

DESIGN DEVELOPMENT
August 15, 2018 – December 1, 2018
*Site design development to begin after second Community Review meeting

CONSTRUCTION DOCUMENTS
December 1, 2018 – April 30, 2019

2019

UCR – PROJECT INITIATION FOR CEQA INITIAL STUDY

UCR – INITIAL STUDY/ NOTICE OF PREPARATION

UCR – PREPARATION AND CIRCULATION OF DRAFT EIR

UCR – PREPARATION OF FINAL EIR AND RELATED DOCUMENTS

UCR – FINAL DOCUMENTS SUBMITTAL TO UCOP

2020-2022

DSA
April 30, 2019 – September 15, 2019

BIDDING
September 15, 2019 – November 15, 2019

CONSTRUCTION
December 2019 – March 2022

UCR – REGENTS CEQA/ DESIGN APPROVAL
Questions & Answers