



A G E N D A
BOARD OF EDUCATION MEETING
RIVERSIDE UNIFIED SCHOOL DISTRICT
Amelia Earhart Middle School Library
20202 Aptos Street, Riverside, California

BOARD OF EDUCATION:
MRS. KATHY ALLAVIE,
PRESIDENT
MR. TOM HUNT,
VICE PRESIDENT
MR. BRENT LEE,
CLERK
MRS. GAYLE CLOUD
AND MRS. PATRICIA
LOCK-DAWSON,
MEMBERS

Closed Session – 4:00 p.m.

February 17, 2015

Open Session – 4:30 p.m.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification of accommodation in order to participate in a meeting should direct such request to the District Superintendent at 788-7135, Ext. 80402 at least 48 hours before the meeting, if possible.

As required by Government Code 54957.5, agenda materials can be reviewed by the public at the District's administrative offices, Reception Area, First Floor, 3380 Fourteenth Street, Riverside, California.

CALL MEETING TO ORDER – 4:00 p.m.

ESTABLISHMENT OF A QUORUM OF THE BOARD OF EDUCATION

PARTICIPATION ON CLOSED SESSION MATTERS

CLOSED SESSION

The Board of Education will recess to Closed Session at 4:00 p.m. to discuss:

1. Real Property Negotiations Pursuant to Government Code Section 54956.8 to Discuss the Price and Terms of Purchase and/or Sale of Real Property

District Negotiator:	Michael H. Fine, Deputy Superintendent
Property:	APN #223-092-028, Riverside

RECONVENE OPEN SESSION

The Board of Education will convene in Open Session at 4:30 p.m.

PLEDGE OF ALLEGIANCE

SECTION A – PUBLIC INPUT

*Public Input provides an opportunity for citizens to make suggestions, identify concerns, or request information about matters affecting the school District for items **NOT on the agenda**. Complaints against employees will normally be heard in Closed Session, and the District's complaint procedure should be followed before discussion with the Board.*

February 17, 2015

Individuals or groups who wish to address the Board are requested to fill out a “Request to Address the Board of Education” card located on the table at the back of the Board Room. Comments or presentations should be limited to three minutes or less.

Pursuant to the Brown Act, Board of Education members cannot discuss or take action on any item which does not appear on the Consent and Action Calendars of the agenda. The Board of Education may provide a reference to staff or other resources of information, request staff to report back at a subsequent meeting, or direct staff to place an item on a future agenda.

SECTION B – DISTRICT SUPERINTENDENT’S ANNOUNCEMENTS

<u>Oral Report Assigned To</u>	<u>For Board</u>	<u>Page</u>
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SECTION C – STUDY SESSION

C.1 General Obligation Bond Planning

Asst. Supt. Operations	Study Session	1-28
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The Board of Education will review a brief presentation of proposed bond planning activities and will then discuss those activities and potential categories of projects to be included in the bond.

C.2 District Surplus Properties and Properties of Interest

Asst. Supt. Operations	Study Session	29-37
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The Board will study recently recommended properties for surplus and additional properties of interest.

SECTION D – CONCLUSION

D.1 Board Members’ Comments

ADJOURNMENT

The next regular meeting of the Board of Education is scheduled for Monday, March 2, 2015. The meeting will be called to order at 4:30 p.m. in the Board Room at 6735 Magnolia Avenue, Riverside, California. The Board will adjourn to Closed Session from 4:30 to 5:30 p.m. at which time the Board of Education will reconvene in Open Session in the Board Room at 6735 Magnolia Avenue, Riverside, California.

**Board Meeting Agenda
February 17, 2015**

Topic: General Obligation Bond Planning

Presented by: Hayley Calhoun, Director of Planning and Development

Responsible
Cabinet Member: Kirk R. Lewis, Ed.D., Assistant Superintendent Operations

Type of Item: Study Session – Discussion

Short Description: The Board of Education will review a brief presentation of proposed bond planning activities and will then discuss those activities and potential categories of projects to be included in the bond.

DESCRIPTION OF AGENDA ITEM:

All remaining funds from the 2001 Measure B local bond measure have been subscribed to projects.

Since the fiscal crisis in 2008, there has been a deficit of \$20 million for large scale maintenance work in RUSD. With the absence of state matching funds for deferred maintenance and modernization projects, the funding for these exceptional needs is a burden that now rests solely upon local school districts.

To fund this large backlog of deferred maintenance work, unaddressed Measure B projects, and newly identified facilities priorities, a new local general obligation bond needs to be considered.

The objectives of the Study Session are to recognize our Measure B success story; discuss why we need a new bond; understand the steps towards a bond election, and share examples of types of projects which may be considered for a bond.

Questions for Board Discussion:

- How can we use our Measure B story of success for a future bond campaign?
- Why is a General Obligation Bond necessary?
- What are our needs and how do we identify and prioritize them?
- Are there opportunities to leverage surplus properties now?
- What are our next steps?

FISCAL IMPACT: Funded by LCAP.

RECOMMENDATION: It is recommended that the Board of Education discusses the proposed bond planning activities and potential projects for inclusion in the bond.

ADDITIONAL MATERIAL: General Obligation Bond Planning presentation.

Attached: Yes

General Obligation Bond Planning

Riverside Unified School District

Board of Education

Study Session

February 17, 2015

Hayley Calhoun

Director, Planning and Development

General Obligation Bond Planning

Study Session objectives:

- ▶ Recognize our Measure B Success Story
- ▶ Answer the question: Why is a GO Bond necessary?
- ▶ Understand the steps in consideration of placing a bond on the ballot
- ▶ Share examples of the types of projects which may be considered for a bond

Measure B Success Story

- ▶ Local bond passed in 2001 by 68.3%.
- ▶ Measure B accomplished approximately \$450 million in school facilities projects
 - ▶ Large Scale Maintenance Needs - 'Modernizations'
 - ▶ Equity Projects
 - ▶ Major Upgrades

Measure B Success Story

Large scale maintenance
'modernization' projects



Measure B Success Story

Equity projects (e.g. Lunch Shelters, MPRs, Dedicated Libraries, Campus Access/Security Projects)

Lunch shelters



Multi-purpose rooms



Measure B Success Story

Dedicated Elementary School Libraries



Measure B Success Story

Major upgrades (e.g. technology infrastructure, playground equipment replacement, athletic facilities, Ramona Theater)

Playground equipment replaced at all Elementary Schools



Measure B Success Story

New Science wings



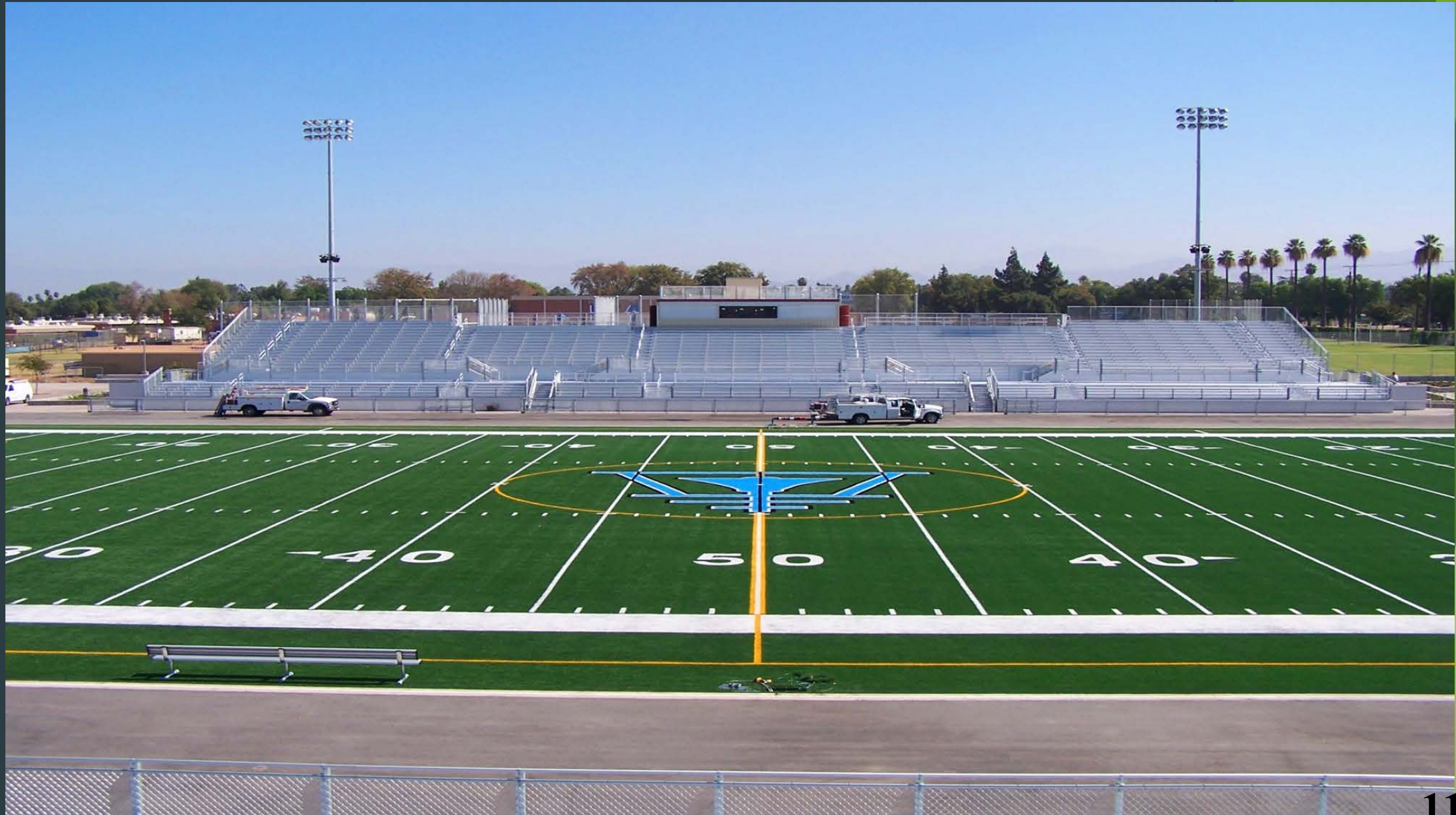
Measure B Success Story

Athletic Facility Upgrades



Measure B Success Story

Ramona Stadium



Why is a GO Bond necessary?

- ▶ Since the beginning of the state fiscal crisis in 2008, Major Maintenance funding has been cut by 3.4 million dollars annually
 - ▶ Nearly 20 million dollars in deficit funding over the past 7 years
 - ▶ 219 million dollars of backlog in major maintenance
- ▶ The state School Facilities Program is changing and there are no existing “matching” programs for deferred maintenance, modernization, or new construction.

Why is a GO Bond necessary?

Major Maintenance needs



Why is a GO Bond necessary?

Continuing Facilities Needs - 'Modernizations' - Implement unfinished Measure B projects (e.g. replacement of deteriorated portables with permanent classroom wings, landscape renovation, etc...)

Portable Replacement with new classroom wings



Why is a GO Bond necessary?

Exterior Landscape Renovations





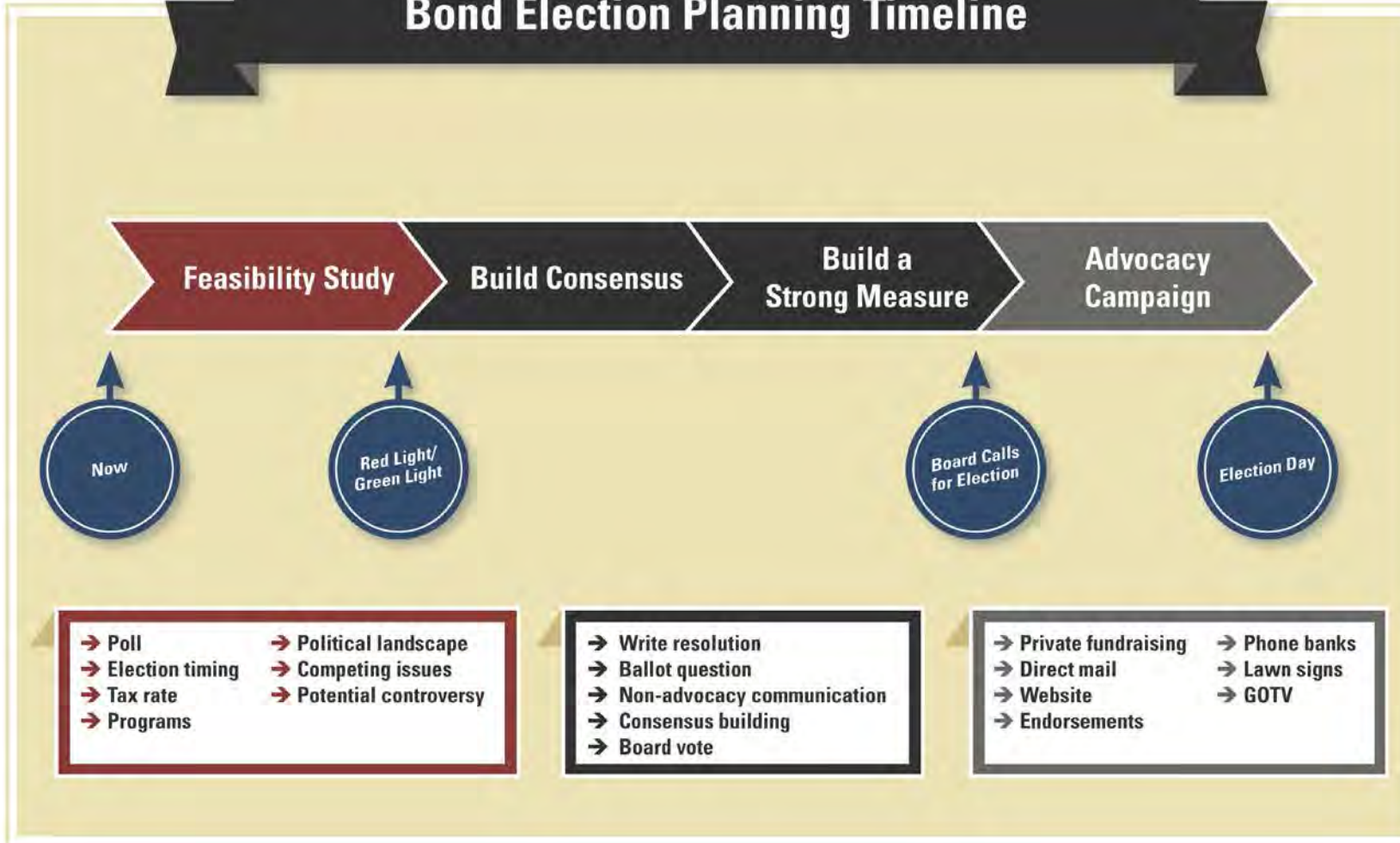
Why is a GO Bond necessary?

- ✓ Major Maintenance
- ✓ Modernizations
- ✓ New Priorities
- ✓ Special Programs
- ✓ Sustaining Technology
- ✓ Technology Integration
- ✓ ADA upgrades
- ✓ Seismic Improvements

Questions for Consideration

- How can we use our Measure B story of success for a future bond campaign?
- What are the needs? How do we identify & prioritize them?
- What is the process towards calling for a bond election?
- How are school bond campaigns funded and what is the estimated cost of one in Riverside?

Bond Election Planning Timeline



Planning Timeline

- ▶ March-September 2015:
 - Engage firm(s) in Facilities Master Plan
 - Initial financing scenarios
 - Baseline voter survey
 - Create initial public materials: “all on same page”
 - Initial community outreach / gather feedback
 - ▶ Convene Superintendent’s Advisory Council aka Blue Ribbon Committee
 - ▶ Internal (site leaders, parent leaders, bargaining units)
 - ▶ External (local electeds, business community, other influential and respected citizens)
 - Initial communication to voters inviting feedback

Planning Timeline

- ▶ September-December 2015:
 - Present, adopt Facilities Master Plan
 - Analyze community input
 - Refine plan
- ▶ January-February 2016:
 - Tracking survey of voters
 - Decision-point regarding Primary or General election
 - Next communication to voters

Planning Timeline

- ▶ If proceeding to the General election ballot:
 - February-May 2016: Next round of community outreach
 - ▶ Internal / external
 - ▶ Present refined plan
 - ▶ Answer final questions
 - ▶ Third communication to all voters

Planning Timeline

- ▶ If proceeding to the General election ballot:
 - May-July 2016:
 - ▶ Finalize project list, tax rate statement and resolution
 - ▶ Final communication to all voters
 - ▶ Recruit campaign committee
 - ▶ Board action prior to August 5, 2016

Building the TEAM

- ▶ Bond Strategy Specialist
- ▶ Facilities Master Plan Professionals
- ▶ Financing Team
- ▶ Polling\Survey Expert

Areas of Need and Example Projects

▶ Major Maintenance

- ▶ Replacement of deteriorated portables with permanent classroom buildings
- ▶ Exterior Landscape Renovation
- ▶ Upgrade aging building systems

▶ Modernization

- ▶ High Priority Seismic Retrofits
- ▶ ADA Improvements
- ▶ Dedicated Libraries
- ▶ Ramona Theater (Reinbursement)
- ▶ Central Production Kitchen (Reinbursement)

▶ New Projects

- ▶ Classroom space needs
 - ▶ Class Size Reduction
 - ▶ Preschool Expansion
- ▶ Choice Program Expansion
- ▶ Build a STEM Academy
- ▶ Educational Leadership Center
- ▶ Technology Sustainability
- ▶ Technology Infrastructure
- ▶ Implementation of Energy Conservation Projects
- ▶ Practice Gyms at High Schools
- ▶ Land Purchase (interrelated to Recommended Surplus Properties)

The 'dollars and sense' of a future bond

How much can we expect from a bond and how far our dollars will go depend on many factors

Next Steps

- ▶ Board discussion and decision on whether to move forward in planning for a bond election
- ▶ If directed to move forward, Staff will prepare and solicit proposals to Build the TEAM necessary to begin next steps in planning
- ▶ Staff will return in April with progress updates on TEAM selection for bond planning and scheduled dates for tasks including a plan for community outreach.

Questions for Discussion

- ▶ How can we use our Measure B story of success for a future bond?
- ▶ Why is a General Obligation Bond necessary?
- ▶ What are our needs and how do we identify and prioritize them?
- ▶ Are there opportunities to leverage Surplus Properties now?
- ▶ What are our Next Steps?

**Board Meeting Agenda
February 17, 2015**

Topic: District Surplus Properties and Properties of Interest

Presented by: Hayley Calhoun, Director of Planning and Development

Responsible

Cabinet Member: Kirk R. Lewis, Ed.D., Assistant Superintendent Operations

Type of Item: Study Session – Discussion

Short Description: The Board will study recently recommended properties for surplus and additional properties of interest.

DESCRIPTION OF AGENDA ITEM:

The district’s Real Property Advisory “7-11” Committee recommended five properties for surplus in September 2014. The Operations\Board Subcommittee has reviewed the properties and the committee recommendations for priority uses. In addition, the subcommittee reviewed and discussed a number of other properties of interest for possible purchase.

FISCAL IMPACT: To be determined.

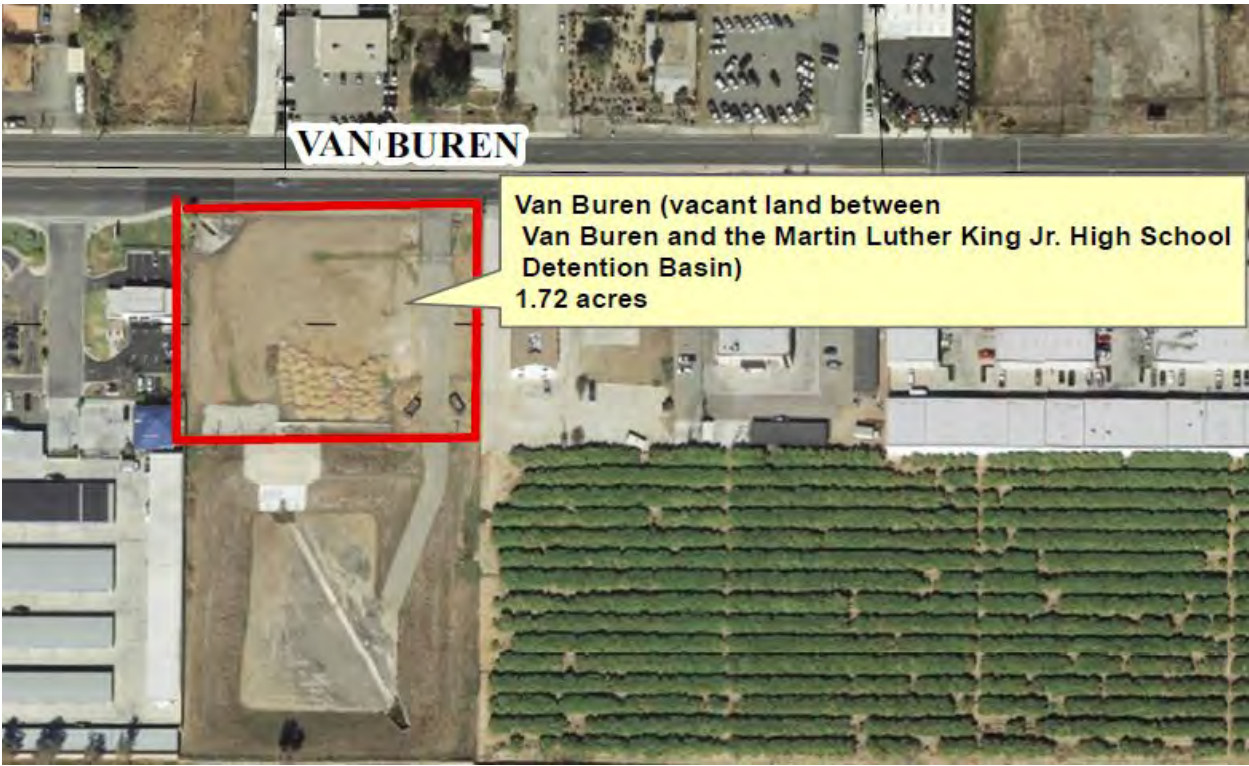
RECOMMENDATION: It is recommended that the Board of Education discuss the recommended properties for surplus and properties of interest and then provide direction to staff with respect to next steps.

ADDITIONAL MATERIAL: District Surplus Properties and Properties of Interest presentation.

Attached: Yes

**Riverside Unified School District
Operations Division
Study on Recommended Surplus Properties and Properties of Interest**

PROPERTY VAN BUREN VACANT LAND (APN266-040-034)



The Van Buren Vacant Land Property at 18721 Van Buren Boulevard in Riverside is located on a 1.72-acre parcel. The property is vacant land between Van Buren and the Martin Luther King High School Detention Basin. This was a remnant parcel of the King High School acquired property. This property fronts Van Buren on a high traffic route in a growth sector of the city of Riverside. The property is currently being used for material storage.

Marketability: Great commercial infill opportunity along heavily trafficked Van Buren Boulevard. Located in Orangecrest, a growing neighborhood with strong demographics in the City of Riverside, the site offers ample opportunity for maximized visibility and frontage. Unlike many other properties within the trade area, the site has full utility access, including sewer. The great frontage and site depth allow for a multitude of site configurations.

Approximately Valuation: \$130,000 - \$300,000



The Cleveland and Myers Property is located at 2440 Myers and 9711 Dufferin avenue in the City of Riverside. The property is 20-acres, currently used by RUSD to store materials and in a partnership with a landscape supplier to raise agricultural products.

Marketability: The property is located near Citrus Heritage Park. This property could be used to build luxury homes on horse property. There is also the ability to capitalize on the established agricultural structures in the immediate vicinity. This property is close to the Van Buren transportation corridor which provides access to both the 91 freeway and the 215 freeway.

Approximately Valuation: \$1.1 - \$1.9 million



The "Old" Hawthorne property is located at 9170 Indiana Avenue in the City of Riverside and is located on a 6.85-acre parcel. RUSD currently uses the property for storage of materials.

Marketability: The school was abandoned due to the railroad traffic and electromagnetic issues, and multiple safety issues. This is a great site for multi-family residence or single family homes. There is an opportunity to maximize a lot split and/or parcel split to achieve high density development.

Approximate Valuation: Evaluation in Progress. Last appraised value \$800,000

DISTRICT OFFICE PROPERTY (APN 219-041-001)



The District Office Property at 3380 14th Street is located on a 1.1-acre parcel. The property was purchased in January 1976 to house the Riverside Unified School District Office.

Marketability: With prime visibility along the 91 freeway and over 175,000 cars a day passing by the property, the District Office Property provides an amazing opportunity for a high profile office tower redevelopment. With Riverside's growing Central Business District, availability of high profile sites has dwindled. Due to its visibility and immediate access to the 91 freeway, the site would generate considerable interest in the market.

Approximate Valuation: Evaluation in process

GRANT EDUCATION CENTER PROPERTY (APN 215-240-001)



The Grant Education Center Property at 4011 14th Street in the City of Riverside is located on a 5.5-acre parcel. The property is currently a City Landmark with a Historic Designation. The property is currently being used by the Riverside Unified School District in partnership with Starting Gate Academy, a program that serves students with special needs.

Marketability: This property is a recorded landmark in the City of Riverside. All educational requirements and infrastructure is in place for a perspective educational tenant. If sold, there will be an ease for development due to the new downtown specific plan guidelines. The property is fairly flat and could be developed further with portions used for infill.

Approximate Valuation: Evaluation in Process



The property on 7239 Lincoln Avenue in the City of Riverside is located on 20.2-acres. This property is currently being used by the Riverside County Transportation Department. Included within the parcel is the County Purchasing building. It is likely that the transportation yard would be split from the Purchasing building if sold.

Potential uses: RUSD could utilize this parcel to expand their current Maintenance and Operations Facilities or to build other use facilities.

Approximately Valuation: Evaluation in Process

LOT ON CENTRAL AND VICTORIA (APN 230-340-003)



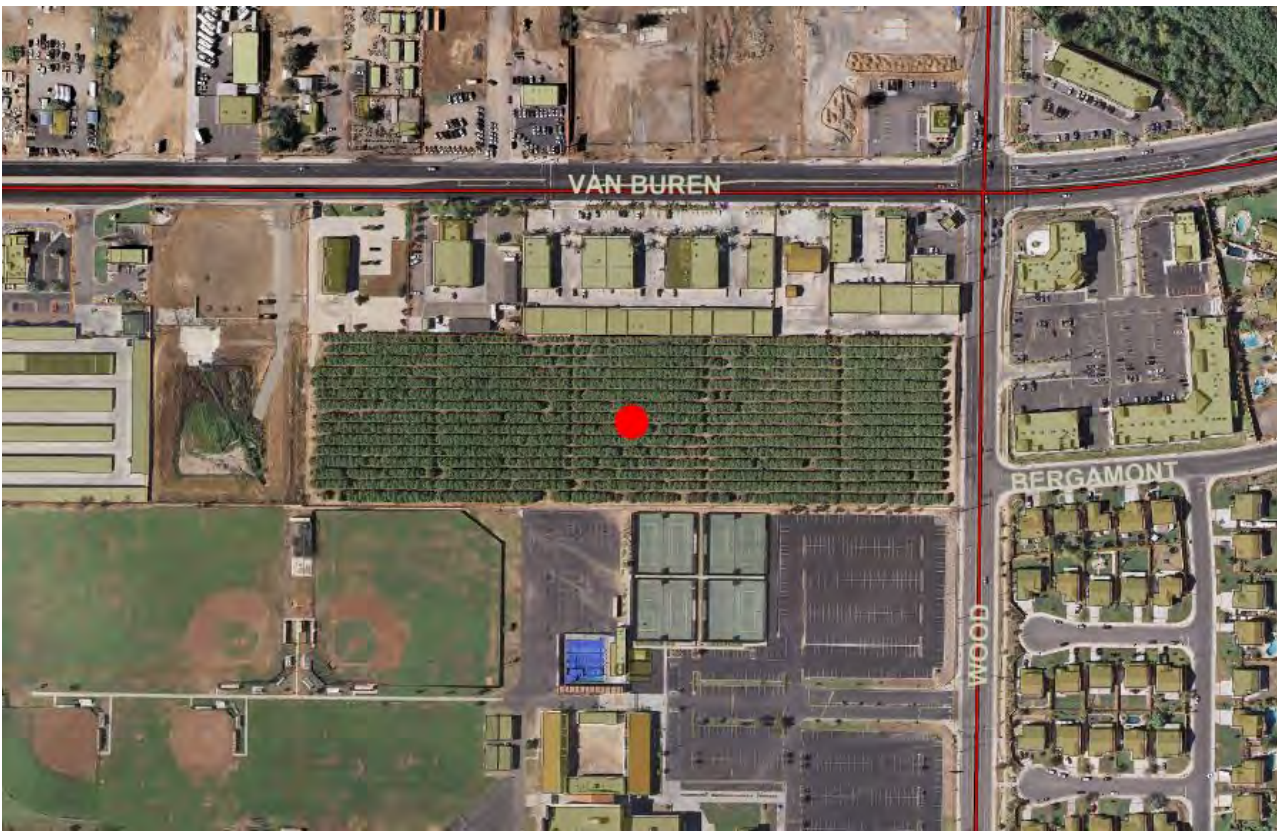
The 10.04 acre parcel located at the Northwest corner of Central and Victoria Avenues is owned by the Church of Jesus Christ of Latter Day Saints. The land was previously zoned as vacant agricultural. It is currently zoned as Low Density Residential (LDR).

The site is very desirable due to the parcels freeway accessibility, frontage along a main thoroughfare of the city, access to the school and excellent neighborhood demographics. The pricing will reflect a higher range than normally reserved for residentially zoned land. The valuation range below could be exceeded by 2- 2.5 million due to entrenched ownership and possible future residential development.

Potential uses: Parking, fields, tennis courts, stadium or other athletic use

Approximately Valuation: 1.7 to 2.6 Million

GLESS RANCH PROPERTY (APN 266-040-050)



The Gless Ranch Property is located on the Southwest corner of Van Buren Blvd. and Wood Rd. adjacent to King High School. The land is owned by the Gless Family. They have been in talks for some time with local developers about a joint venture large retail and multi-family housing development. The property has been re-zoned from orchards (agricultural) to High Density Residential (HDR). The valuation range below could exceed the top range by 1.5 to 2 million due to the desirable location in a high traffic corridor and future development.

Potential uses: Parent drop off and additional student parking

Approximately Valuation: 3.1 to 4.2 Million