



RUSD

**RIVERSIDE UNIFIED
SCHOOL DISTRICT**

EASTSIDE ELEMENTARY SCHOOL PROJECT UPDATE

Orin Williams

Assistant Superintendent, Facilities, Planning & Development
and

Belen Bobadilla

Interim Director, Facilities, Planning & Development

February 15, 2024

CONCEPTUAL SITE PLAN OPTION 1

Description:

- Relocate existing Lincoln HS & program offsite (revise MPR and historic kindergarten).
- Vacate Park Ave.
- 8.62 acres
 - 4.27 ac - acquired
 - 3.90 ac - Lincoln HS
 - 0.45 ac - Park Ave.

Site Overview

- Approved Project Budget (10/2021):
\$62,000,000
- Student capacity 750
- TK - 6th grade
- TK - K single story/1 - 6 two story bldg
- 61,500 square feet
- 70 parking spaces
- Estimated project cost (10/2021):
\$58,794,988 Eastside ES +
\$40,000,000 Relocate Lincoln HS
\$98,794,988
- Estimated project cost (2/2024):
\$143,802,725



CONCEPTUAL SITE PLAN OPTION 2

Description:

- Keep Lincoln HS & build independent elementary school with joint-use of Lincoln Park field
- Vacate Park Ave.
- Vacate 13th Street
- 7.07 acres
 - 4.27 ac - acquired
 - 0.45 ac - Park Ave.
 - 0.52 ac - 13th Street
 - 0.78 ac - Lincoln Park joint-use
 - 1.05 ac - Lincoln HS field

Site Overview

- Approved Project Budget (10/2021): \$62,000,000
- Student capacity 750
- TK - 6th grade
- TK - K single story/1 - 6 two story bldg
- 61,500 square feet
- 76 parking spaces (on & off site)
- Estimated project cost (10/2021): \$51,198,461
- Estimated project cost (2/2024): \$101,439,172



CONCEPTUAL SITE PLAN OPTION 3

Description:

- Reconstruct partial Lincoln HS on-site; construct new elementary school
- Vacate Park Ave.
- 8.22 acres
 - 4.27 ac - acquired
 - 3.50 ac - Lincoln HS
 - 0.45 ac - Park Ave.

Site Overview

- Approved Project Budget (10/2021): \$62,000,000
- Student capacity 750
- TK - 6th grade
- TK - K single story/1 - 6 two story bldg
- 61,500 square feet
- 70 parking spaces
- Estimated project cost (10/2021): \$76,816,057
- Estimated project cost (2/2024): \$132,751,428



CONCEPTUAL SITE PLAN APPROVED 9/14/2023

OPTION 2

Description:

- Keep Lincoln HS & build independent elementary school with joint-use of Lincoln Park field
- Vacate Park Ave.
- Vacate 13th Street
- TK - K single story/1 - 6 two story
- 7.07 acres
 - 4.27 ac - acquired
 - 0.45 ac - Park Ave.
 - 0.52 ac - 13th Street
 - 0.78 ac - Lincoln Park joint-use
 - 1.05 ac - Lincoln HS field



OPTION 2 - PROJECT CONSIDERATIONS

- ✓ Lincoln playfield
- ✓ Lincoln preschool (2) & classroom (1)
- ✓ Negotiate joint-use agreement with City
- ✓ Vacate 13th Street
- ✓ Vacate Park Avenue

Projection completion: Fall 2027

Site Overview

- Approved Project Budget (10/2021): \$62,000,000
- Student capacity 750
- TK - 6th grade
- TK - K single story/1 - 6 two story bldg
- 61,500 square feet
- 76 parking spaces (on & off site)
- Estimated project cost (10/2021): \$51,198,461
- Estimated project cost (2/2024): \$101,439,172



OPTION 4 A - STREET PARKING ONLY

- ✓ Lincoln playfield shared with Eastside ES
- ✗ Lincoln preschool (2) & classroom (1) to remain
- ✓ Negotiate joint-use parking agreement with City
- ✓ Vacate Park Avenue

Projection completion: Fall 2027

Site Overview

- Approximate 6 acres plus street parking
- Student capacity 750
- TK - 6th grade
- Two story bldg
- 64,500 square feet
- 60 parking spaces
- Estimated project cost (2/2024):
\$97,150,936



OPTION 4 B - ON SITE PARKING

- ✓ Lincoln playfield shared with Eastside ES
- ✗ Lincoln preschool (2) & classroom (1) to remain
- ✓ Vacate Park Avenue

Projection completion: Fall 2027

Site Overview

- Approx. 6 acres
- Student capacity 750
- TK - 6th grade
- Two story bldg
- 64,500 square feet
- 60 parking spaces
- Estimated project cost (2/2024):
\$95,635,734



EASTSIDE ES - BUDGET UPDATE

10/7/2021

\$62.0M

2/15/2024

\$96.0M*

(Cost of construction + soft costs and contingency)
*Does not include land acquisition costs

Fund Resources:
Measure O Fund
Developer Fund
Redevelopment Fund

Project Timelines



California
Environmental
Quality Act

Complete 9/14/23

Site Acquisition / Development

June 2024 **or** June 2025

Planning & Construction

Fall 2027 **or** Fall 2028



RUSD

RIVERSIDE UNIFIED
SCHOOL DISTRICT

PUBLIC COMMENTS