

CAPITAL FACILITIES
PROJECT UPDATE

October 7, 2021
Operations Division

RUSD RIVERSIDE UNIFIED SCHOOL DISTRICT

PURPOSE

1. Progress Report
2. Design Committees' Recommendation
3. Review Next Round of Projects
4. Cash Flow Recap
5. Board Action

CONNECT

For up-to-date project information visit:

riversideunified.org/measureO



HISTORY

Thank you to the voters of the City of Riverside!

Measure O was passed in 2016 by more than two-thirds of voters. It was designed to upgrade and improve aging RUSD campuses and classrooms, including building new school facilities. It generates $392 million for these improvements and makes RUSD eligible for an additional $200 million in state funding.



CITIZEN'S BOND OVERSIGHT COMMITTEE

In 2017, RUSD established an independent Citizens' Bond Oversight Committee (CBOC) to oversee Measure O funds and satisfy the accountability requirements of Prop 39.

CBOC Member Duties Include:

- Informing the public concerning the District's expenditure of bond proceeds
- Reviewing expenditure reports produced by the District to ensure that bond proceeds were expended only for the purposes set forth in Measure O
- Present an annual report to the RUSD Board of Trustees

Current CBOC Members:

Art Alcaraz
David Bristow
Martin De Campos
Amanda DeLao
Tom Evans
Bob Garcia
Tina Grande-Field
Diane Kwasman
Lara E. Martin
Marilyn Robinson
Sarah Simpson
Keith Nelson
Terry Walling

To apply, visit the following link: riversideunified.org/measureO

AGENDA

1. Projects Completed
2. Projects Under Construction
3. Projects Shovel-Ready
4. Projects in Planning Phase
5. Funding & Cash-Flow



COMPLETED PROJECTS

COMPLETED PROJECT SNAPSHOT



COMPLETE











HARRISON ELEMENTARY





PROJECT DETAILS

Construction of a new 5 classroom single story building with a new parking lot, special education pick-up & drop-off, site improvements, and renovations.





HIGHGROVE ELEMENTARY





PROJECT DETAILS

Construction of a new 12 classroom two story building, play equipment, outdoor seating, site improvements, and renovations.





JEFFERSON ELEMENTARY





PROJECT DETAILS

Construction of a new 6 classroom single story building, play equipment, outdoor seating, site improvements, and renovations.





MADISON ELEMENTARY





PROJECT DETAILS

New wing with 5 kinder classrooms and new parking lot with student drop off area, site improvements, and renovations.





SIERRA MIDDLE SCHOOL

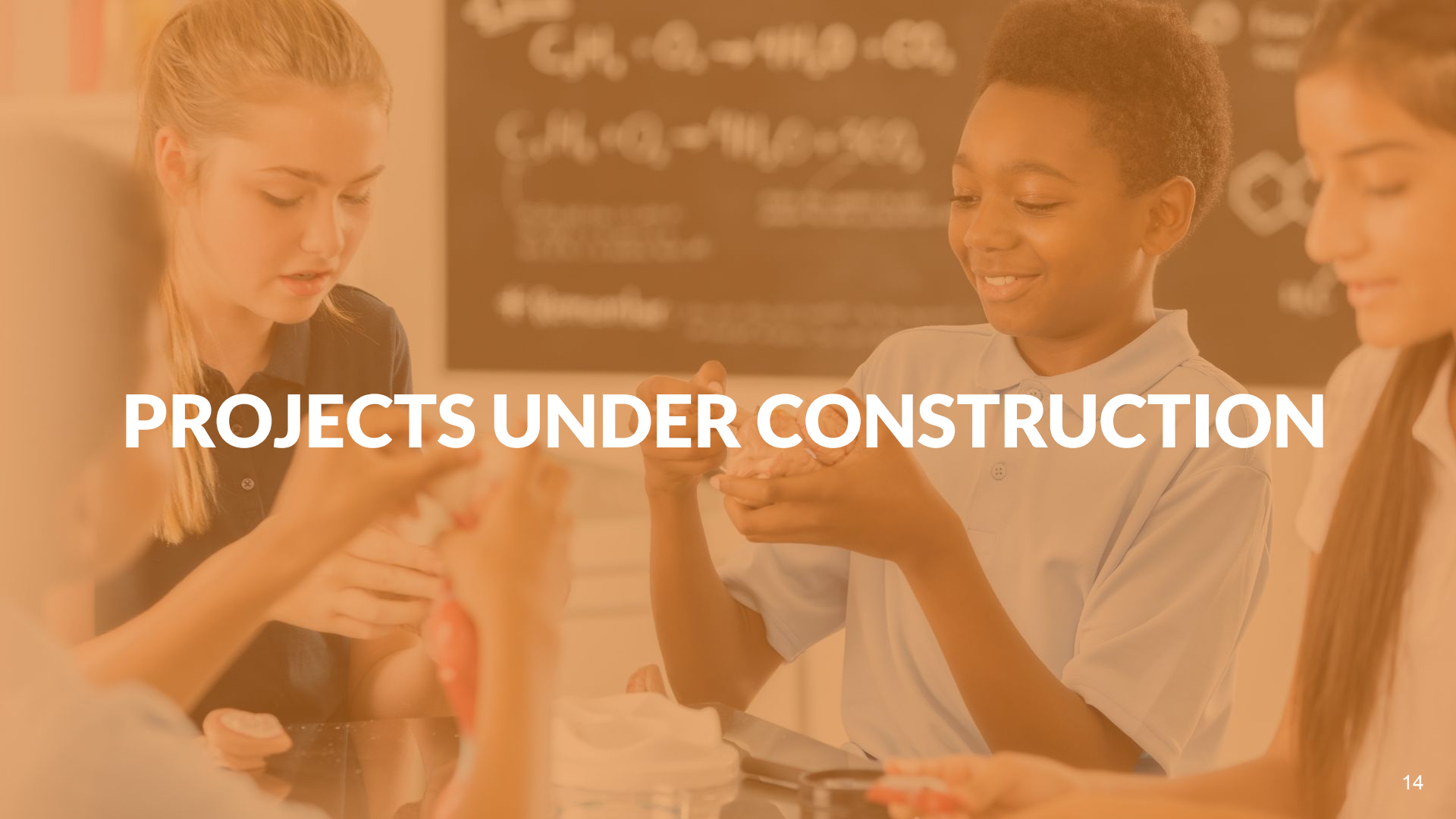




PROJECT DETAILS

Upgrades to fire alarm, ADA accessibility, renovation to Special Day Classrooms, parking lot expansion, site improvements, and renovations.





PROJECTS UNDER CONSTRUCTION

UNDER CONSTRUCTION PROJECT SNAPSHOT

UNDER CONSTRUCTION

- **ADAMS -** New 5 Classroom Building
- **MAGNOLIA -** New 10 Classroom Building
- **SUNSHINE -** 3000 sqft CR Expansion
- **JACKSON -** New 8 Classroom Building
- **POLY HS -** Quad ADA & New Auxiliary Gym











UNDER CONSTRUCTION PROJECT SNAPSHOT

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RIVERSIDE UNIFIED SCHOOL DISTRICT

UNDER CONSTRUCTION

- **ARLINGTON -** New 8 CR Bld, New Auxiliary Gym
- **ALCOTT -** New 10 Classroom Building
- **FREMONT -** New 12 Classroom Building
- **MONROE -** New 5 Classroom Building



ALCOTT



ARLINGTON



FREMONT



MONROE




PROJECTS SHOVEL READY

LONGFELLOW ELEMENTARY SCHOOL

Longfellow Elementary School was built in 1947. It faces logistical challenges due to its small footprint and no onsite parking. The site currently has 12 portable classroom buildings. The school is on 6 acres. Under Measure O, it will receive a new 6 kinder and 6 general education classroom building with a new play area, new administration building and re-purposing of administration building, new parking lot, and light modernization of existing buildings, multi-purpose room, and cafeteria.

PROJECT DETAILS

Project Group:	Group C
Architect:	DLR Architects
CM:	NEFF
DSA Status:	Approved
Bidding & Award:	Spring 2022
Construction:	June 2022 to August 2023
Project Budget:	$22.2M



LONGFELLOW ELEMENTARY SCHOOL

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

LEGEND

- New Administration Office
  New Classroom Building
- Library Reconstruction
- Modernization



Project Detail

- New 6 Kinder Classrooms
- New 6 Classroom Building
- New Playground
- New Administration Building
- New Parking Lot
- Modernization
- Site Improvements

LONGFELLOW ELEMENTARY SCHOOL



UNIVERSITY HEIGHTS MIDDLE SCHOOL

University Heights Middle School was built in 1979. The site currently has 19 portable classroom buildings. Under Measure O, the site will receive 7 new classrooms within its existing square footage, expansion of the music room, new finishes and relocation of existing library, ADA upgrades, new concrete running track, and fire lane extension, upgrade/repair kitchen utilities, landscaping and security fencing.

PROJECT DETAILS

Project Group:	Group C
Architect:	GO Architects
CM:	Erickson Hall
DSA Status:	Approved on September 17, 2019
Bidding & Award:	Spring 2022
Construction:	June 2022 to August 2023
Project Budget:	$7M



PROJECT SITE PLAN

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

Project Detail

- New 7 Classrooms
- Expansion of the Music Room
- Library Renovation
- ADA upgrades
- New Running Track
- Site Improvements
- Modernization



UNIVERSITY HEIGHTS MIDDLE SCHOOL

MODERNIZATION PROJECT



UNIVERSITY HEIGHTS MIDDLE SCHOOL

MODERNIZATION PROJECT



UNIVERSITY HEIGHTS MIDDLE SCHOOL

MODERNIZATION PROJECT





PROJECTS IN PLANNING PHASE

PROJECTS IN PLANNING PHASE

Design Committee Process:

1. Casa Blanca Neighborhood School
2. Highgrove II Neighborhood School
3. John W. North High School – Modernization
4. Project Team School - Renovation

CEQA, Environmental, & Site Process:

1. Eastside Neighborhood School
2. STEM Education Center



CASA BLANCA NEIGHBORHOOD SCHOOL PROJECT UPDATE

CASA BLANCA NEIGHBORHOOD SCHOOL

Status:
- Acquired Site
- CEQA Completed
- State Site Approval Received

Design Committee:
- Visioning & Programing
- Educational Specifications
- Schematics

Funding:
- Measure O
- State Bonds



Architect:	GO Architects
CM:	Tilden Coil
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	$37.5M

CASA BLANCA NEIGHBORHOOD SCHOOL

VISIONING DESIGN COMMITTEE

CALIFORNIA BAPTIST UNIVERSITY
Aaron Green
Krysten Burton
Students

CITY OF RIVERSIDE
David Welch
Dawna Fuller
Nathan Mustafa
Patricia Brenes

COMMUNITY ACTION GROUP
Anthony Rivera
Bob Garcia
Cindy Collins

LATINO NETWORK
Araceli Ruiz
Victor Cisneros

RESIDENTS
Michael Chavez

LULAC OF RIVERSIDE
Jesse Valenzuela
Rosa Beltran
Sala Ponnech

PTA
Mary Beth Loyal

VICTORIA FOREVER-GREEN BELT
Darleen Mason

SCHOOLS SERVING CB
Adela Flores-Bertrand
Astrid Ramirez
Clarissa Brown
Gerard Reller
Jennifer Jackson
Michele Lenertz
Rosalba Rodriguez
Tasceaie Churchwell
Tiffany Farris

RUSD STAFF
Ana Gonzalez
Cyndy Hartshorn
David Allenbaugh
Jamie Angulo
Jennifer De Anda
Jorge Perez
Kristin Karrow
Laura Ferreira
Longi Summers
Melissa Gonzales
Teresa Clark

GO ARCHITECTS
Dennis Roney
Larry Buoncristiani
Liliana Bustos

TILDEN COIL CONSTRUCTORS
Jason Howarth
Marty Greenwood
Robert Gonzalez





ONLINE MEETINGS



CASA BLANCA NEIGHBORHOOD SCHOOL

VISIONING DESIGN COMMITTEE



Visioning and Design Committee met from November 2020 through September 2021



Committee formed two conceptual design layouts:

- Village Layout &
- Courtyard Layout



The Committee's Recommended Design:

Village Layout

CASA BLANCA NEIGHBORHOOD SCHOOL

The Learning Village

COMPREHENSIVE. WHOLE. INTERCONNECTED. WELCOMING. SECURE.

The school design organizes the classrooms into 2-story grade clusters arranged around outdoor learning spaces and flexible lab/makerspaces. Each cluster provides flexible classroom utilization and multiple outdoor learning opportunities and maximizes good daylighting for the education environment.

These clusters are arranged along a street that connects all of the other program elements with varied outdoor spaces. The different scales of outdoor rooms give the students a variety of communal spaces in which to interact.



PROJECT CREDIT: RICHARD R. OLIPHANT ELEMENTARY SCHOOL, LPA



PROJECT CREDIT: RICHARD R. OLIPHANT ELEMENTARY SCHOOL, LPA

Inclusive, equitable and responsive to each and every student and staff member.

Home away from home, a safe place that encourages learning, growth, experience and care.

Environment and culture that embraces the whole child, family and community.

The Learning Village / Conceptual Site Plan

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT



The Learning Village / Conceptual Entry View

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT



The Learning Village / Conceptual Overall Site View

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT



The Learning Village / Conceptual Site View

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT



The Learning Village / Conceptual Quad View

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT



CASA BLANCA NEIGHBORHOOD SCHOOL

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

CONCEPTUAL ESTIMATE COSTS

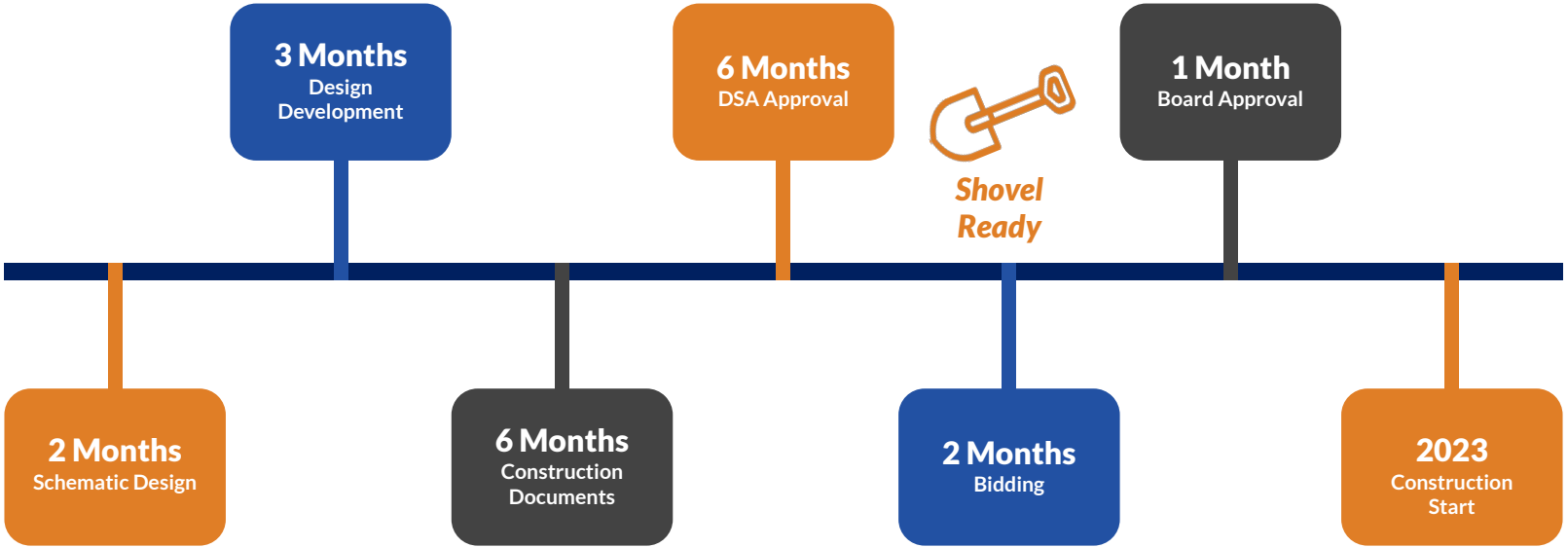
Hard Construction Costs		
Buildings		$ 29,380,300.00
Site Improvements		$ 5,400,000.00
Off Sites		$ 998,500.00
Contingency		$ 5,366,820.00
	Total Hard Costs	$ 41,145,620.00
Soft Costs		
Planning and Engineering		$ 10,286,405.00
F&E		$ 1,528,725.00
	Total Soft Costs	$ 11,815,130.00
Total Project Cost		**$ 52,960,750.00**

NOTES:

1. *CM Fee and GC's are part of soft cost budget.*
2. *Escalation not included. TCC recommends carrying 4%-5% a year until mid point of construction.*
3. *Land acquisition costs are covered in a separate budget*
4. *Outdoor covered walkways not included in building square footage (SF).*

CASA BLANCA NEIGHBORHOOD SCHOOL

ESTIMATED TIMELINES



HIGHGROVE II NEIGHBORHOOD SCHOOL PROJECT UPDATE

HIGHGROVE II NEIGHBORHOOD SCHOOL

Status:
- Acquired Site
- CEQA Completed
- State Site Approval Received

Next Steps:
- Visioning
- Programing
- Design Development

Funding:
- Measure O
- State Funding



Architect:	Ruhnau Clarke
CM:	TBD
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	$37.5M

HIGHGROVE II NEIGHBORHOOD SCHOOL

OVERVIEW OF THE DESIGN PROCESS

It typically takes several years to construct a new neighborhood school from start to finish. Below are the phases of the design and construction process.

1. Visioning and predesigning
2. Schematic Design
3. Design Development
4. Construction Documents
5. Bidding & Approval
6. Construction Administration
7. Close out & Move in



We are here



Shovel - Ready

JOHN W. NORTH HIGH SCHOOL PROJECT UPDATE

JOHN W. NORTH HIGH SCHOOL

John W. North High School was built in 1964 on a 43 acres site. The site currently has 31 portable classroom buildings. This Project is currently in the planning phase. The design team was tasked with developing the project scope of work during the 2020 / 2021 school year. The scope of work under Measure O may include: replacement of portable buildings to permanent buildings, site enhancements, infrastructure upgrades, curb appeal, modernization, and site improvements.

PROJECT DETAILS

Project Group:	Group E
Architect:	GO Architects
CM:	Tilden Coil
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	$26,200,000



JOHN W. NORTH HIGH SCHOOL

VISIONING DESIGN COMMITTEE

CBU
AARON GREEN
KRYSTEN BURTEN
STUDENTS

CITY OF RIVERSIDE
DAWNA FULLER

COMMUNITY MEMBERS
JALANI BAKARI
DELL ROBERTS
MARK MATHEWS
RICH DAVIS
SANDI RAMIREZ

GO ARCHITECTS INC.
DENNIS RONEY
LARRY BUONCRISTIANI
LILIANA BUSTOS

LATINO NETWORK
ARACELI RUIZ

LULAC
SALA PONNECH

NORTH HIGH SCHOOL STAFF
COURTNEY GAYNOR
DENNIS BROWN
JODI GONZALEZ
JOSEPH (TONY) PEREZ
LINTON DEAN
MIKE BARTEE
REBECCA PORTER

PTA
ALEJANDRO CISNEROS
NICOLE PETTY

RUSD
JAMIE ANGULO
KATHRYN GRIMBLE
KENNETH MUELLER
RENE CASTRO JR.

TILDEN COIL CONSTRUCTORS
JASON HOWARTH
JESSE DE LA CRUZ
MARTY GREENWOOD

THE GROUP
ROSE MAYS
EARL BOGAN

ONLINE MEETINGS







JOHN W. NORTH HIGH SCHOOL

VISIONING DESIGN COMMITTEE



Visioning and Design Committee met from December 2020 Through August 2021



Committee discussed several site needs and developed four options as proposed scope of work to consider.



The Committee's Recommendation:

Option 3

JOHN W. NORTH HIGH SCHOOL

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

PROJECT BUDGET

Modernization and New Construction

2017 Budget: $26,207,992

HVAC Scope of Work

2021 ESSER Funds: $11,500,000

Total Budget: $37,707,992



VISIONING DESIGN COMMITTEE FEEDBACK

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

RANKING

GYM & LOCKER BUILDING	1
IRRIGATION & LANDSCAPE	2
EXTERIOR PAINT	3
SITE LIGHTING & SEATING	4
DRAINAGE	5
2-STORY CLASSROOM BUILDING	6

FEEDBACK CONSIDERED

- GYM EXPANSION & LOCKER BUILDING DEMO & NEW CONSTRUCTION
- EXTERIOR PAINT
- DRAINAGE AROUND THEATER (500) AND GYM (600.2)
- SITE LIGHTING AND SEATING UPGRADES
- IRRIGATION & LANDSCAPE UPGRADES
- NEW 2-STORY SCIENCE CLASSROOM BUILDING
- ACCESSIBLE PARKING & LOADING ZONE IN STUDENT PARKING LOT
- BUILDING WATER AND GAS SHUTOFF UPGRADES
- PATH OF TRAVEL ADA UPGRADES
- POOL ADA UPGRADES
- LARGE TREES TRIM / REMOVAL
- TENNIS COURT RESURFACING
- SCIENCE LABS MODERNIZATION
- THEATER BLDG. MODERNIZATION
- NEW 2-STORY CLASSROOM BUILDING TO REPLACE PORTABLE CLASSROOMS
- SOUTH PARKING LOT SUPERVISION BOOTH
- NEW THEATER STAGE

DESIGN COMMITTEE'S RECOMMENDATION

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

SUMMARY

Committee's Prefered Option

Option 1

- Modernization to existing 12,000 s.f. Gymnasium.
- Reconfigure lobby and restrooms. Renovation of existing locker rooms.
- New security office.
- Site utility upgrades
- Campus wide exterior paint.
- Landscape upgrades.

$25.2M

Option 2

- Modernization to existing 12,000 s.f. Gymnasium.
- Reconfigure lobby and restrooms. Renovation of existing locker rooms.
- New security office.
- New 9,116 s.f. Auxiliary Gymnasium.

$31.9M

Option 3

- New construction of 12,000 s.f. Gymnasium with a 900 seating capacity and two team rooms of 2,000 s.f.
- Renovation of existing locker rooms.

$36.3M

Option 4

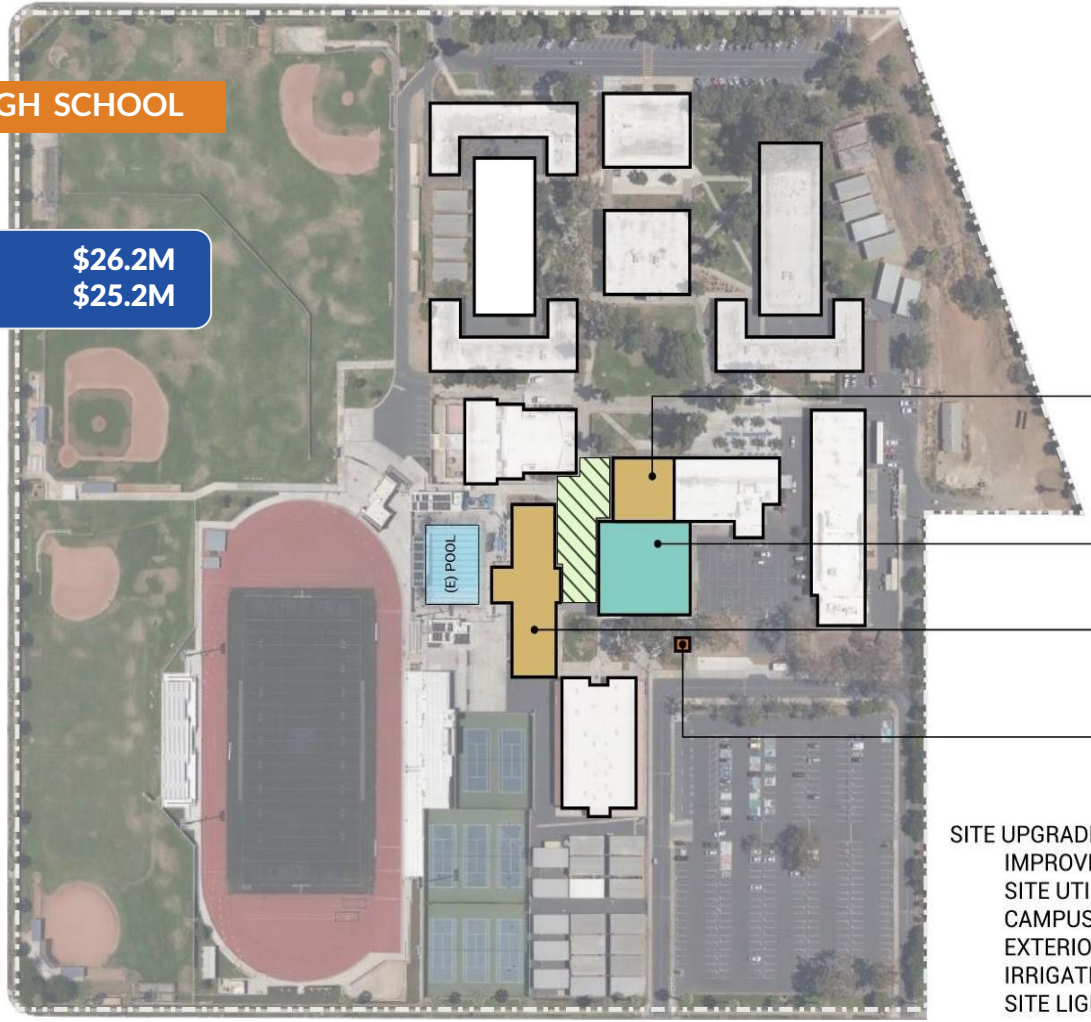
- New two-story 8 classroom building
- Campus wide exterior paint, irrigation and landscape upgrades, site lighting and seating upgrades.
- Renovation of existing locker rooms.

$26.4M

Note: Exclusive of HVAC Scope of Work ($11.5M)

JOHN W. NORTH HIGH SCHOOL

RUSD BUDGET	**$26.2M**
OPTION #1	**$25.2M**



OPTION #1

- NEW CONSTRUCTION
- RECONFIGURATION / RENOVATION
- LIGHT MODERNIZATION
- DRAINAGE UPGRADES

RECONFIGURED TO LOBBY, HALL OF FAME, RESTROOMS, TEAM ROOMS, CONCESSIONS AND TICKET BOOTH -5,300 SF TOTAL

EXISTING GYMNASIUM LIGHT MODERNIZATION 12,000 SF

RENOVATE EXISTING LOCKER ROOMS 12,500 SF

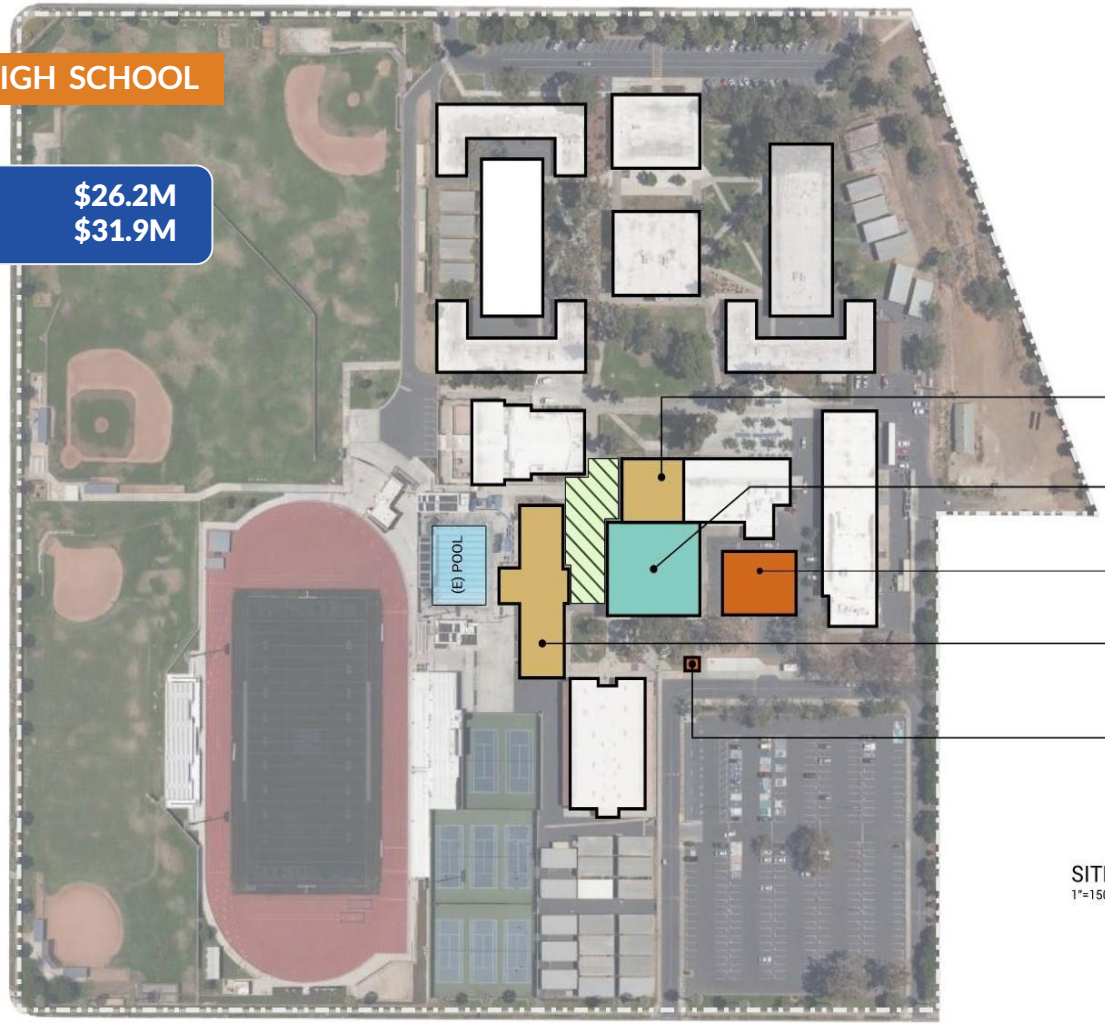
NEW SECURITY OFFICE 150 SF

SITE UPGRADES:
- IMPROVE DRAINAGE AROUND THEATER BUILDING
- SITE UTILITY UPGRADES
- CAMPUS WIDE:
- EXTERIOR PAINT
- IRRIGATION AND LANDSCAPE UPGRADES
- SITE LIGHTING AND SEATING UPGRADES

JOHN W. NORTH HIGH SCHOOL

RUSD BUDGET	**$26.2M**
OPTION #2	**$31.9M**

OPTION #2



- NEW CONSTRUCTION
- RECONFIGURATION / RENOVATION
- LIGHT MODERNIZATION
- DRAINAGE UPGRADES

RECONFIGURED TO LOBBY, HALL OF FAME, RESTROOMS, TEAM ROOMS, CONCESSIONS AND TICKET BOOTH -5,300 SF TOTAL

EXISTING GYMNASIUM LIGHT MODERNIZATION 12,000 SF

NEW 350 SEAT 9,116 SF AUXILIARY GYMNASIUM

RENOVATE EXISTING LOCKER ROOMS 12,500 SF

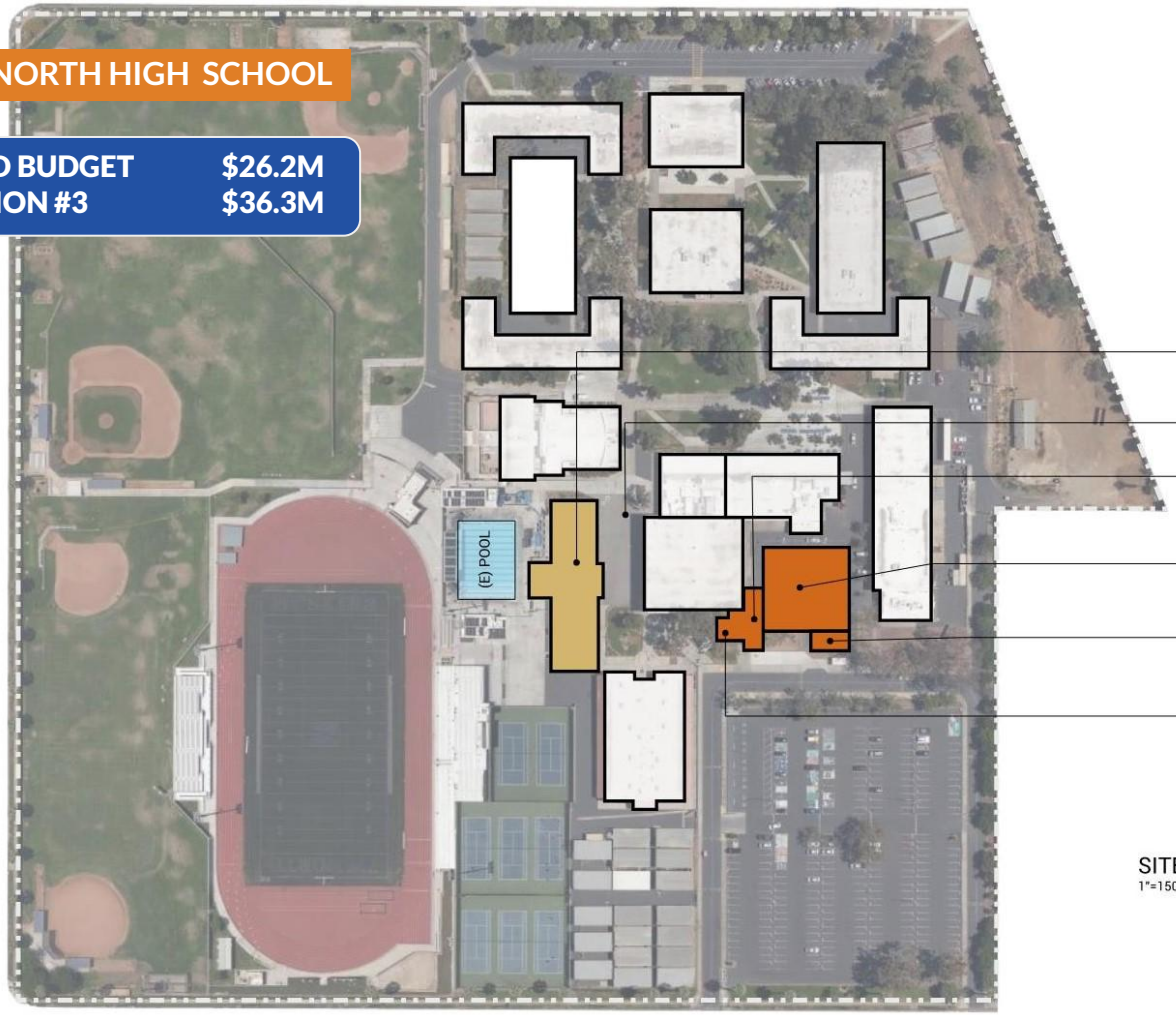
NEW SECURITY OFFICE 150 SF

SITE PLAN
1"=150' : 11 x 17

OPTION #3

JOHN W. NORTH HIGH SCHOOL

RUSD BUDGET	**$26.2M**
OPTION #3	**$36.3M**



NEW CONSTRUCTION

RECONFIGURATION / RENOVATION

LIGHT MODERNIZATION

DRAINAGE UPGRADES

RENOVATE EXISTING LOCKER ROOMS
12,500 SF

RELOCATE HARDCOURTS

NEW LOBBY, HALL OF FAME, RESTROOMS,
CONCESSIONS AND TICKET BOOTH -3,200 SF TOTAL

NEW 900 SEAT GYMNASIUM - 12,000 SF

(2) TEAM ROOMS - 2000 SF TOTAL

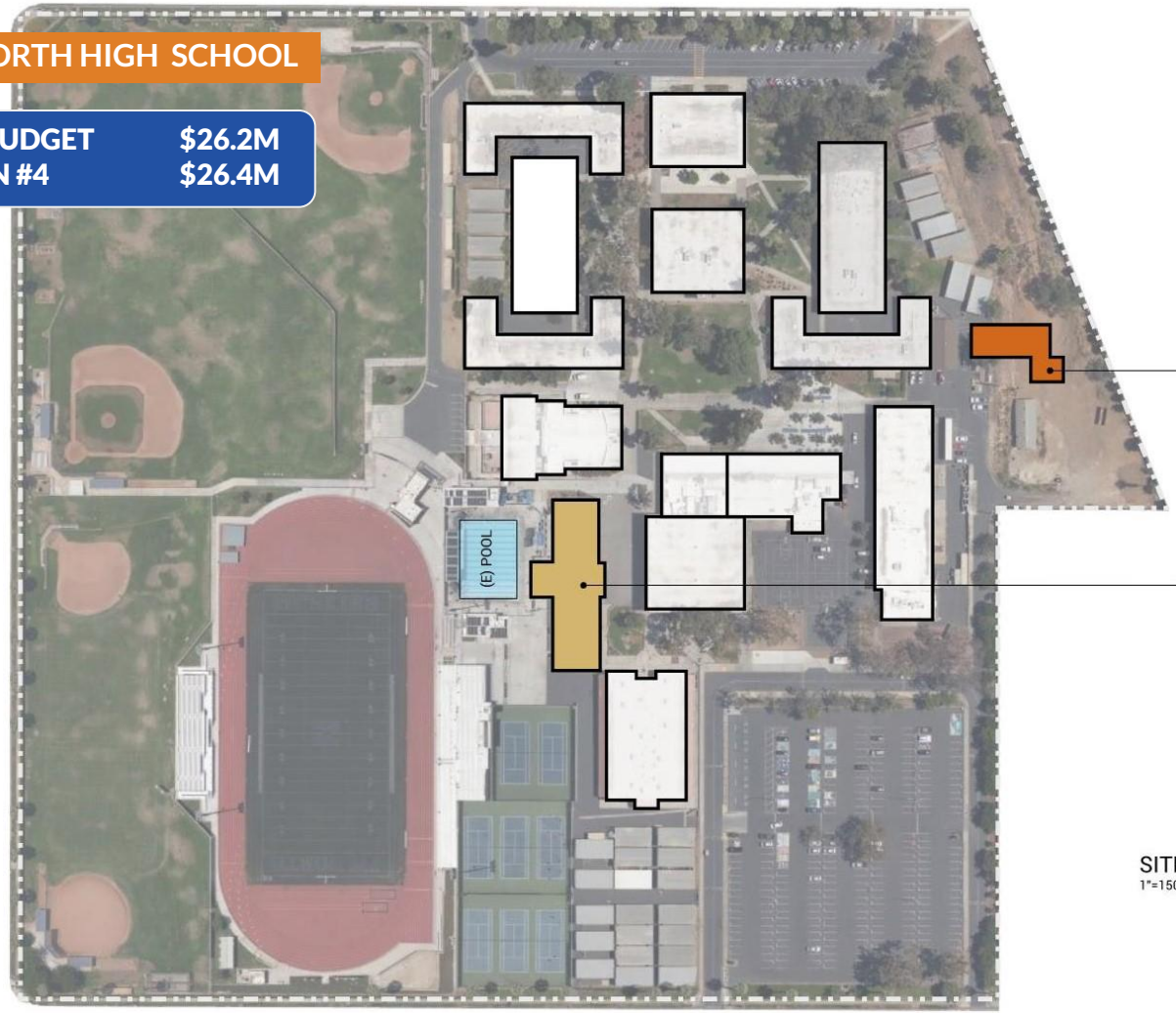
NEW SECURITY OFFICE 150 SF

SITE PLAN
1"=150' : 11 x 17

JOHN W. NORTH HIGH SCHOOL

RUSD BUDGET	**$26.2M**
OPTION #4	**$26.4M**

OPTION # 4



- NEW CONSTRUCTION
- RECONFIGURATION / RENOVATION
- LIGHT MODERNIZATION
- DRAINAGE UPGRADES

NEW 2-STORY (8) CLASSROOM BUILDING

RENOVATE EXISTING LOCKER ROOMS
12,500 SF

SITE PLAN
1"=150' : 11 x 17

PROJECT SCHEDULE

JOHN W. NORTH HIGH SCHOOL

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

DESIGN PROCESS

It takes several months to design facilities from start to finish.
Below are the phases of the design and construction process.

2	3	3	6	2	1	15
MONTHS	MONTHS	MONTHS	MONTHS	MONTHS	MONTH	MONTHS
Schematic Design	Design Development	Construction Documents	DSA Approval	Bidding	Board Approval	Construction



We are here



Shovel - Ready



PROJECT TEAM SCHOOL

PROJECT TEAM SCHOOL

Project Team is a school located at the Palm Site. It currently has four modular classrooms, mock-store, and administrative building. The Project is currently in the planning phase. A design committee has been formed and has been tasked with identifying the needs and develop the scope of work. The scope of work may include: replacement of buildings, site enhancements, infrastructure upgrades, curb appeal, modernization, and site improvements. Project is in the preliminary stages.

Design Committee Kick-off meeting: 9/30/2021

PROJECT DETAILS

Project Group:	Group G
Architect:	DLR Group-Baker Nowicki
CM:	TBD
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	$8,000,000



PROJECT TEAM SCHOOL

DESIGN COMMITTEE MEMBERS

PROJECT TEAM STAFF
ALLEN OSBORN
BRIDGET PEREYDA
JENNIFER THORNTON
JENNIFER WILSON
KIMMI JUREK
LAWANA STEWART-BARNES
MARIA BALCAZAR
STACEY SHARON

ADULT EDUCATION
RACHEL BRAMLETT
LAURA WILLIAMS

FAMILY RESOURCE CENTER
GABRIELA ALONZO

ASSESSMENT CENTER
SUSANA RUIZ

COMMUNITY MEMBERS
BRETT WRIGHT
DARALYNN WRIGHT
SYLVIA VALENZUELA

ARCHITECTS
ERIC SCHULZ
JON BAKER

RUSD
ANA GONZALEZ
GABY ADAME
HAYLEY CALHOUN
JENNIFER WILSON
KEN MULLER
KIERSTEN RENO-FRAUSTO
SERGIO SAN MARTIN

Projects in the Planning Phase

- CEQA, Environmental, & Site Process



EASTSIDE NEIGHBORHOOD SCHOOL PROJECT UPDATE

EASTSIDE NEIGHBORHOOD SCHOOL

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

Status:

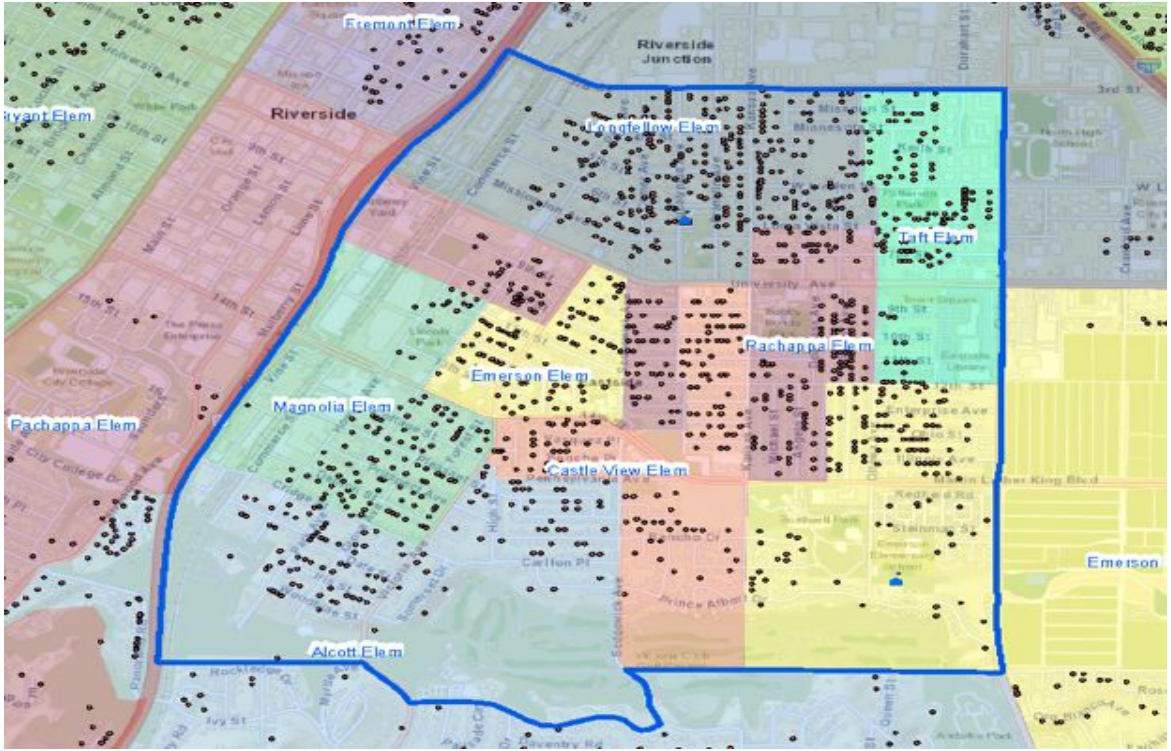
- CEQA Phase - Environmental Impact Report (EIR)
- Site Acquisition

Next Steps:

- Adopt Final Environmental Impact Report
- Site Acquisition
- State Site Approval
- Design Development

Funding:

- Measure O
- State Funding



Architect:	PBK
CM:	TBD
DSA Status:	TBD
Bidding & Award:	TBD
Project Budget:	$37.5M

PURPOSE OF CEQA

The California Environmental Quality Act requires that local government agencies, prior to taking action on projects consider the environmental consequences of such projects.

Purpose:

- Prepare an Environmental Impact Report
- Mitigate Potential Impacts
- Required for Site Approval and State Funding
- Public Participation



CEQA STATUS

Preparing Draft Environmental Impact Report (Draft EIR)

- Three (3) project options to be analyzed
- Complete in the Fall 2021

Notice of Availability (NOA) of a Draft EIR will be issued

- 45-day public review process tentatively starts in the Fall 2021

Final EIR Adoption and Approval

- December 2021

EASTSIDE NEIGHBORHOOD SCHOOL

PROJECT LOCATION

Adjacent to Abraham Lincoln Continuation High School, 8 parcels in Block B, 15 parcels in Block C, and Lincoln Park*





EASTSIDE NEIGHBORHOOD SCHOOL

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

OVERVIEW OF THE DESIGN PROCESS

It typically takes several years to construct a new neighborhood school from start to finish. Below are the phases of the design and construction process.

1. CEQA, Environmental, Site Acquisition
2. Visioning and predesigning
3. Schematic Design
4. Design Development
5. Construction Documents
6. Bidding & Approval
7. Construction Administration
8. Close out & Move in



We are here

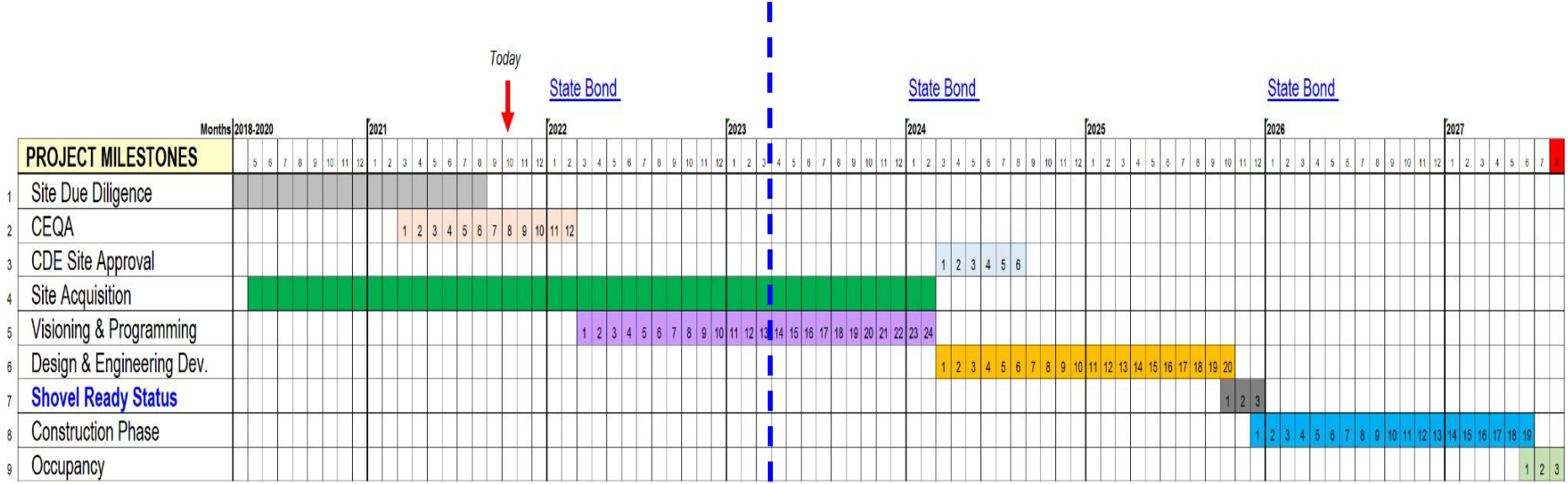


Shovel - Ready

EASTSIDE NEIGHBORHOOD SCHOOL

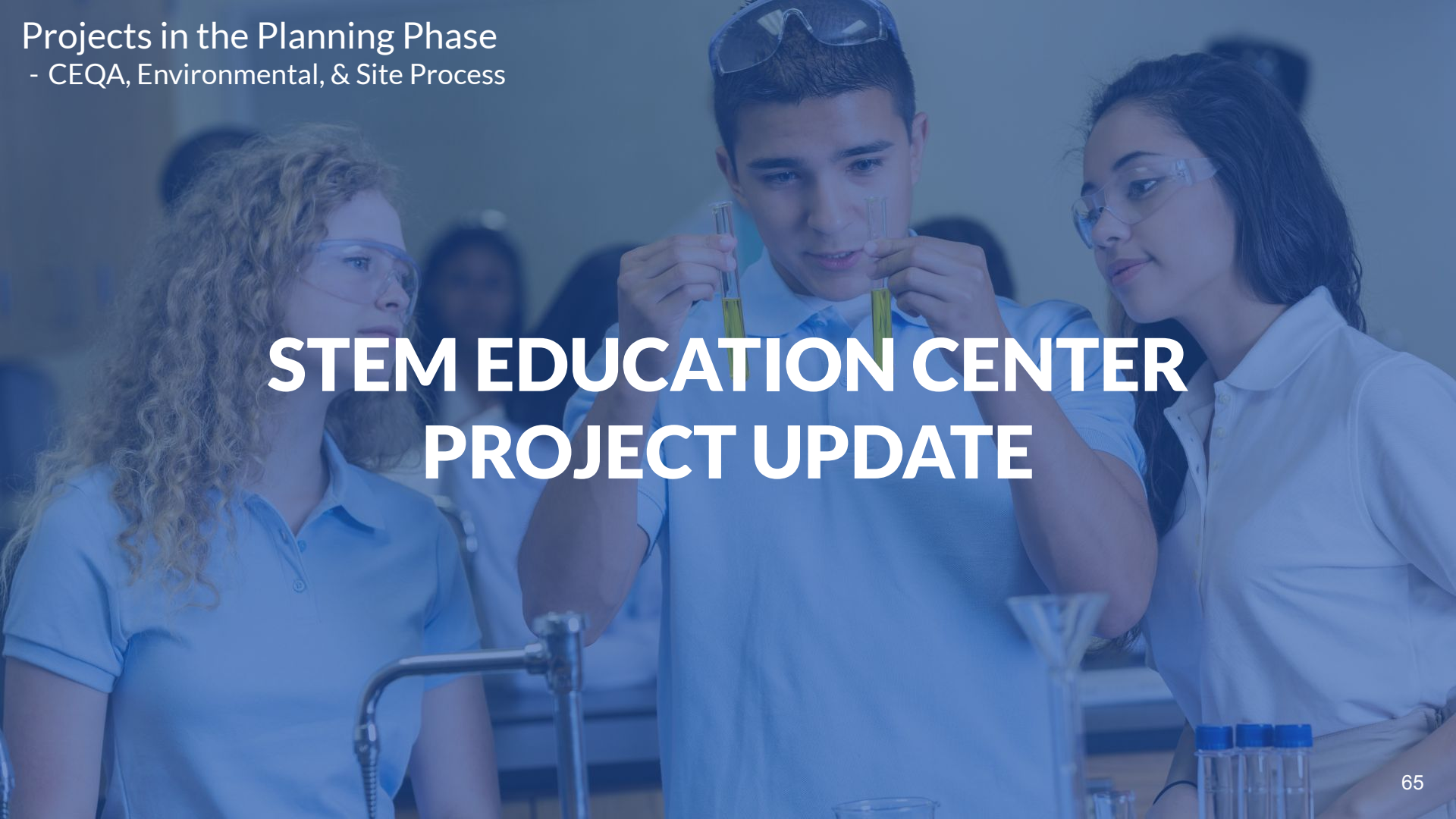
MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT

PROJECT TIMELINE



Note: For discussion purposes only. Not a comprehensive list.

Bond Series No. 3



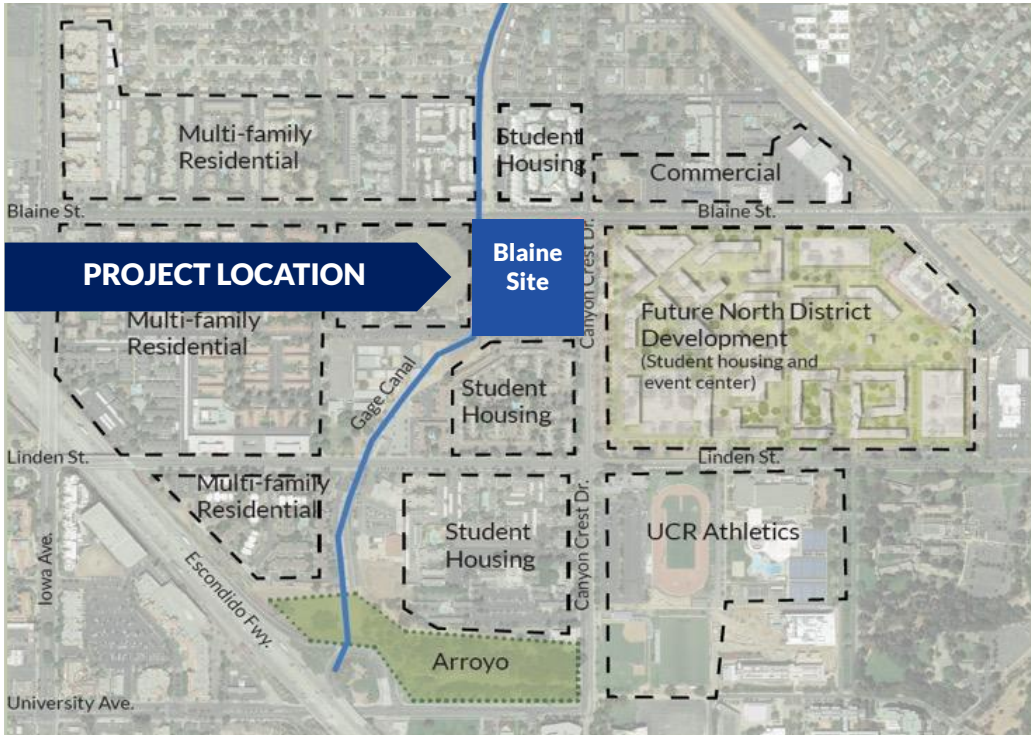
STEM EDUCATION CENTER PROJECT UPDATE

STEM EDUCATION CENTER

Located at the University of California, Riverside

MEASURE O
RIVERSIDE UNIFIED SCHOOL DISTRICT





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Status:

- Preparing an Environmental Impact Report
- Continue with Site Due Diligence Phase
- Negotiating Term Sheet - City of Riverside Property

PROJECT CONCEPTUAL SITE PLAN



Architect: Ruhnau Clarke
CM: TBD
DSA Status: TBD
CEQA Due Diligence Budget: $1M

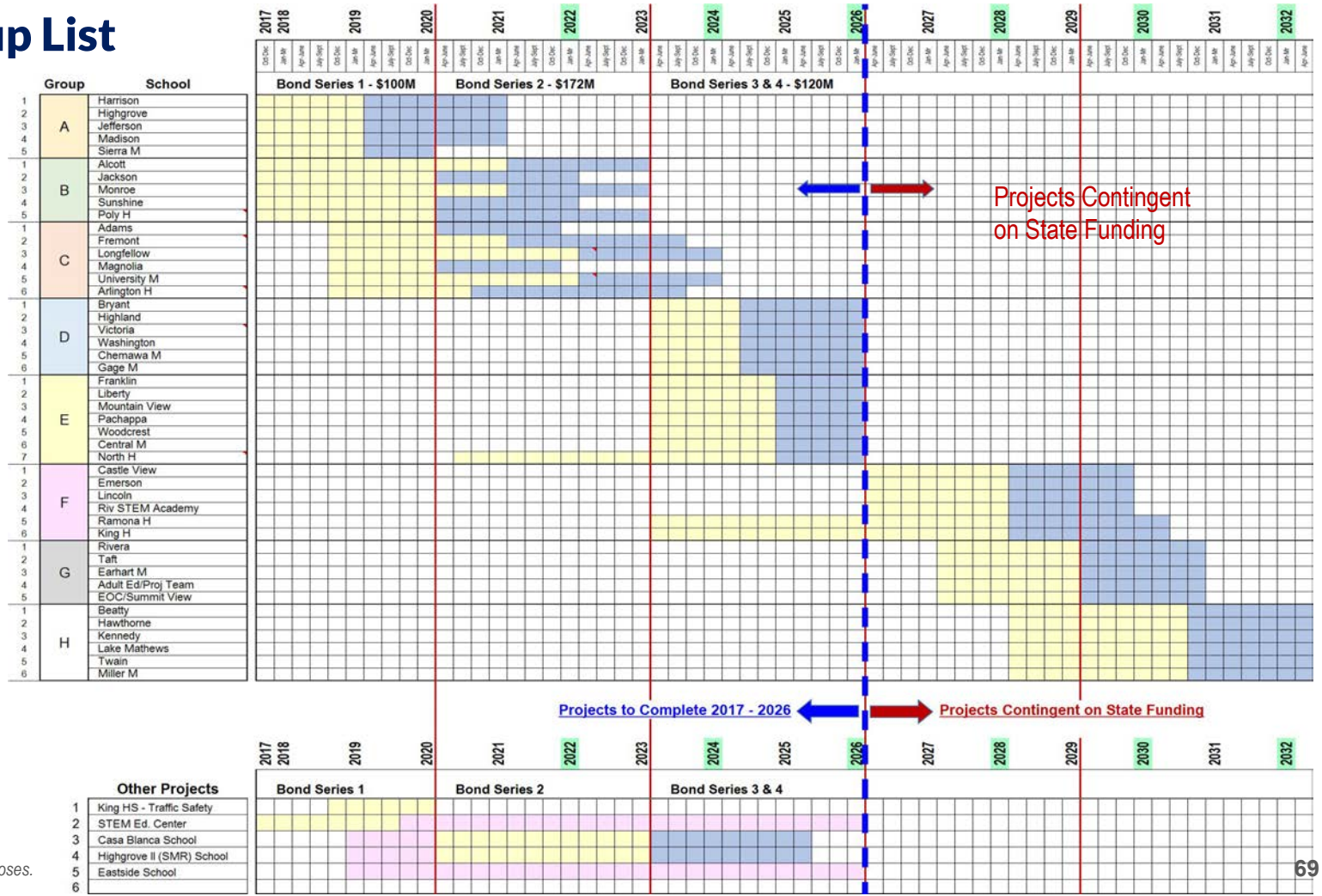
FUNDING & CASH FLOW

Projects are Multifunded

- Measure O Bonds
- State Bonds
- Developer Fees
- Community Facilities Districts
- Grants
- Local Funds

Project Group List Timeline

May 2020



PLANNING PHASE

- *Environmental*
- *Site Assessment*
- *Schematics*
- *Design & Engineering*
- *State Approvals*

CONSTRUCTION PHASE

- *Bidding*
- *Construction*

SITE PHASE

- *CEQA*
- *Site Due Diligence*
- *Site Acquisition*

Notes:
Timeline is a snapshot for planning purposes.

BOARD OF EDUCATION - ACTION ITEMS

$190 million current funds and additional based on state funding

A) Casa Blanca Neighborhood School
- Design Option
- Budget Allocation

B) John W. North High School
- Design Option
- Budget Allocation

C) Project Team School
- Budget Allocation

D) Eastside Neighborhood School
- Timeline
- Budget Allocation

E) Highgrove II Neighborhood School
- Timeline
- Budget Allocation

F) Projects in Groups D - H
- Budget Allocation

G) STEM Education Center
- Budget Allocation

QUESTIONS?

For up-to-date project information visit:

riversideunified.org/measureO

