



JUSD Planning & Development **Measure EE Project Overview**

September 27, 2019



LEARNING WITHOUT LIMITS

Keeping Our Measure EE Campaign Promise

Addressed 4 Major Areas:

- ✓ Technology
 - JVHS Innovation Center
 - RHS Video Production Studios
 - 1:1 Chromebooks
 - Interactive Projectors
 - Network Upgrades
- ✓ Safety & Security
 - Single Point of Entry
 - Security Hardware on Gates
 - ADA Compliance Upgrades
 - Upgraded Fire Safety Equipment
 - Asbestos Abatement
- ✓ Modernizations
 - Energy Efficient Upgrades
 - Administration Buildings & Classrooms
 - CTE Labs & Classrooms
 - Playgrounds
- ✓ Community & Parent Engagement
 - Media Centers – Community Hubs
 - Common use spaces
 - Makerspaces
 - Multipurpose upgrades

...Every school has been touched



Measure EE Accomplishments

Summary:

- ✓ 7 Modernization Projects (over 250,000 square feet)
- ✓ 2 New 2-Story Buildings
- ✓ 4 CTE Programs
- ✓ 2 Athletic Fields
- ✓ 9 New Playgrounds
- ✓ 549' of New Sewer Pipeline to Remove Septic System
- ✓ 38,478 Chromebooks (1st cycle 19,106; 2nd cycle 19,372)
- ✓ 75 Interactive Projectors
- ✓ Energy Efficiency Upgrades Districtwide
- ✓ Safety & Security Upgrades Districtwide
- ✓ Wireless Upgrades Districtwide

Community Report

A Community Accountability Report from
Jurupa Unified School District



Si desea recibir esta información en español, visite el sitio web en JurupaUSD.org.



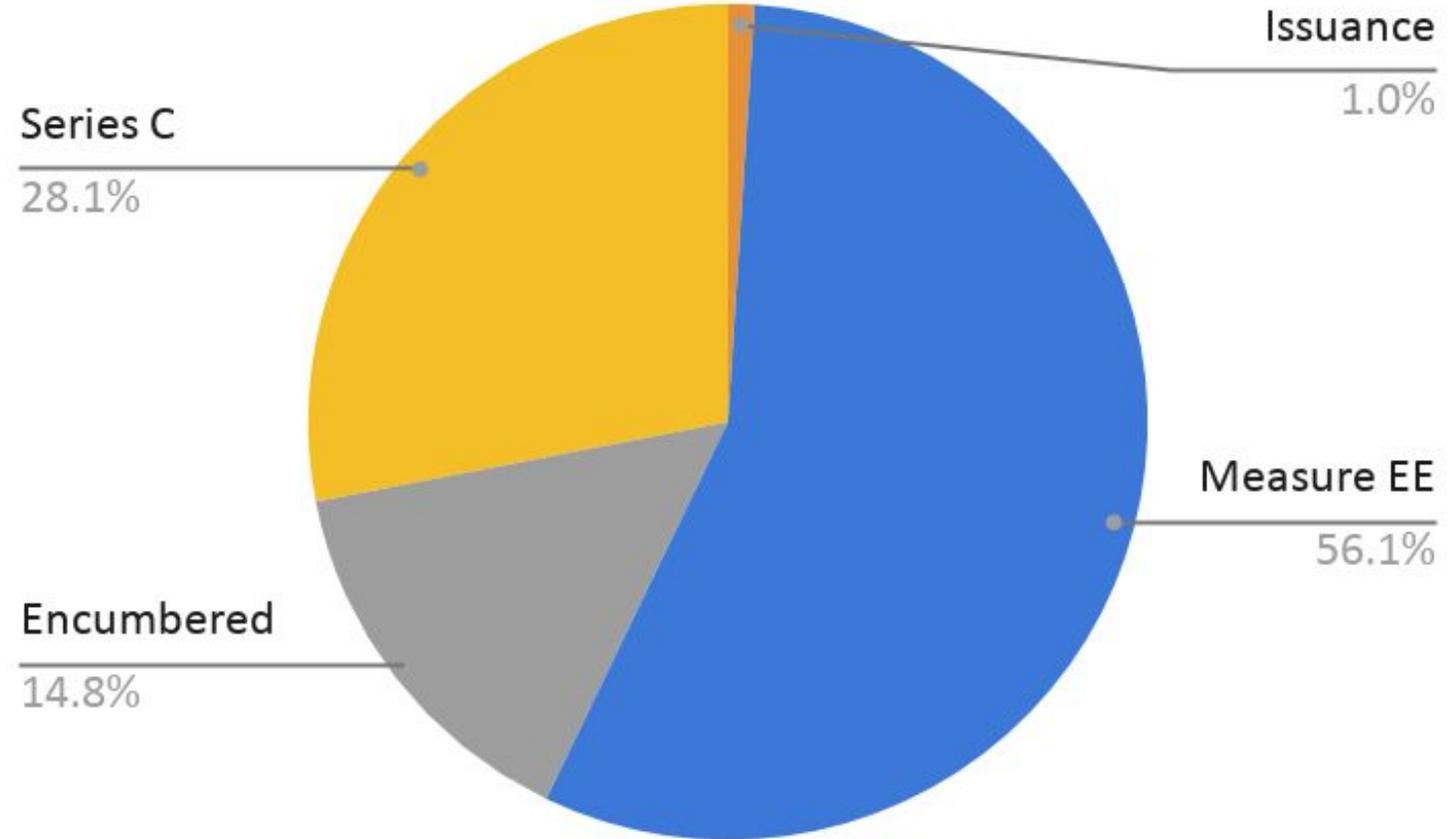
JURUPA UNIFIED SCHOOL DISTRICT

Status of Measure EE Funds

(as of September 15, 2019)

Series A-C Issuance Fees	\$1,462,640.00
Measure EE Dollars Spent	\$80,792,725.09
Amount Encumbered	\$21,349,063.60
Series C Balance*	\$40,395,571.31

* JMS Modernization & Chromebook Device Replacement



Energy Efficiency Upgrades



About the Project:

- ✓ 4,700+ LED Interior Lighting Fixture Upgrades
- ✓ 1,700 Exterior LED Lighting Upgrades
- ✓ Installation of 56 High-Efficiency Transformers
- ✓ Replacement of 45 HVAC Units
- ✓ Replacement of Emergency Lighting Backup Systems
- ✓ 2 High School Gym Lighting Retrofits
- ✓ Replacement of 2 High School Pool Variable Frequency Drive Motors

Budget:	\$7,291,415.00
EE Dollars:	\$2,446,761.00
Prop. 39:	\$4,844,654.00



Student Chromebooks / Wireless Upgrades



Chromebooks

Budget:	\$16,199,954.00
EE Dollars:	\$11,599,722.28
Current Encumbrance:	\$156,134.00



Wireless Upgrades

Budget:	\$ 8,722,205.21
EE Dollars:	\$6,593,387.33
CFD Dollars:	\$2,128,817.88



Safety, Security, and Building Abatement

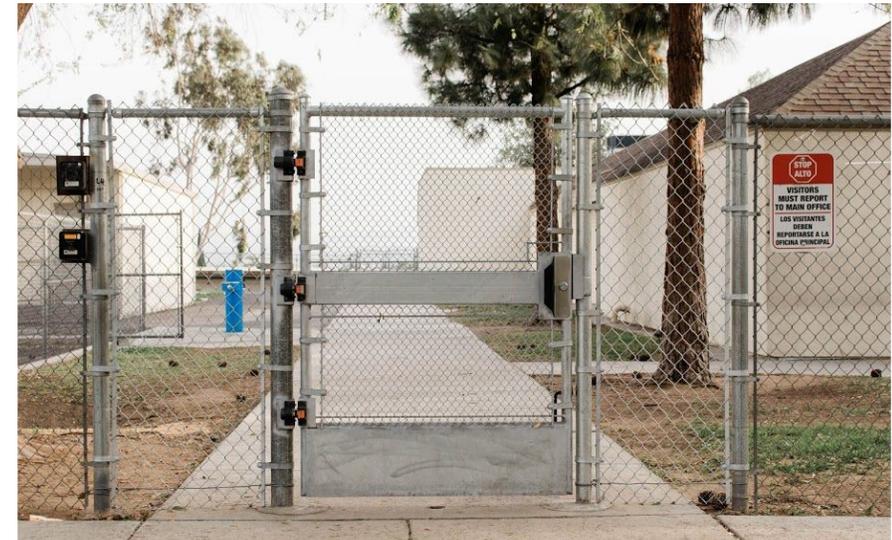
SAFE &
SECURE
SCHOOLS



Budget: \$ 254,886.04

EE Dollars: \$ 242,977.04

Current Encumbrance: \$11,909.00



New Elementary School Playgrounds & Tracks

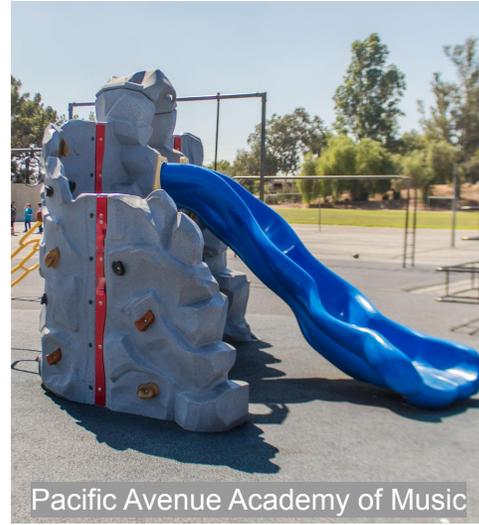
Budget:	\$973,769.09
Spent EE Dollars:	\$850,034.39
Spent CFD Dollars:	\$123,734.70



Granite Hill ES



Indian Hills ES



Pacific Avenue Academy of Music



Pedley ES



Rustic Lane ES



Sky Country ES



Stone Avenue ES



Sunnyslope ES



Van Buren ES



Glen Avon ES Modernization – Early Construction Phase



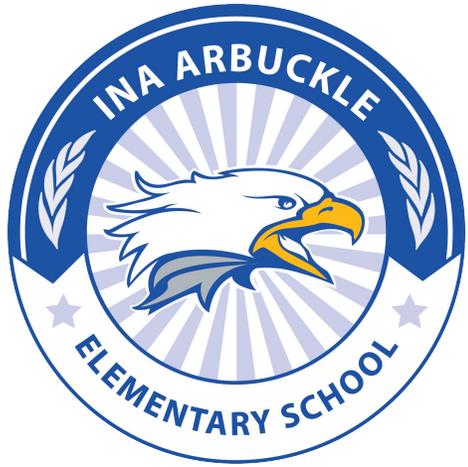
Budget:	\$16,700,000.00
Spent EE Dollars:	\$2,897,810.95
Spent CFD Dollars:	\$1,291,964.87
Current Encumbrance:	\$12,159,685.74
State Grants: (Available 2022)	\$4,720,992.00
Original Prime Bids:	\$14,022,362.14
Final Prime Bids:	TBD



Glen Avon ES - Before Construction



Ina Arbuckle ES Modernization - Project Completed



Budget:	\$17,500,000.00
Spent EE Dollars:	\$16,828,368.06
Spent CFD Dollars:	\$0.00
Current Encumbrance:	\$451,586.87
State Grants: (Available 2021)	\$2,818,657.00
Original Prime Bids:	\$13,301,527.00
Final Prime Bids:	\$13,243,801.88
Savings:	\$57,725.12



Ina Arbuckle ES - Before & After



Before



After



Ina Arbuckle ES - Before & After (Continued)



Mission Bell ES – Project Closeout



Budget:	\$15,600,000.00
Spent EE Dollars:	\$15,028,447.92
Spent CFD Dollars:	\$0.00
Current Encumbrance:	\$91,152.43
State Grants: (Available 2021)	\$1,576,978.00
Original Prime Bids:	\$11,042,949.00
Est. Final Prime Bids:	\$11,050,376.28
Additive Change:	\$7,427.28



Mission Bell ES - Before & After



Mission Bell ES - Before & After (Continued)



Stone Avenue ES 2-Story Building – Project Complete



Budget:	\$2,565,769.34
Spent EE Dollars:	\$58,898.08
Spent CFD Dollars:	\$2,506,871.26
Original Prime Bids:	\$2,017,688.42
Final Prime Bids:	\$2,104,293.30



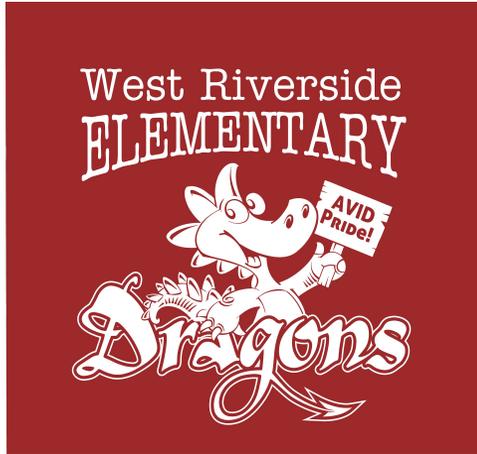
Sunnyslope ES 2-Story Building – Project Complete



Budget:	\$3,747,049.91
Spent EE Dollars:	\$0.00
Spent CFD Dollars:	\$3,747,049.91
State Grants: (Available 2021)	\$2,972,643.00
Original Prime Bids:	\$3,193,525.50
Final Prime Bids:	\$3,081,349.26
Savings:	\$112,176.24



West Riverside ES Modernization – Early Construction Phase



Budget:	\$21,500,000.00
Spent EE Dollars:	\$8,854,438.89
Spent CFD Dollars:	\$0.00
Current Encumbrance:	\$10,728,676.51
State Grants: (Available 2022 & TBD)	\$8,178,879.00
Original Prime Bids:	\$16,794,980.00
Final Prime Bids:	TBD



Troth Street ES Sewer – Project Closeout



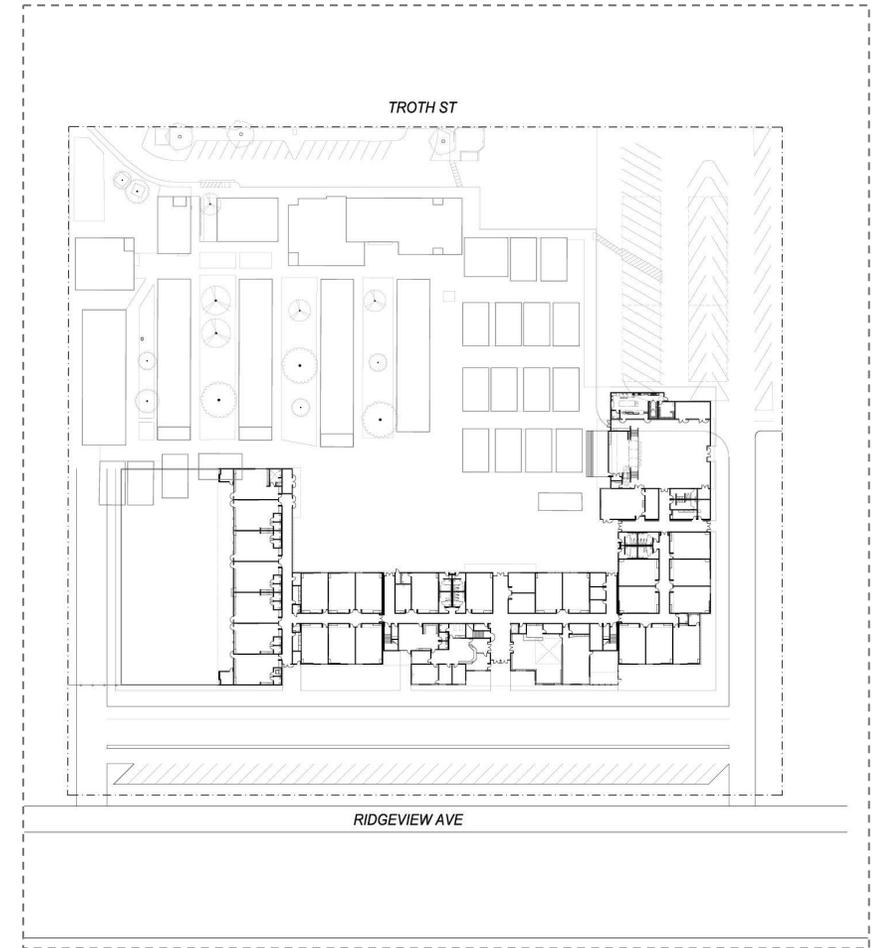
Budget:	\$1,600,000.00
Spent EE Dollars:	\$1,339,577.02
Spent CFD Dollars:	\$0.00
Contract Balances:	\$101,215.51
Original Prime Bids:	\$831,000.00
Final Prime Bids:	\$872,196.19



Troth Street ES Modernization Project - Schematic Design



Planning Budget:	\$2,500,000.00
Spent EE Dollars:	\$497,265.09
Spent CFD Dollars:	0.00
State Grants: (Available TBD)	3,210,000.00



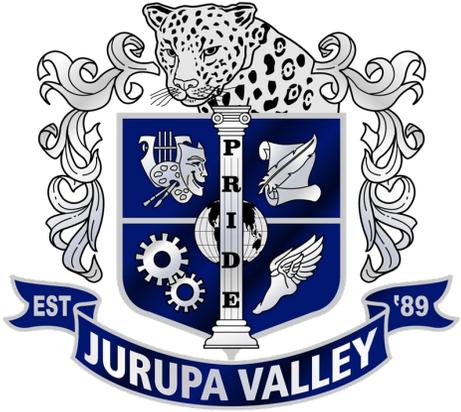
Jurupa Middle School Modernization – Design Development



Budget:	\$21,000,000.00
Spent EE Dollars:	\$217,649.10
Spent CFD Dollars:	\$856,474.55
Current Encumbrance:	\$2,994,226.56
State Grants: (Available TBD)	\$3,586,592.00



Jurupa Valley High School Stadium Renovation - Project Complete



Budget:	\$3,681,115.20
Spent EE Dollars:	\$0.00
Spent CFD Dollars:	\$3,681,115.20
Current Encumbrance:	\$0.00
State Grants: (Available 2020)	\$2,934,401.00
Original Prime Bids:	\$2,765,057.98
Final Prime Bids:	\$2,867,311.36



Jurupa Valley High School Stadium Renovation – Before & After



Before



After



Jurupa Valley High School Innovation Center - Project Complete



Budget:	\$8,100,000.00
Spent EE Dollars:	\$44,340.34
Spent CFD Dollars:	\$7,931,721.48
Current Encumbrance:	\$102,764.13
State Grants: (Available 2020 & 2021)	\$4,557,179.00
Original Prime Bids:	\$5,650,979.00
Final Prime Bids:	\$5,631,691.18
Savings:	\$19,287.82



Jurupa Valley High School Innovation Center - Before & After



Before



After



Jurupa Valley High School Innovation Center - Before & After (Continued)



Before



After



Rubidoux High School Modernization – Project Closeout



Budget:	\$14,600,000.00
Spent EE Dollars:	\$11,062,745.61
Spent CFD Dollars:	\$2,674,560.75
Current Encumbrance:	\$589,845.74
State Grants (Available 2021)	\$11,199,966.00
Original Prime Bids:	\$11,098,464.00
Final Prime Bids:	\$10,082,029.90
Savings:	\$1,016,434.10



Rubidoux High School Modernization - Before & After



Rubidoux High School Modernization - Before & After (Continued)



Before



After



Rubidoux High School Track & Turf Replacement – Mid Construction



Budget:	\$1,270,027.00
Spent EE Dollars:	\$0.00
Spent CFD Dollars:	\$151,618.53
Current Encumbrance:	\$1,118,408.47
State Grants:	N/A
Original Prime Bids:	\$1,270,027.00
Final Prime Bids:	TBD



Rubidoux High Concert Hall – Design Phase



Planning Budget:	\$2,000,000.00
Spent EE Dollars:	\$387,044.16
Spent CFD Dollars:	\$0.00
Current Encumbrance:	\$1,277,640.81



Nueva Vista Welding Lab – Project Complete



Project Cost:	\$242 357.70
Spent EE Dollars:	\$0.00
Spent CFD Dollars:	\$242 357.70



Utilizing the Planning Process to Save Money

Schematic Design

Design Schematic Plans per District's Project Criteria

- 6-9 month process, weekly meetings, minimum 5 site visits with team/site
- \$ savings = better understanding of existing site, creative consolidation for less waste in design time and better outcome of plan development (cleaner bids)

Design Development

Prepare Outline of Project Specifications for District Approval

- 6-9 month process, weekly meetings
- \$ savings = utilize District standard systems for consistency and cost efficiency; district and CM team review and engineer for best value

Construction Documents

Final Construction Drawings Submitted to State Architect (min. 3 month approval process)

- 10 month process, pending DSA review turnaround and size of project
- \$ savings = strategic submittal for best bid schedule; summer = \$\$\$; M&O remove & store systems & assets; in-house projects when in best interest

Construction & Closeout

Bid is awarded to Contractor; Construction Begins; Construction Ends

- Timelines vary; 18-24 mos for modernization and new construction projects
- \$ savings = Weekly construction meetings to watch schedule and provide swift solutions to unforeseen issues; Each change order is reviewed by Architect, Construction Manager and District; Self-procure furniture & equipment



Hands On Project Management Saves Money on Projects

- ✓ Project Team Accountable to District
 - Ex: a new playground is designed and the design does not work in the space intended, the design team pays for damages
 - Ex: one contractor causes delays to other contractors that affect critical path of project, contractor is assessed liquidated damages
- ✓ Interim Housing Needs
 - Ex: if a site undergoes construction, use space that can be consolidated on campus to avoid interim housing costs
 - Ex: if new construction is in scope, when appropriate, new spaces are built first and utilized as interim housing instead of leasing temporary units
- ✓ Coordination With Staff When Temporary Provisions Needed
 - Ex: if alternative parking available, this is arranged, avoiding paving costs for temporary parking
- ✓ In-House Moving Crews Avoid Moving Costs
 - Intense coordination between construction crew, M&O custodial crews and site staff

Elements of P&D Project Management



Where Does This Leave Us?

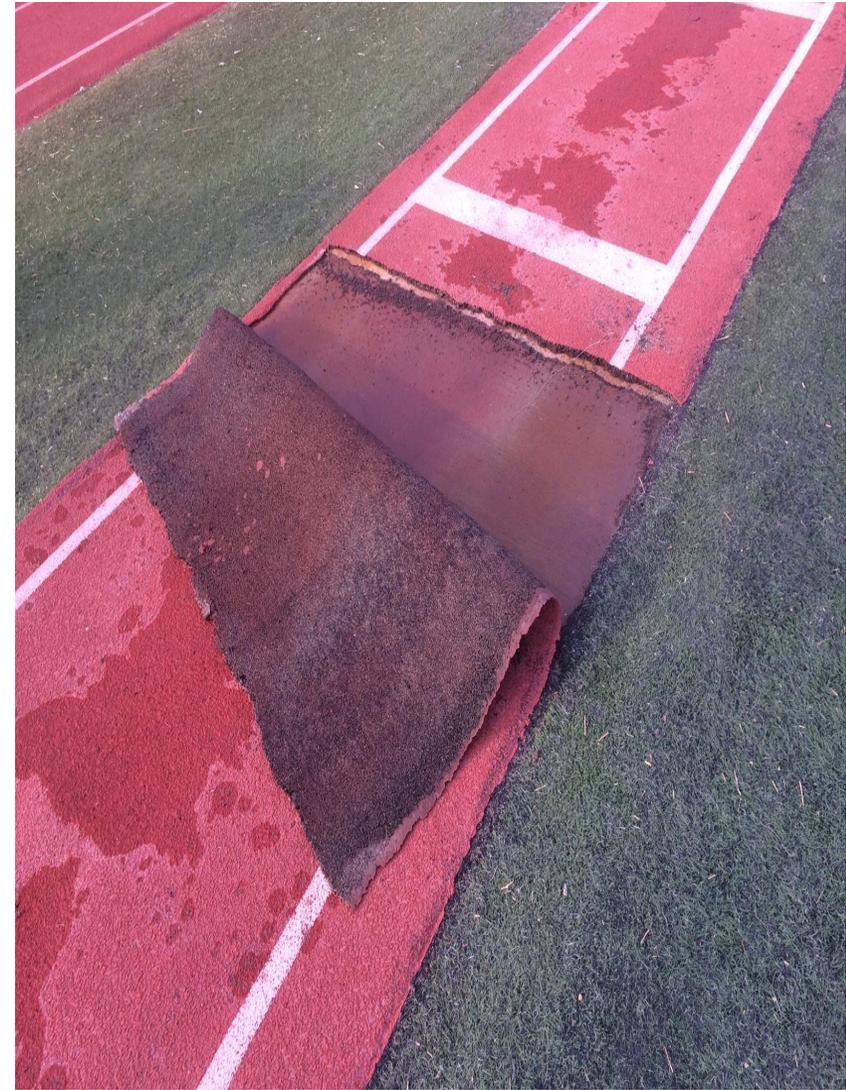
SCHOOL SITE & YEAR BUILT	AGE (YEARS)	YEAR LAST MODERNIZED	NEXT ELIGIBLE YEAR	ESTIMATED COST TO MODERNIZE (@\$350/sf)	ESTIMATED STATE GRANT	LOCAL FUNDS NEEDED
Pedley ES (1958)	61	1987	2012	\$14,698,600.00	\$2,059,887.00	\$12,638,713.00
Rustic Lane ES (1958)	61	1988	2013	\$14,840,000.00	\$3,273,546.00	\$11,566,454.00
Van Buren ES (1959)	60	1993	2018	\$13,573,000.00	\$927,810.00	\$12,645,190.00
Pacific Avenue (1962)	57	2006	2031	\$13,458,200.00	\$707,533.00	\$12,750,667.00
Mission Middle (1966)	53	2006	2031	\$23,040,850.00	\$883,959.00	\$22,156,891.00
Sky Country ES (1984)	35	N/A	2009	\$16,542,400.00	\$3,995,968.00	\$12,546,432.00
Nueva Vista HS (1986)	33	N/A	2011	\$7,862,400.00	\$2,429,703.00	\$5,432,697.00
Indian Hills ES (1987)	32	N/A	2012	\$15,607,900.00	\$3,232,931.00	\$12,374,969.00
Camino Real ES (1988)	31	N/A	2013	\$15,709,750.00	\$3,738,514.00	\$11,971,236.00
Sunnyslope ES (1988)	31	N/A	2013	\$19,261,550.00	\$3,509,714.00	\$15,751,836.00
Jurupa Valley HS (1989)	30	N/A	2014	\$77,628,950.00	\$4,073,431.00	\$73,555,519.00
Granite Hill ES (1992)	27	N/A	2017	\$15,836,100.00	\$3,294,022.00	\$12,542,078.00
Mira Loma MS (1993)	26	N/A	2018	\$31,770,900.00	\$1,334,000.00	\$30,436,900.00
Stone Avenue ES (1993)	26	N/A	2018	\$19,699,750.00	\$3,685,306.00	\$16,014,444.00
Peralta ES (1996)	23	N/A	2021	\$13,737,150.00	\$505,137.00	\$13,232,013.00
Patriot HS (2005)	14	N/A	2031	\$80,290,000.00	\$0.00	\$80,290,000.00
Totals				\$393,557,500.00	\$37,651,461.00	\$355,906,039.00



Aging Portables Districtwide (Approximately 200 Classrooms are Currently in Portables)



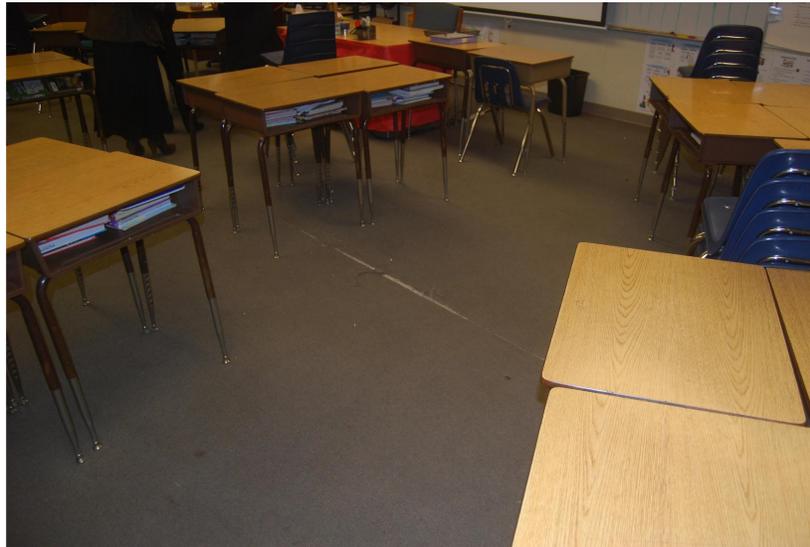
Aging Athletic, Extra-Curricular, Multi-Use Facilities Districtwide



Other Aging Facilities Districtwide



Other Aging Facilities Districtwide (Continued)



How Have Learning Environments Changed Since We Built Our Schools?

What is 21st Century Education?

- ✓ Critical Thinking
- ✓ Communication
- ✓ Collaboration
- ✓ Creativity
- ✓ Problem-Solving



“Old School”

Photo credit: WordPress.com



“New School”

“Design of collaborative areas, transparency, and informal learning environments are keys to supporting next generation learning practices and to creating a strong sense of connectedness within a school or university campus.”

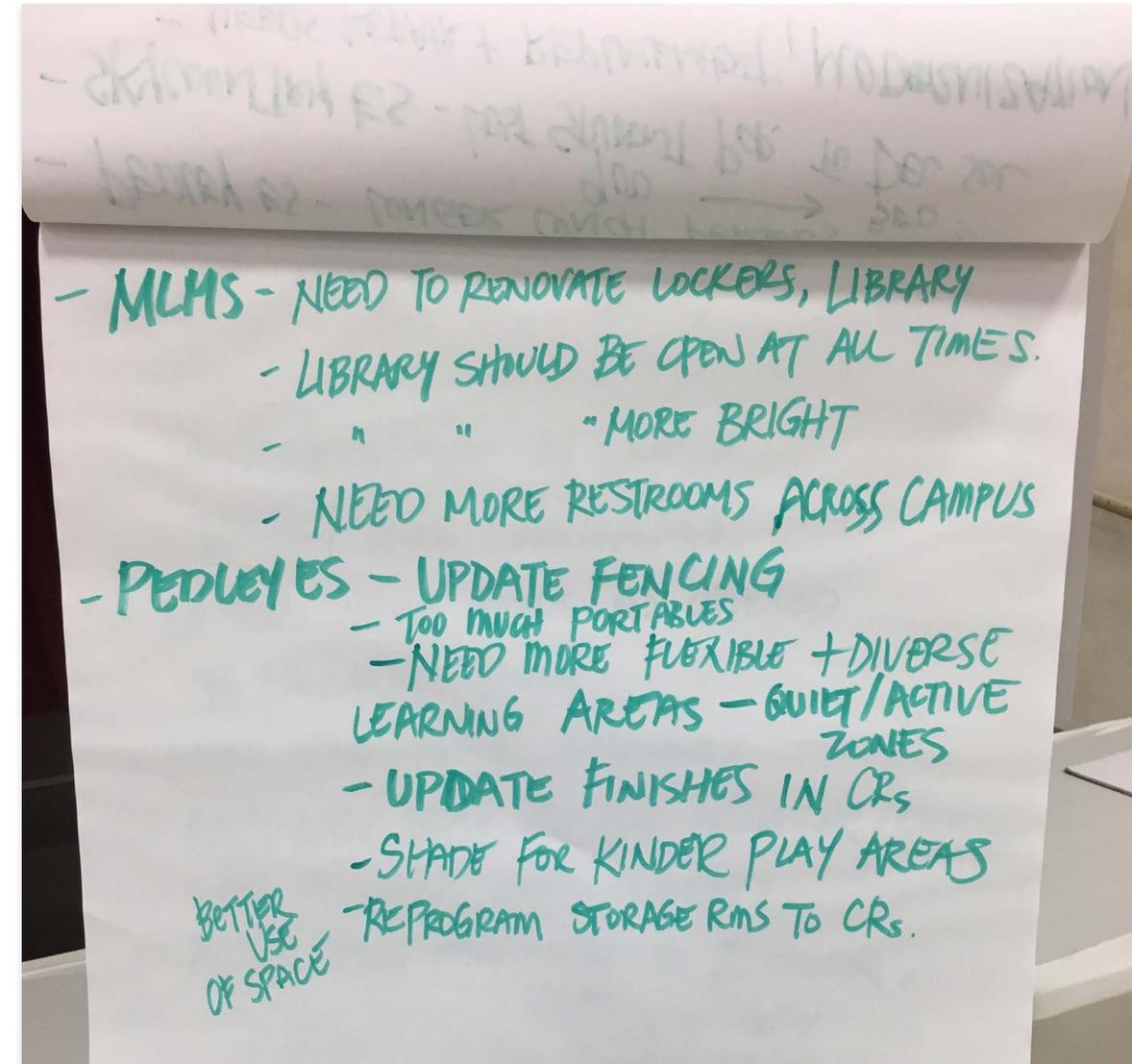
- Karina Ruiz, AIA
Committee on Architecture for Education



What JUSD Community is Saying (FMP Community Input Meetings)

Key Concerns Across the District:

- ❑ Improving safety and security
- ❑ Improved pick-up/drop-off space
- ❑ Improved athletic playfields at secondary schools
- ❑ Improved space for band programs, choir, other fine arts programs and extra-curricular programs
- ❑ Improved student restrooms
- ❑ More flexible classrooms and new classroom furniture that fits collaborative environments
- ❑ More outdoor learning spaces and student common areas with shade
- ❑ More classrooms with natural light



District Safety & Security – Continuing Implementation

Systems to be Addressed Districtwide:

- Access Control
- Alarm & Communication Systems
- Designing Out Entry Points on Campuses
- Exterior Cameras
- Parking Lot Lights
- Perimeter Security (Fencing, Landscaping, etc.)

	Accounting for All Persons
	Alerts, Communications and Warnings
	Continuity of Operations
	Evacuation
	Family Reunification
	Lockdown
	Public Health, Medical, and Mental Health
	Security

Facility Safety
Elements



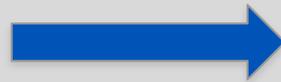
The Facilities Funding Challenge

What funding sources can be used for facilities?

Funding Source

Challenges

Developer Fees/CFDs



Paid periodically; typically only covers +/- 25%-35%

State Facilities Program Grants
(Prop. 51 & 2020 State Bond)



State grant funding varies; local match of eligible expenses

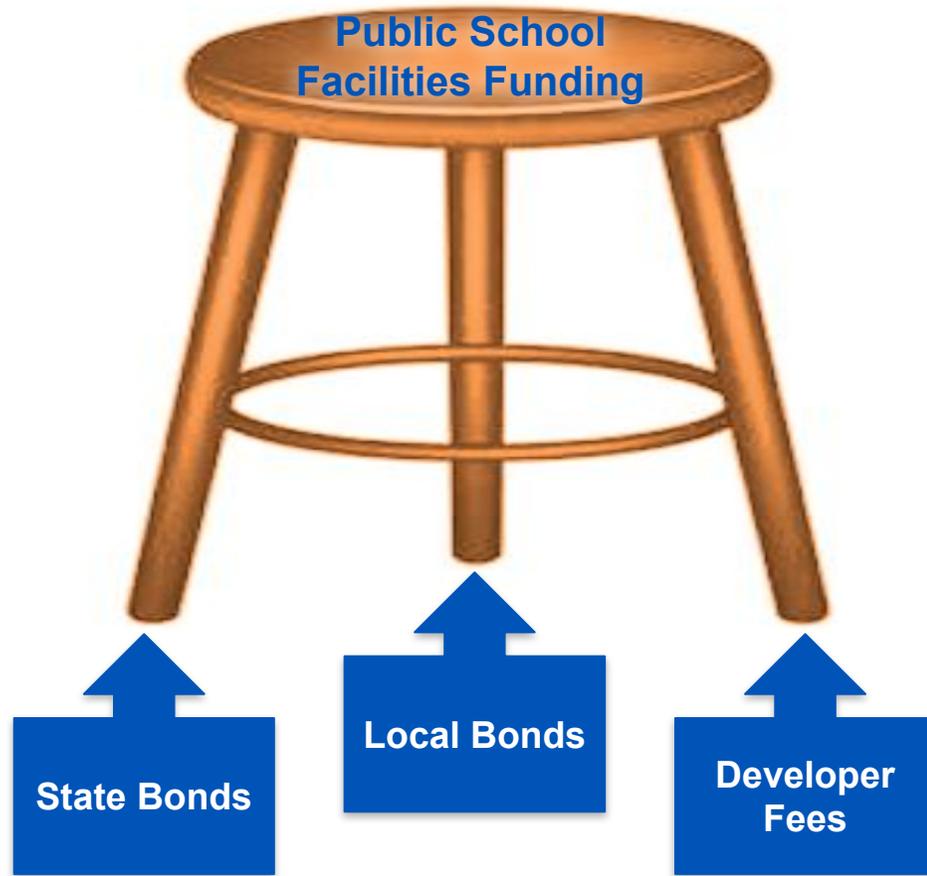
Local Revenue (G.O. Bonds)



No local bond = no matching funds for state grants



The Three-legged Stool Of Facilities Funding



Historical CA Facility Funding Data

Period	State Bonds (%)	Developer Fees (%)	Funding Gap (%)
1998-2006	32%	11%	57%
2007-2015 (recession)	19%	5%	76%

[Source: E. Brunner & J. Vincent, "Financing School Facilities in California: A Ten-Year Perspective," Getting Down To Facts Project, 2018]



Food For Thought

“Don’t tell me where your priorities are. Show me where you spend your money and I’ll tell you what they are.”

- James W. Frick, American Author

