



# Measure C Summary 2004 - 2024

Board of Trustees - April 2, 2024





# 2004 – 2024

## Improved College Facilities

### Measure C Passed

In 2004 Voters said “YES” to investing in our collective future



### \$350 Million

To modernize and construct classrooms, labs and training Centers

### Renovation & Construction Begin

Projects started in 2006



### College Facilities Improvement

Facilities enhancements and construction based on the academic needs of the colleges



## By The Numbers

**15**

**New academic and student support facilities built**

**10**

**System upgrade projects completed**

**5**

**Old facilities demolished**

**5**

**Renovations of existing facilities completed**

**269K**

**Additional square feet added**

**10**

**Major modernization of existing facilities completed**

**2**

**Parking projects completed**

**8**

**Site improvement and accessibility projects completed**

**7**

**Buildings received LEED certification**

**100+**

**Local and non-local vendors/labor hired**



# District/Colleges Growth

Entity	Gross SF			Assignable SF			Efficiency	
	2004	2024	%	2004	2024	%	2004	2024
Moreno Valley College (includes BCTC)	131,772	251,338	91	89,037	154,614	74	68%	62%
Norco College	123,507	255,292	107	86,302	167,433	94	70%	66%
Riverside City College	638,663	1,391,166	118	444,049	531,652	20	70%	63%**
District Office	32,095*	84,760	164	23,290*	58,058	149	73%	68%
<b>TOTAL</b>	<b>926,037</b>	<b>1,982,556</b>	<b>114</b>	<b>642,678</b>	<b>911,757</b>	<b>42</b>	<b>69%</b>	<b>65%</b>



Overall GSF  
% Growth



Overall ASF  
% Growth

\* FUSION started to track District Administrative Buildings in 2007

\*\* Efficiency % at RCC excludes 45,000 GSF Parking Structure in Downtown Riverside and 91,592 GSF Parking Structure at the Main Campus (no assignable spaces)

# Moreno Valley College



- **New**
  - Dental Education Center
  - Student Academic Services Building
  - Network Operation Center
  - School of Public Safety at Ben Clark Training Center
  - Student Services Welcome Center
- **Modernized**
  - Food Services
  - Science and Lecture Labs
  - Classrooms and Faculty Offices
- **Improved & Upgraded**
  - Site Access and Parking Spaces
  - IT and Utilities Infrastructure
  - Campus Safety and Security
- **Renovation – under construction**
  - Student Services Renovation
- **And more ...**

# Norco College

**NORCO**  
COLLEGE@ RCCD | RIVERSIDE COMMUNITY  
COLLEGE DISTRICT

- **New**
  - Industrial Technology
  - Center for Student Success
  - Network Operation Center
- **Modernized**
  - Athletic Facilities/Soccer Field
  - Information Technology Center
  - Student Services Center
  - Classrooms and Faculty Offices
- **Improved & Upgraded**
  - Site Access and Parking Spaces
  - IT and Utilities Infrastructure
  - Campus Safety and Security
  - Invested in Energy Saving Project (Fuel Cell)
- **And more ...**

# Riverside City College



- **New**
  - Nursing, Math and Science Facility
  - Student Services and Administration Facility
  - School of the Arts and Culinary Arts Academy
- **Modernized**
  - Food Services
  - MLK High Tech Center
  - A.G. Paul Quadrangle
  - Wheelock PE Complex
  - Labs, Classrooms and Faculty Offices
  - Life Science/Physical Science for Business+CIS
- **Improved & Upgraded**
  - Site Access and Parking Spaces
  - IT and Utilities Infrastructure
  - Campus Safety and Security
  - Tennis Courts
- **Developed**
  - Stokoe Innovative Learning Center
- **And more ...**

# 2004 – 2024 Measure C Bond and Non Measure C Capital Construction Allocation

Entity	Measure C	%	Non Measure C	Total
Centrally Controlled Funds	\$19,537,341*	5.00	\$42,869	\$19,580,210
Moreno Valley College	\$79,701,500	20.00	\$19,085,347	\$98,786,847
Norco College	\$72,695,281	19.00	\$22,405,180	\$95,100,461
Riverside City College	\$193,291,611	50.00	\$135,142,103	\$328,433,714
District Office	\$21,851,408	6.00	\$813,479	\$22,664,887
TOTAL	\$387,077,141**	100.00	\$177,488,978***	\$564,566,119

\* \$19,537,341 allocated for districtwide projects such as accessibility compliance, IT system upgrades, utility infrastructure programs, district standards, etc.

\*\* \$37,077,141 of interest, issuance premiums, donations and rebates

\*\*\* \$177,488,978 from capital outlay, scheduled maintenance, local contributions, etc.



# Financial Stewardship

## Credit Rating



- Moody's – Aa1
- Standards and Poor's (“S&P”) – AA

## Tax Rate



- At or under \$18 per \$100K every year from 2004 through 2024
- Currently \$14 per \$100K

## Historical Financing Costs



- 1.60% to .60%

## Taxpayer Savings through Refinancings



- 2005 - \$3,007,379
- 2014 - \$5,009,241
- 2015 - \$4,118,535
- 2019 - \$29,113,123
- Total \$41,248,278

# Appendix

## Measure C Detailed Project Listing



RCCD

RIVERSIDE COMMUNITY  
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

# Measure C Detailed Project Listing 2004 - 2024

RCCD

RIVERSIDE COMMUNITY  
COLLEGE DISTRICT

MORENO  
VALLEY  
COLLEGE

NORCO  
COLLEGE

 RCC  
RIVERSIDE CITY COLLEGE



RCCD

RIVERSIDE COMMUNITY  
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

# Moreno Valley College

MORENO  
VALLEY  
COLLEGE

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COLLEGE DISTRICT



# Food Services Remodel – Lion’s Den



**4,321 GSF / 3,300 ASF**

Measure C	\$2,649,606
Non-Measure C	\$ 28,000
<b>Total</b>	<b>\$2,677,606</b>

Project Opened: 2009

Architect: Higginson + Cartozian Architects, Inc.

Contractor: Contractor: Hinkley & Associates

Redesigned and modernized the food service facilities. This facility continues to provide full-service food bar for freshly prepared hot and cold meals, pre-packaged fare, drinks, and snacks for the campus community.





# Dental Education Center

31,500 GSF / 15,665 ASF

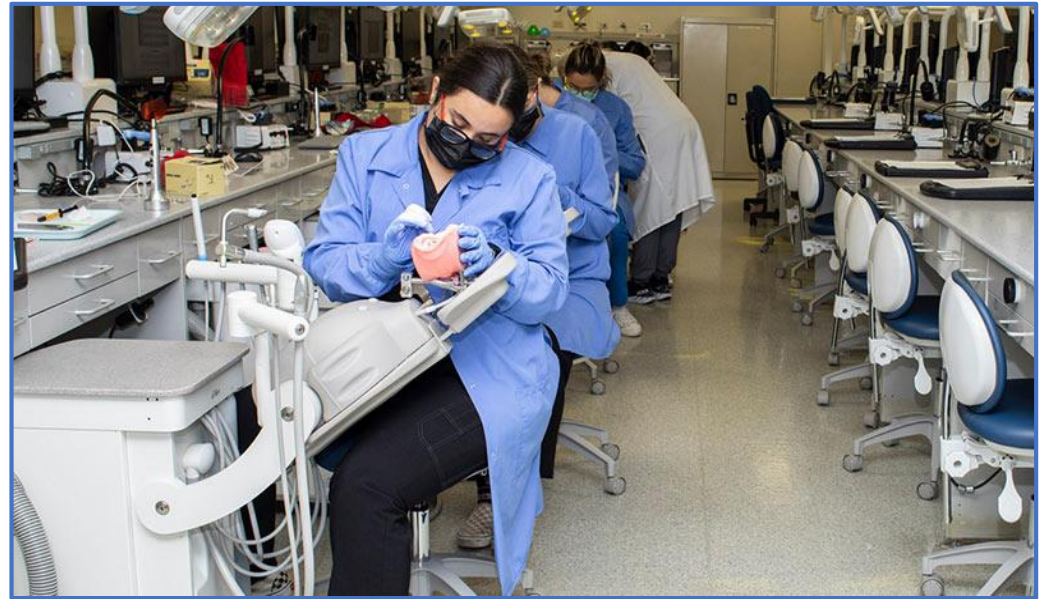
Measure C \$ 9,877,088

Facility Opened: 2011

Architect: HMC Architects, Inc.

Contractor: Rudolph & Sletten

Relocated program to the campus from former March Air Reserve Base. This facility houses Dental Assistant and Hygiene Programs, which includes dental classrooms, clinic, materials lab and office space.





# Lion's Lot & Site Improvements

## 144 Parking Stalls / Roadway Access

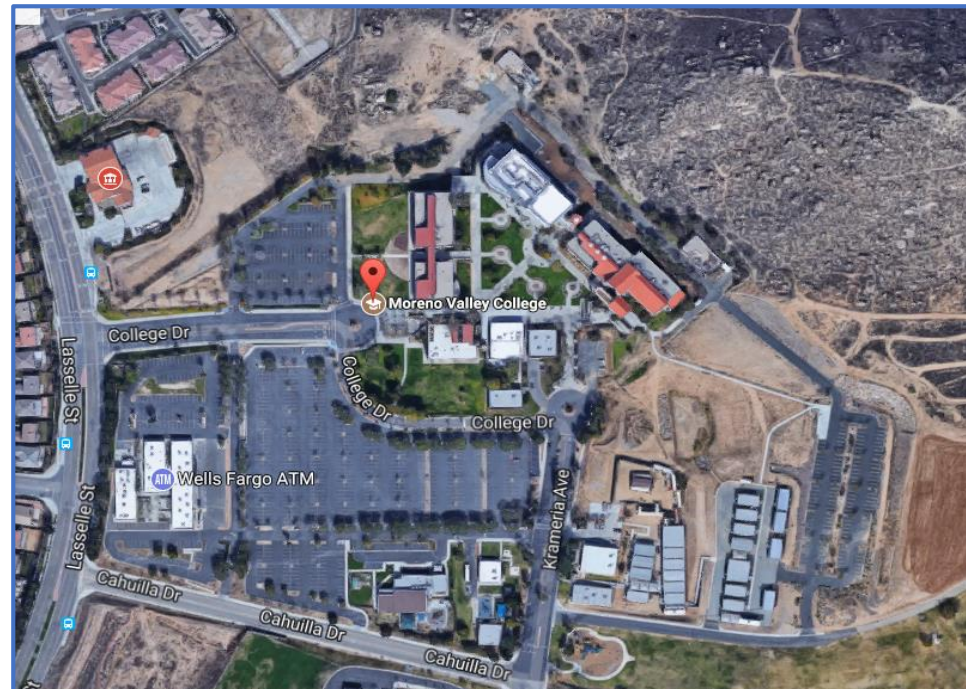
Measure C \$4,984,261

Project Completed: 2011

Architect: LPA Inc.

Contractor: C.W. Driver

Improved the front entrance to the campus, and included the construction of 144 space parking lot and access road, including demolition, grading, landscaping and other site improvements.



# Student Academic Services Building



**37,734 GSF / 24,092 ASF**

Measure C	\$ 5,939,817
Non-Measure C	<u>\$14,036,000</u>
Total	\$19,975,817

Facility Opened: 2013

Architect: DLR Group

Contractor: C.W. Driver

This facility provides comprehensive services by consolidating multifunctional Student Services and Administration, along with classrooms, faculty offices, offices for leadership, and student services into a single location. Adjacent to the Humanities building, the SAS building completes a quadrangle that includes the Student Services and Library buildings.





# Network Operations Center



**2,430 GSF / 1,773 ASF**

Measure C      \$2,931,707

Facility Opened: 2015

Architect: Higginson + Cartozian Architects, Inc.

Contractor: Adams Mallory Construction

The network operations center (NOC) houses central telephone and network operations equipment; provides offices for information technology staff and support space for equipment repair, storage and staging new equipment.



# Student Services Welcome Center



17,400 GSF ; 11,290 ASF

Measure C \$13,553,160

Facility Opened: 2022

Architect: HPI Architecture

Contractor: Tilden-Coil Constructors, Inc.

The Welcome Center building houses Admissions, Assessment, Cashiers, Counseling, Dream Center, First Year Experience, Outreach, Student Employment and Student Financial Services. This center serves as a comprehensive integrated one stop service area focused on matriculation services and designed to welcome students, allow student ambassadors to guide and aid first time students, provide clear and easy wayfinding to service desks and departments.



# Student Services Renovation



**16,200 GSF / 9,000 ASF**

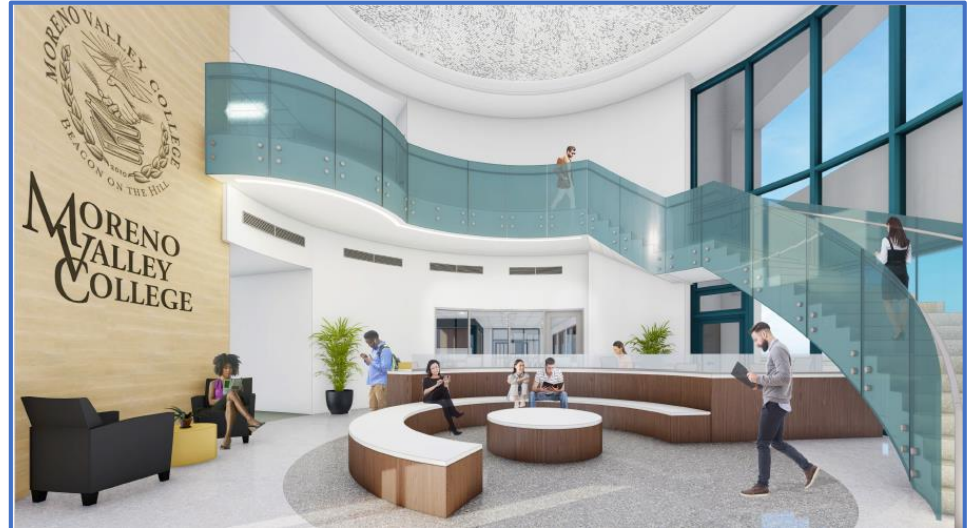
Measure C	\$7,600,000
Non-Measure C	<u>\$1,200,000</u>
Total	\$8,800,000

To be Opened: January 2025

Architect: 19Six

Contractor: Harik Construction, Inc.

Modernizes the existing Student Services Building. The Student Services renovation will consolidate the food pantry, wardrobe closet, art gallery, Student Health and Psychological services, Extended Opportunity Programs and Services (EOPS) including CARE and NextUp, Veterans Resouce Center, and Disability Support Services, that are currently housed in multiple locations throughout campus. Centralizing these services will provide a more functional space for student services.



# Ben Clark Training Center Phase 1 Education Building



**13,650 GSF / 9,692 ASF**

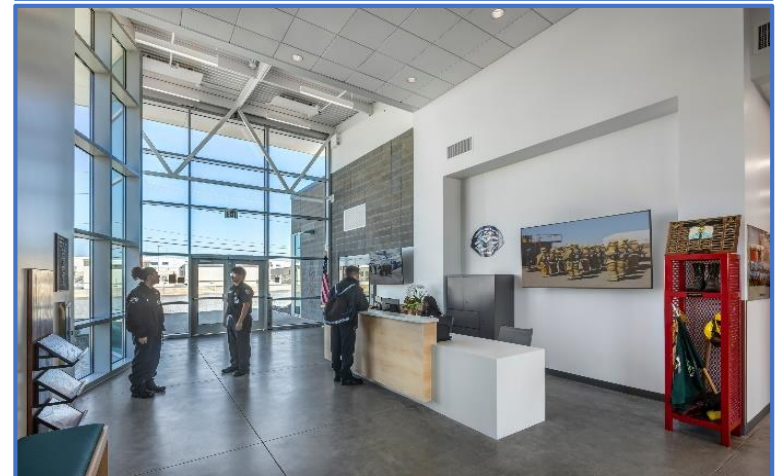
Measure C     \$12,129,681

Facility Opened: 2022

Architect: SVA Architects

Contractor: Multi-Prime Contractor; CM- CW Driver

This is the first permanent facility at the Ben Clark Training Center (BCTC) and is the first phase that provides comprehensive Public Safety Education and Training for students who will serve our communities. Programs to be included are the Administration of Justice, EMT, Fire Technology and Homeland Security programs in addition to several general education courses that support the public safety programs.





# Ben Clark Training Center Correctional Training Platform

**4,000 GSF / 3,026 ASF**

Measure C	\$ 677,594
Non-Measure C	<u>\$2,635,456</u>
Total	\$3,313,050

Facility Opened: 2020

Architect: Holt Architecture

Contractor: Multi-Prime Contractor; Tilden-Coil  
Constructors, Inc.

The addition Correctional Scenario Training Building provides an in-house corrections scenario and simulation training capability, with infused scenario-based learning domains.





# Other MVC Projects

COMPLETED	MEASURE C FUNDS	NON-MEASURE C
Hot Water Loop & Boiler Replacement	\$869,848	-
Master/Long Range Plan	\$289,985	-
Early Childhood Studies Building Upgrade	\$252,296	-
Modular Redistribution Projects	\$3,939,832	-
Network Upgrades	\$211,433	-
Scheduled Maintenance	\$954,782	\$708,099
Utility Retrofit (NORESKO)	\$1,388,503	-
Physicians Assistant Lab Remodel	\$49,191	-
Mechanical Upgrades	\$660,245	-
Science Lab Remodel	\$302,804	-
District Phone & Voice Mail Upgrades	\$73,639	-
Nursing Portables	\$705,338	-
Emergency Phones	\$88,318	-
Misc. (ECS Secondary Effect + Admin Move)	\$312,217	-
Elevators Modernization & Fire Alarm Upgrade	\$979,093	\$273,855
<b>Total</b>	<b>\$11,077,524</b>	<b>\$981,855</b>

RCCD

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# Norco College

NORCO  
COLLEGE

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COLLEGE DISTRICT





# Industrial Technology Facility

**44,862 GSF / 30,053 ASF**

Measure C	\$ 9,715,350
Non-Measure C	<u>\$18,990,000</u>
Total	\$28,705,350

Facility Opened: 2009

Architect: tBP Architecture

Contractor: ProWest Constructors

The facility provides career-focused degree programs including: Architectural, Carpentry, Computer Information, Manufacturing, Engineering, Environmental Science, Logistics, Electronics, Electricity, Graphic Information System, Supply Chain Automation and Technology, new media and emerging technologies.





# Brenda & William Davis Center For Student Success



25,025 GSF / 14,222 ASF

Measure C \$15,633,873

Facility Opened: 2010

Architect: Harley Ellis Devereaux (HED)

Contractor: ProWest Constructors

This facility houses the Corral dining hall and store-front offices for the Career/Transfer Center, Disabled Student Services, EOPS, and the Norco Voice student newspaper, Faculty Innovation Center, conference facilities, and a formal digitally-equipped seminar room.



# Soccer Field, Artificial Turf, and Locker Rooms



**1,880 GSF / 1,018 ASF**

Measure C    \$3,879,314

Facility Opened: 2010

Architect: GKK Works

Contractor: CSI Construction Company

Synthetic turf soccer fields, new parking lot, restrooms, team room, concession facility, locker rooms, and landscaping.



# Student Services Center & Information Technology



**5 Buildings – 61,596 GSF / 41,732 ASF**

Measure C \$16,028,180

Facility Opened: 2012

Architect: Hill Partnership

Contractor: Tilden-Coil Constructors, Inc.

A remodel that addressed secondary effects of 5 buildings accommodating computer lab space, languages and reading and writing space, lecture rooms, health care office and storage room, campus police office, student services and administrative offices, enlarged testing center, modernized art gallery, art storage, music rooms and upgraded of science labs. Buildings Included: Library, College Resource Center, Student Services, Science & Technology and Humanities



# Operations Center



**15,468 GSF / 12,366 ASF**

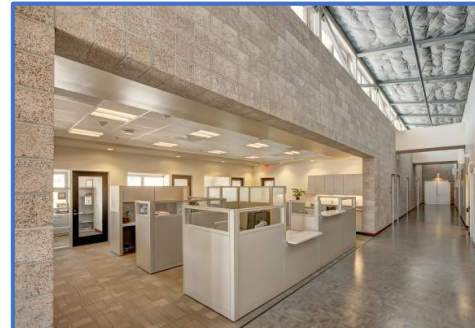
Measure C \$11,277,010

Facility Opened: 2013

Architect: Hill Partnership

Contractor: Tilden-Coil Constructors, Inc.

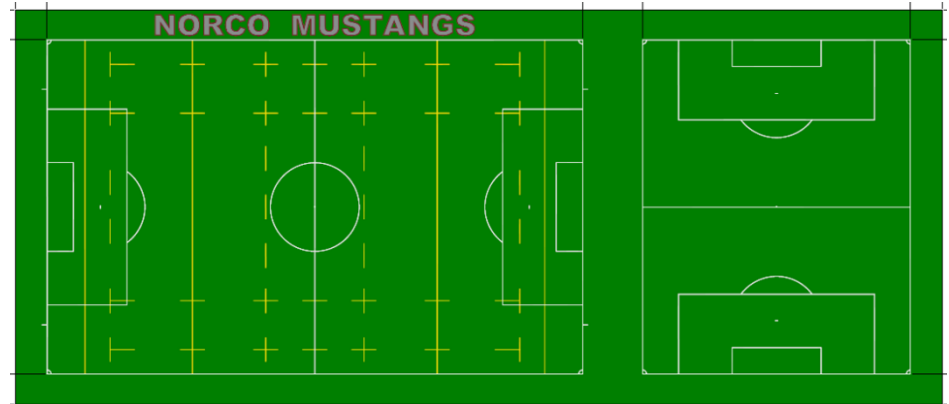
Facility includes warehouse, offices, repair shops, storage and meeting space for maintenance and operations, instructional media support and information technology, a dedicated room to store building plans, Network Operations Center (college computer and phone systems) and Emergency Operations Center.



# Soccer Field Turf Replacement



Measure C	\$ 250,324
Non-Measure C	\$ 257,324
Total	\$ 507,648
Facility Opened: 2021	
Contractor: FieldTurf	
<p>The Norco College Soccer field was originally installed in 2008. The field was upgraded in 2020 by replacing the Field Turf and improving the accessibility path of travel.</p>	



# Other Norco College Projects



COMPLETED	MEASURE C FUNDS	NON-MEASURE C
Early Childhood Ed. Ctr.	\$137,265	-
Infrastructure Update	\$98,336	-
Master/Long Range Plans	\$362,670	-
Emergency Phones	\$102,773	-
Network Upgrades	\$203,417	-
Scheduled Maintenance	\$761,430	\$435,372
Utility Retrofit (NORESCO)	\$1,587,401	-
Central Plant Boiler Replacement	\$161,847	-
District Phone & Voice Message Upgrades	\$70,847	-
Modular Redistribution Project	\$2,109,572	-
Room Renovations	\$100,019	-
Site & Safety Improvements at 3 <sup>rd</sup> Street	\$967,442	-
Self Generating Inc. Program (Fuel Cell)	\$3,110,000	-
<b>Total</b>	<b>\$9,773,019</b>	<b>\$435,372</b>

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# Riverside City College





# MLK High Tech Center Renovation

**41,507 GSF / 25,677 ASF**

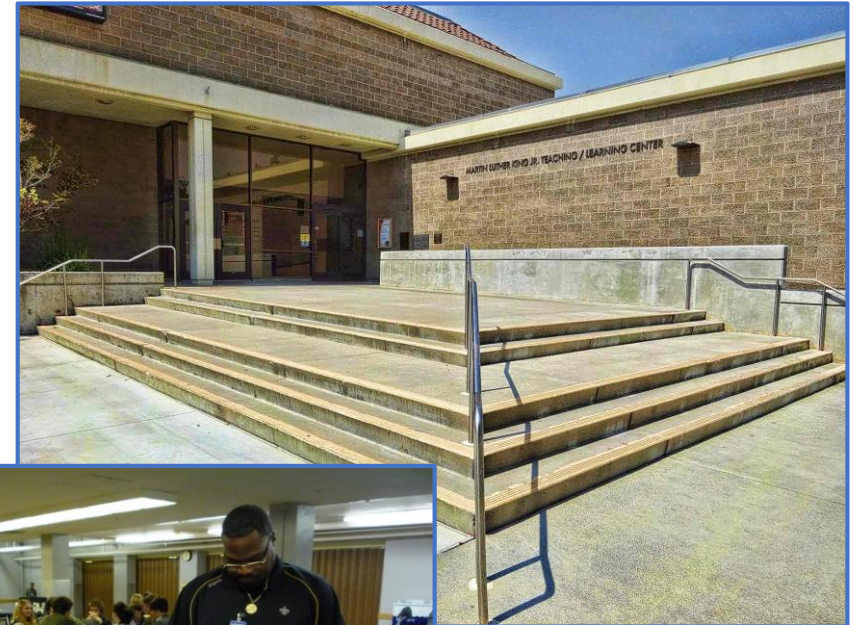
Measure C	\$1,010,614
Non-Measure C	<u>\$6,999,477</u>
Total	\$8,010,091

Facility Opened: 2005

Architect: tBP Architecture

Contractor: Perera Construction & Design, Inc.

Upgrades including modernization of all technical equipment and furniture in the Writing and Reading Center.

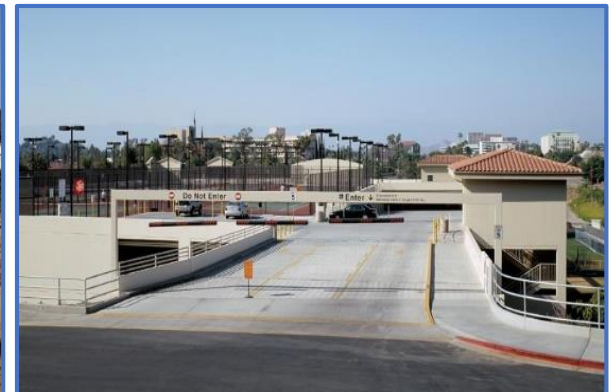






# Parking Structure

<b>450,000 GSF / 1,120 Parking Stalls</b>	
Measure C	\$20,940,662
Facility Opened: 2006	
Architect: International Parking Design, Inc.	
Contractor: Bomel Construction Company	
Five-story parking structure with additional 1,120 parking spaces.	



# STOKOE INNOVATIVE LEARNING CENTER (Phase I & Phase II)



**16,000 GSF / 11,153 ASF**

Measure C	\$7,399,505
Non-Measure C	<u>\$2,444,632</u>
Total	\$9,844,137

Facility Opened: 2008

Ph. I – Architect: HMC Architects  
Contractor: ProWest Constructors

PH. II – Architect: Higginson, Cartozian Architects, Inc.  
Contractor: Neff Construction

In partnership with Alvord Unified School District the Center was developed to prepare future teachers and other child development professionals by providing an integrated model for child development and teacher education.



# A.G. Paul Quadrangle Modernization



81,246 GSF / 46,134 ASF

Measure C	\$ 9,171,807
Non-Measure C	<u>\$12,554,000</u>
Total	\$21,725,807

Facility Opened: 2010

Architect: The Steinberg Group

Contractor: ACS

Additions and renovations to the historic quad completed the fourth wing and added the originally designed clock tower. Building systems were upgraded/added (heating, ventilation and air conditioning system, electrical, elevators, and lighting).





# Riverside Aquatics Complex

**3,738 GSF / 2,243 ASF**

Measure C	\$ 5,040,850
Public Contributions	\$ 5,833,383
<b>TOTAL</b>	<b>\$10,874,233</b>

(Contributors: County of Riverside, City of Riverside, Private Donations)

Facility Opened: 2011

Architect: AVR P Studios

Contractor: Tilden-Coil Constructors, Inc.

A broad community partnership that includes swimming pools, dive tower, lockers/team rooms serves competitive swim, dive and water polo teams as well as individual athletes.



# Wheelock Complex & Gym Seismic Retrofit



**33,105 GSF / 24,121 ASF**

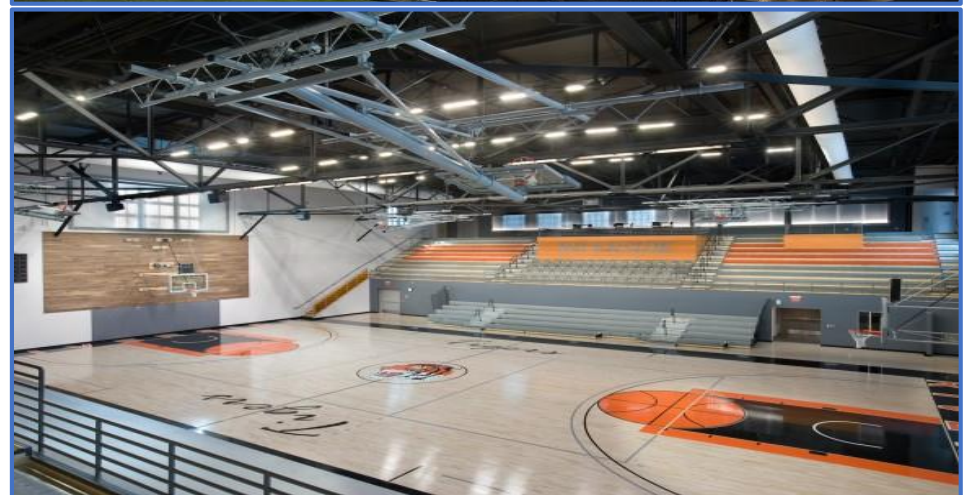
Measure C	\$ 12,918,309
Non-Measure C	\$ 9,165,000
Total	\$ 22,083,309

Facility Opened: 2012

Architect: GKK Works

Contractor: Tilden-Coil Constructors, Inc.

The facility received interior/exterior renovation that included essential seismic and accessibility improvements. Additionally, the complex includes state-of-the-art training facilities and replacement of the artificial turf field.



# School Of Nursing, Science And Math Complex



**131,450 GSF / 86,445 ASF**

Measure C	\$16,347,203
Non-Measure C	\$45,439,400
Total	\$61,786,603

Facility Opened: 2012

Architect: GKK Works

Contractor: Balfour Beatty Construction

Increased the college's capacity to train and graduate nurses, and meet the needs of science and math disciplines.





# Lovekin Parking / Tennis Court Project

## 220 Parking Stalls / 10 Tennis Courts

Measure C      \$4,351,724

Facility Opened: 2013 / 2014

Architect: Higginson + Cartozian Architects, Inc.

Contractor: Western Group, Inc. & Malibu Pacific Tennis Courts, Inc.

Relocating portable buildings, grading and construction of 10 new tennis courts, and restriping of the parking structure and 220 parking spaces.



# Dr. Charles A. Kane Student Services & Administration Building



**40,656 GSF / 28,729 ASF / 175 Parking Stalls**

Measure C Phase I	\$20,751,844
Measure C Phase II	\$ <u>1,550,000</u>
<b>Total</b>	<b>\$22,301,844</b>

Facility Opened: 2016

PH I – Architect: HMC Architects  
Contractor: Bernards Construction

PH II – Architect: GHD  
Contractor: ABNY, Inc. and Roadway Engineering

Unified student services and administration into one location at the College’s “front-door” along Magnolia Ave. including Testing & Assessment, Counseling, Admissions & Records, Student & Auxiliary Services, a large assembly style classroom. The second phase of this project demolished the old Nobel Administration Building and created additional 175 parking spaces.







# Henry W. Sr. & Alice Edna Coil School For The Arts

**30,390 GSF / 23,331 ASF / 224 Parking Stalls**

Measure C	\$25,736,077
Non-Measure C	<u>\$16,812,858</u>
Total	\$42,548,935

Facility Opened: 2016

Architect: LPA Inc.

Contractor: Tilden-Coil Constructors, Inc.

State-of-the-Art facility provides 450 seat concert hall, music practice rooms, piano lab, recording rooms, MIDI lab, classrooms and faculty offices to showcase outstanding education and world-class performances for RCC's music department. This project also includes a 4-story parking structure with 224 parking stalls.



# Culinary Arts Academy



**15,796 GSF / 12,623 ASF**

Measure C	\$16,854,928
Non-Measure C	\$ 812,379
<b>Total</b>	<b>\$17,667,307</b>

Facility Opened: 2016

Architect: LPA Inc.

Contractor: Tilden-Coil Constructors, Inc.

The first floor houses the Culinary Arts and second/third floors house the District Office. The RCC Culinary Arts Academy offers professional quality demonstration and teaching kitchens, a bakery, classrooms, and a public dining room where Culinary students can gain experience and the community can sample delicious fare. The fourth level features a rooftop setting and open space to hold special District events.





# Lovekin Portable Complex

**34,560 GSF / 29,735 ASF**

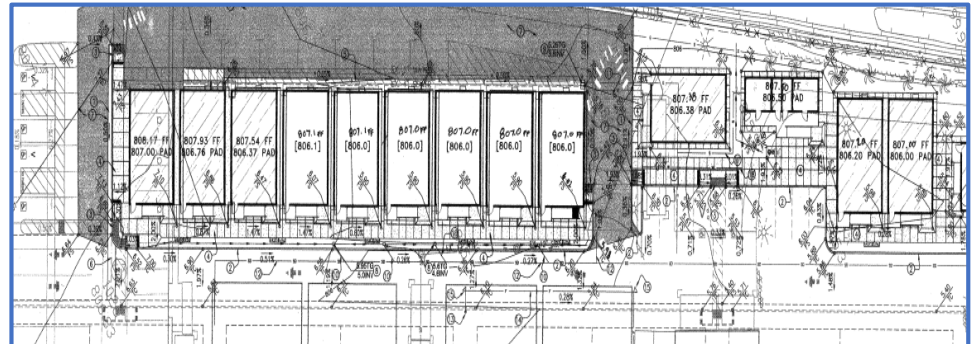
Measure C \$4,273,734

Facility Opened: 2004

Architect: Higginson + Cartozian

Contractor: Hinkley & Associates

48 modular buildings serving as swing space for classrooms relocated during the Quad Modernization project. Upon completion of the project, the Lovekin Complex continued to serve as a home for Workforce Preparation program, staff and faculty offices and classrooms.





# Greenhouse

**1,510 GSF / 1,129 ASF**

Measure C	\$	500,000
Non-Measure C	\$	103,500
Total	\$	603,500

Facility Opened: 2021

Architect: Westberg+White

Contractor: Snyder & Snyder Construction

A Greenhouse facility that is part of the Life Science Program including the installation of a pre-engineered Greenhouse and Head house building including all related site accessibility improvement and utilities work. The facility placed in the existing garden area east of the Math and Science Building.



# Life Science/Physical Science Reconstruction For Business Education + CIS



57,231 GSF / 34,055 ASF

Measure C	\$ 6,100,649
Non-Measure C	<u>\$32,336,351</u>
Total	\$38,437,000

Facility to Open: June 2024

Architect: 19Six Architects

CM: CW Driver; Contractor: Soltek Pacific

Designed to support the Business and Computer Information System (CIS) programs. The facility reconstructed and modernized the old Physical & Life Science Building. An Engagement Center will provide spaces for students to study, interact and collaborate including 7 classrooms, 4 computer laboratories, 2 distance learning classrooms and 1 multi-purpose room equipped with a high-quality learning environment.



# Football Field & Running Track Renovation



**15,796 GSF / 12,623 ASF**

Measure C	\$ 620,675
Non-Measure C	\$ <u>7,079,325</u>
Total	\$ 7,700,000

Facility to Open: FALL 2023

Architect: LPA Inc.

Contractor: LA Engineering, Inc.

Replaced the existing football field artificial turf and running track surface including the long jump, triple jump and two pole vaults with a full replacement to the subsurface area and infrastructure system upgrades as well as site accessibility improvements.





# Other RCC Funded Projects

COMPLETED	MEASURE C FUNDS	NON-MEASURE C
Bridge Space	\$1,175,132	-
District Phone & Voice Message Upgrades	\$183,923	-
Master/Long Range Plans	\$786,422	-
Emergency Phones	\$178,626	-
Modular Redistribution	\$2,376,458	-
PBX Building	\$428,119	-
Network Upgrades	\$528,081	-
Emergency Electrical – Bradshaw	\$366,353	-
Scheduled Maintenance (total match)	\$2,378,093	\$1,685,261
Utility Retrofit (NORESKO)	\$3,205,284	-
Athletic Office Remodel (Wheelock)	\$95,942	-
Master/Long Range Plans	\$786,422	-
Black Box Theatre Remodel	\$10,955	-
Quad Basement Remodel	\$352,941	-
Wheelock Filed (Phase I) & Gym, Seismic Retrofit	\$4,707,066	-
Food Services Remodel	\$987,705	-
<b>Total</b>	<b>\$18,547,522</b>	<b>\$1,685,261</b>



# District Office

**41,258 GSF / 27,971 ASF**

Measure C	\$16,472,929
Non-Measure C	\$ 812,378
<b>Total</b>	<b>\$ 17,285,307</b>

Facility Opened: 2015

Architect: LPA Inc.

Contractor: Tilden-Coil Constructors, Inc.

The second/third floors house the District Offices, which provides for all district operations, including board of trustees public meetings (on the first floor) to be centrally located under one roof. The fourth level features a unique rooftop garden setting and open space to hold special District/College events.







# Other Districtwide Funded Projects

COMPLETED	MEASURE C FUNDS
District Phone and VM Upgrades	\$20,589
RCCD Systems Office (Market St)	\$2,629,981
Emergency Phones	\$10,000
Infrastructure (IT Upgrade)	\$28,580
District Computer/Network Update	\$59,121
Swing Space – Market St. Properties	\$737,303
Scheduled Maintenance	\$168,740
Alumni Carriage House Restoration	\$122,270
<b>Total</b>	<b>\$3,776,584</b>