

Facilities Planning and Development Council

May 25, 2023

Zoom Conference Call

10:00a.m. – 11:30a.m.

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

- A. April 27, 2023

III. FACILITIES PLANNING UPDATES

- A. Facilities Master Plans
- B. CCCC'O Facilities Planning
- C. Policies and Procedures
- D. Long-Term Capital Facilities Program
- E. Sustainability and Climate Action
- F. Student Housing Initiatives
- G. Legislative and Regulations Updates

IV. PROJECT UPDATES

- A. Division of the State Architects
- B. Capital Projects Status Report
- C. Scheduled Maintenance Projects

V. NEW AGENDA ITEM(S); ADDITIONAL MATERIALS; PRESENTATIONS

- A. FINAL – 2023 Five Year Capital Construction Plan
- B. FINAL – MVC Affordable Student Housing Construction Grant Application

VI. BOARD REPORTS

Agenda Packet: [Board of Trustees Regular/Committee Meeting - May 2, 2023](#)

- A. **Item IV.B** – RCC Football Field & Running Track Replacement Updated– Presentation

Agenda Packet: [Board of Trustees Regular Meeting - May 16, 2023](#)

- A. **Item VI.T** – Capital Project Management System – Logic Domain Agreement
- B. **Item VI.W** – RCC LS/PS Reconstruction Project–19six Architects Agreement Amendment No. 2

VII. GUESTS

- A. N/A



FACILITIES PLANNING and DEVELOPMENT COUNCIL

April 27, 2023 Zoom Conference Call

10:00a.m. – 11:30a.m.

MEETING MINUTES

MEMBERS AND ATTENDEES:

Name	Title	Present YES/NO
Majd Askar	Moreno Valley College – Vice President Business Services	NO
Ron Kirkpatrick	Moreno Valley College – Director of Facilities M&O	YES
Robert Fontaine	Moreno Valley College – Faculty Representative, CTA/AS	YES
Monica Hernandez	Moreno Valley College – Faculty Representative, CTA/AS	NO
Felipe Galicia	Moreno Valley College – Faculty Representative, CTA/AS	NO
TBD	Moreno Valley College – Classified Representative, CSEA	NO
Michael Collins	Norco College – Vice President Business Services	NO
Travonne Bell	Norco College – Director of Facilities M&O	YES
Ray Vasquez	Norco College – Interim Manager of Facilities, Grounds & Utilization	YES
Kimberly Bell	Norco College – Faculty Representative, Academic Senate	NO
TBD	Norco College – Classified Representative, CSEA	NO
Daniel Villanueva	Riverside City College – (Interim) Vice President Business Services	YES
Robert Beebe	Riverside City College – Director of Facilities M&O	NO
Krystin Mendez	Riverside City College – Assistant Director of Facilities M&O	YES
TBD	Riverside City College – Faculty Representative, CTA/AS	NO
Laneshia Judon	Riverside City College – Faculty Representative, CTA/AS (Rotating)	YES
Don Wilcoxson	Riverside City College – Faculty Representative, CTA/AS (Rotating)	NO
TBD	Riverside City College – Faculty Representative, CTA/AS (Rotating)	NO
TBD	Riverside City College – Classified Representative, CSEA	NO
Misty Griffin	District – Director of Business Services	NO
Susanne Ma	District – Director of IT, Infrastructure and Systems	YES
Beiwei Tu	District – Director of Risk Management	YES
Rochelle Duran	District – Student Trustee	NO
Hussain Agah	District – Associate Vice Chancellor, FPD	YES
Mehran Mohtasham	District – Director of Capital Planning	YES
Bart Doering	District – Facilities Development Director	YES
Myra Nava	District – Facilities Planning Specialist, Support Services	YES
Janna Accomando	District – Facilities Planning Specialist, Accounting	YES
Evelyn Ault	District – FPD (Recorder)	YES

Riverside Community College District Facilities Planning and Development (FPD) supports the educational mission of the District and its three Colleges—Moreno Valley, Norco and Riverside City through advanced planning and development of facilities, standards, infrastructure and resources that promotes a learning environment by providing safe, sustainable and high-quality campuses. The FPD administers the facilities improvements to ensure compliance with the District Strategic Plan and Colleges Facilities Master Plans, and manages the planning, development and implementation of the District Five (5) Year Capital Outlay plan and Long-term Capital Facilities program. The department is also responsible for formulating, promoting, guiding, and administration of district policies and procedures associated with planning, design, construction and development functions.

I. CALLED TO ORDER

- A. By Hussain Agah

II. APPROVAL OF MINUTES

- A. Motion to Approve March 30, 2023 Meeting Minutes by Mohtasham. Second by Fontaine.

ACTION: *Approved*

III. FACILITIES PLANNING UPDATES

A. Facilities Master Plans Updates

1. **MVC:** The College's facilities master plan (FMP) was BOT approved in June 2019. **No update**
The College's comprehensive master plan (E/PMF) was BOT approved in August 2021. **No update**
2. **NC:** The College's facilities master plan (FMP) was BOT approved in June 2019. **No update**
3. **RCC:** The College's facilities master plan (FMP) was BOT approved in December 2018. **No update**
4. **District Unified FMPs:** The district-wide unified FMP's prioritized projects list "preliminary" was posted under the District website, including project descriptions and conceptual budgets. **No update**

B. CCCC'O Facilities Planning Update:

1. **Five-Year Capital Construction Plans (5YCCP) & Capital Outlay Program:**
 - i. **2023 Five-Year CCP:** The 5YCCP will be board approved in June 2023 and will include the following submissions (resubmission) with updated projects budgets that reflect today's market condition and updated schedule for when they are anticipated to be funded:
 - ii. **RCC:**
 - a) FPP – Cosmetology Project (Growth). Included in FY 2024-25 Spending Plan by the State Chancellor's Office, contingent on the 2024 Statewide Bond and the District's future bond.
 - b) IPPs – 1. Visual Arts Complex (Phase I) (Growth); 2. Advanced Technology (Growth); 3. MLK Renovation (Modernization). All IPPs received State Chancellor's Office Approval.
 - iii. **MVC:**
 - a) FPP Library Learning Resource Center (Growth). Did not make it in FY 2024-25 Spending Plan by the State Chancellor's Office.
 - b) IPPs – 1. Biological & Physical Sciences (Growth); 2. Kinesiology, Athletics (Growth); 3. Ben Clark Training Center Education Center Building Phase II (Growth) and is lining up as a standalone FPP this year; 4. Fine & Performing Arts Complex (Growth). All IPPs received State Chancellor's Office Approval.
 - iv. **NC:**
 - a) FPP – Library Learning Resource Center and Student Services (Growth). Did not make it in FY 2024-25 Spending Plan by the State Chancellor's Office.
 - b) IPPs – 1. STEM Phase I (Growth); 2. Student Services Welcome Center (Growth); 3. Social & Behavioral Science Phase I (Growth). All IPPs received State Chancellor's Office Approval.

ACTION:

- *Continue working with Alma Strategies for the July 3, 2023 submission process.*
 - *Continue to work with the colleges to provide lists of offsite locations that are reported in FUSION and still offer offsite instruction and FTES. This information impacts the 5YCCP.*
- v. **State Capital Outlay Re-categorization and Prioritization (New Scoring Methodology):** All FPPs submitted in 2023's 5YCCP for consideration for the 2025-26 spending plan will be scored using the new metrics. The DOF approval requires min. 25% local contribution for FPP. Colleges' FPPs are ineligible for hardship waivers.

ACTION:

- *Complete the plan by May 15, 2023 for the June 2023 BOT approval. **No update***

2. **Building Naming Reconciliation:** FPD continues to work with colleges to reconcile the building names in FUSION and Colleague (25LIVE) system to reflect actual FTES and FTEF.

ACTION:

- ***No update***

3. **Five (5) Year Scheduled Maintenance Plan & Instructional Support**

- i. **2021-2022:** The district received \$14.1M: \$10.5 for scheduled maintenance and \$3.6 for instructional support. An extension to expend the funds by June 30, 2025 for some projects was approved by the State.
- ii. **2022-2023:** The district received \$19M for scheduled maintenance and instructional support. Few categories were added, the Renewable Energy "Solar/Battery, EV charging station and the energy efficiency projects". The plan is approved by the State Chancellor's Office.
- iii. Agah stated that the state requires California Community Colleges to provide their schedule maintenance/deferred maintenance backlog, regardless if a project has funding stream attached to it or not. The backlog should be entered into FUSION for the District/college planning purposes. This information will be used by the State for continuous advocacy for SM/DF funding. This also helps to consolidate the information on one single platform for the District.
- iv. Griffin shared new data regarding scheduled maintenance & instructional support funds available for 2022-23. The Governor's January budget proposal includes a \$213 million one-time proposition 98 General Funds budget reduction for the previously approved \$840.7 million in 2022 budget act. If this gets approval by the legislatures, RCCD anticipates a funding reduction by \$6 million out of \$19 million previously allocated. The District should develop a contingency plan to secure the District's portion of the reduction to avoid overspending those funds. Griffin received all Scheduled Maintenance Plans and Instructional Support documents from the colleges and will reassess everything then provide them to FPD and VC Brown. Budget department received the budget plans from all of the colleges and will wait for an answer on how they are going to extend the deficit. The answer should be received towards the end of the fiscal year, in the May revise.

ACTION:

- *Continue to streamline the PPIP process so administering the program is more efficient.*
- *Discussed suspension of any scheduled maintenance projects that have not already begun, and suspend further instructional equipment spending until the contingency plan is in place.*

4. **Space Inventory (SI)**

- i. **2023 SI Submittal:** 2023 SI is due in October 2023 and will be certified by the district and reflected in FUSION.

ACTION:

- *Any changes to the college SI needs to be reported to FPD to be reflected in FUSION. **No update***

5. Energy Usage Calculator

- i. Energy Usage Calculator report was submitted to the State in December 2022.

ACTION:

- **No update**

6. Facilities Conditions Assessment (FCA)

- i. Agah requested that the colleges use the FCA for the development of the 5-Year Schedule Maintenance Plan. NC stated the assessments have not been used yet. RCC uses it as a database and has not used the assessment as yet. Agah has recommended that these databases be used for 5YSMP.
- ii. A strategy to complete the floor plan updates is being discussed for all the colleges. FPD will update all of the floorplans in FUSION with the help from the colleges.
- iii. Nava stated the Facilities Assessment is scheduled by the Foundation for late 2023.

ACTION:

- *The State has not provided any new details. Nava will follow-up to request more details. **No update***

C. Policies and Procedures:**1. Public Bid/Procurement**

- i. Under the Public Contract Code 20651 during a bid process the communication protocol guidelines must be followed and the college should direct vendors/bidders to Purchasing (in writing) to avoid interference.
- ii. Agah reviewed SB1422 that states when a local agency engages in a statewide CMAS contract the contractor performing the job needs to provide up to 60% skilled journeyman labor force. It has been confirmed that the current contractors working at RCC football fields and running track replacement are complying with the statute.
- iii. Agah is working with VCBS on a Procurement Process Presentation that will be shared at a separate BOT retreat. The BOT has requested more points to go to Women/Minority/Disadvantaged/Veteran owned, local business and local hire. RCCD's General Counsel engaged in a conversation with external legal counsel regarding issues in providing preferences in those types of bids that could be prohibited by the State of California Constitution, but there are also exemptions to be considered. The GC will provide a recommendation to VC Brown/AVC Agah.

ACTION:

- *Agah will share the Procurement Process Presentation with FPDC for feedback. **No update***

2. Land Use Development and Public-Private-Partnership

- i. The Land Use Development and Public-Private-Partnership (P3) policies are approximately 95% complete and are being reviewed by VC Brown. The policies will go to the Chancellor for review and then be presented to FPDC.

ACTION:

- **No Update**

3. Milestone Signoff Documents:

- i. Doering reviewed and described the **Capital Construction Project Design Milestone** form and the **Certificate of Substantial Completion Milestone** form.

ACTION:

- *Incorporate the process into an administrative policy for efficiencies and consistencies. **No update***

4. Prequalification List and Process:

- i. **Professional Services:** RFQs to establish pre-qualified lists for Surveying, Environmental, and Commissioning Consultants will be in place in the near future. The RFQ has not been drafted yet.
- ii. **Construction Services:** FPD has established a process to prequalify general contractors/primes in compliance with Public Contract Code section 20651.5 that permits/requires a public agency like RCCD to establish a procedure to include a standardized questionnaire, financial statement, and an appeals process.
- iii. **CUPCCCA:** Vendors can register for a prequalification on Purchasing's website throughout the year.
- iv. **Professional Services Qualification Process:** Agah shared the PowerPoint presentation for the new transparent boilerplate qualification RFQ/P process that was formulated to prequalify professional services such as CM's, architects and specialty consultants. The RFQ/P has specific questions for specific trades and services, and specific scoring for each. The process is tailored to specific projects using a standard scoring metrics and includes the appropriate agreement as part of the packet. Interviews of the three to five highest scoring proposals will be conducted. A committee will be formulated each time and will be asked to look at all of the qualifications independently. The committee will be provided with pre-RFQ/P training.
- v. At the December 2022 Regular BOT meeting a CM proposer that responded to an RFQP for a CM services spoke to the board regarding the qualification process. The proposer stated they should get extra points for having their headquarters in Riverside instead of just a satellite office like other companies have, and extra points for women-owned business or a minority-owned enterprises. The same company did not feel that anyone should receive extra points because they previously worked with the district. The BOT approved the contract but requested that Brown and Agah provide a recommendation of how more emphasis can be put on local attendance, and how we can empower minority, veteran and women owned businesses. Trustee Blumenthal stated the district should be careful about what is or what is not legal for minority criteria. The BOT would like to understand how it is done and requested any recommendation regarding local minority/veteran/women owned be included. The goal is to form a task force from this committee, anyone interest should email Agah.
- vi. **Vendors Debrief:** FPD has provided debriefs with many vendors that have not been selected. They want to know why they fell short, how then can improve, and receive feedback from the committee members. The process is always explained, the selection criteria is reviewed, and that the committee members and formation are discussed with objective review and selection approach. They are all told that the committee's decision is not a personal decision, and previous work with the District is not a guarantee of selection.

ACTION:

- *Incorporate the process into an administrative policy for efficiencies and consistencies. Prepare a detailed procurement process presentation to the BOT in May 2023. **No update***

5. Consultants Engagement Process:

- i. Askar/Agah discussed and presented the prequalified consultant engagement process in alignment with the District BP/AP and best practices as follows:
 - a) **Below \$25,000:** Obtain a minimum (1) one proposal from District Prequalified list of consultants; the work should not start without a PO in place; no board report is required.
 - b) **Over \$25,000 to \$109,300:** Obtain a minimum (3) three proposals from District Prequalified list of consultants; use the District's small-scale RFP format; qualified-based selection; the work should not start without an executed contract and PO in place; no board report is required.
 - c) **Over \$109,300:** Send formal RFP to the entire District Prequalified list of consultants; utilize the formal RFQ/P process with scoring methodology and selection criteria; qualified-based selection; the work should not start without an executed contract and PO in place; board report is required.

ACTION:

- *Incorporate the process into an administrative policy for efficiencies and consistencies. **No update***

6. Sustainability & Climate Action Policies:

- i. FPD is working with DLR Group to draft sustainability & climate action policies in alignment with the SCAP and CCCO Board of Governors' policies.

ACTION:

- *Finalize SCAP report and submit to the BOT by June 2023. Move forward with implementation phase.*

7. EV Charging & Gifting Public Funds

- i. Beebe stated that there is no charge for the electricity at the EV Charging stations. Every time a car uses the charging stations, they are receiving free electricity, which is "Gifting Public Funds". Beebe stated this topic was brought up prior to his arrival in 2018 through shared governance and bargaining, but there has been no solution. Beebe stated this could be a financial problem if additional EV stations will be installed, and that the free electricity is becoming known.
- ii. Mohtasham stated that in 2018 a fee was proposed to cover the electricity and maintenance for the subscription fee for each charging station. The college was being charged approximately \$1.00/Hr. The information was provided to the VPBS and the faculty association and the union reviewed the information. The discussion was that staff would be allowed 30 minutes to charge then be charged \$10 or \$15 per hour to charge after that or move their vehicles. The union said that if staff try to move their vehicles after the 30 minutes and cannot find a new space they should not receive any directive from their managers for the lost time.
- iii. Beebe stated the college has heard that the community knows there is no fee to charge and would potentially start using the free EV stations, which could be a big problem.
- iv. Askar suggested discussing the price structure of charging to the staff before discussing the Gifting Public Funds topic. Agah stated that FPD will research and propose a policy to be reviewed.

- v. Nava is researching local college and school districts to determine policies in place regarding EV charging stations. At this time only UCR provided information related to the rates being charged, but no policy is in place.

ACTION:

- *Nava will continue to research additional CCD's and CSU's. **No update***

8. Gender Neutral All-Inclusive Restrooms and Bathrooms for the On-Campus Student Housing

- i. Agah provided a presentation and overview of the Gender Inclusive Restrooms for the district student housing. During planning meetings the architect proposed gender neutral all-inclusive restrooms with individual stalls and shared sink areas. The code requires only a certain percentage to be gender neutral. Agah asked the architect to provide a list of community colleges and higher education student housing facilities that implemented gender neutral restrooms and discuss the topic with their residence directors for feedback.
- ii. Beebe voiced concerns regarding the District potentially being exposed to liability resulting from harassment/sexual harassment claims.
- iii. Mendez inquired if it was discussed to have each floor designated as gender neutral, then the other floors as single genders. Agah stated it is feasible. The three college student presidents will be conducting a survey for student feedback on this topic.

ACTION:

- ***No update***

D. Long-Term Capital Facilities Program

- 1. The LTCFP was BOT approved on March 17, 2020. Some budget has been identified for the critical mission plans: Sustainability initiatives, integrated energy and infrastructure.
 - i. The goal is to update the district standard and college design guidelines, it requires approximately \$250,000-\$350,000 to complete depending on the level of detail. VCBFS has added this item to the District Strategic Plan request.

ACTION:

- *Identify funding source to proceed forward with the plans*

E. Climate Action and Sustainability Stewardship (SCAP)**1. Districtwide Sustainability & Environmental Responsibility Planning Update:**

- i. The final draft of the Sustainability Climate Action Plan has been provided to the Sustainability Committee to provide their review in August 2022 through December 2022. All comments and feedback provided to the final documents, which then circulated for college's rerouting for their internal approval process.
- ii. Agah stated that the Sustainability Climate Action Committee (SCAC) is an approved subcommittee and is part of the Resources Committee. It will report to District Strategic Planning Council (DSPC).

- iii. Linsey Graff from DLR Group presented on the full Sustainability & Climate Action Plan, which included a brief review of the TCO model and Integrated Energy Master Plan (IEMP) Dashboards. The plan is moving forward to DPSC for approval on May 19th.

ACTION:

- *Present the District SCAP plan to the BOT for approval in June 2023. **No update***

2. Solar Planning Initiative (Solar Plan):

- i. **Interconnection Applications:** Received approval on the BCTC Interconnection Application from SCE. The District Office Centennial Plaza and RCC are in review with Riverside Public Utilities (RPU). Received feedback from SCE regarding the NC Interconnection Application and it requires some upgrades to the existing transformer and switchgears at NC. Still looking for comments from SCE regarding MVC application.
- ii. The design will be in multiple phases, 30/60/90%. The colleges will be asked to include additional college stakeholders in the review. Once the review is complete it will be submitted to DSA in June/July, 2023.
- iii. 30% construction drawings were shared with RCC and MVC. NC, BCTC, & District Office to follow. Good comments were received during design review from the colleges. Those comments and the district's feedback were provided to TotalEnergies.
- iv. Agah discussed the EV Charging stations number per the Solar Project and how they will be managed. The committee recognizes the need for a policy to govern the process. Nava will research possible policies in place in other locations suggested by Villanueva, including: LACCD, City College of San Francisco, El Camino CC, etc.

ACTION:

- *Continue to meet with the colleges to discuss and plan for the installation to minimize the effects during class schedules.*

3. Energy Management and Dashboard:

- i. The Integrated Energy Master Plan (IEMP) Dashboard has been completed and transferred to the District.

ACTION:

- **No update**

4. Total Cost of Ownership (TCO):

- i. TCO Dashboard has been completed and transferred to the District.

ACTION:

- **No update**

5. Community Transportation Needs Assessment Voucher (Mobility Equity):

- i. Beebe and Collins stated our District needs to set up a system where the charges can be made to the users so colleges can cover the cost of electricity that is provided to users.
- ii. Mohtasham stated that Phase 1 of the grant has been approved and moving forward with phase 2.

ACTION:

- *Once the program is more formalized and further assessed, work on an administrative policy that structures the operating, maintenance, management, and financial aspects of it.*

F. Students Housing

1. Student Housing Initiative at MVC, NC & RCC:

- Agah stated the Chancellor advocated for funding for student housing. The goal is to conduct a district-wide on and off-campus feasibility study, focusing on districtwide affordable student housing to address the student basic needs and support their educational journey and career goal.

ACTION:

- *Continue to work with City of Moreno Valley for land acquisition.*

2. SB 169 Affordable Student Housing Grant Program:

- Agah stated that the FPD has completed 5 construction grant application @ MVC (Parking Lot A & City Surplus Land), NC, RCC or RCCD/UCR Intersegmental. The District can only submit one submittal per year.
- The District submitted for the RCCD/UCR Intersegmental affordable student housing application on January 25, 2023, which was ratified and approved by the BOT at the February 21, 2023 meeting. The District can submit one additional application for one college on July 3, 2023.
- Agah reviewed the ranking from the student housing application to the state: 21 applications were received, RCCD/RCC & UCR Intersegmental Student Housing application ranked number 4, tied with College of the Redwoods, with 70 total points. RCCD will present questions to the state regarding Riverside County's high cost of living.
- There have been many meetings with UCR on the Intersegmental Student Housing; the Design Build GC is being procured contingent on the State approval.
- Agah discussed the decision by the Chancellor to submit for the MVC Student Housing Grant Application as it will receive a higher scoring and has a higher demand per the Student Center Funding Formula (SCFF) supplemental metrics.

ACTION:

- *Submit the MVC Parking Lot A Student Housing to the June 2023 BOT for approval.*

G. Legislative and Regulatory Updates:

- School Bonds:** The state allocation of Prop 51 for the statewide bond has been diminished and already allocated. The next window for the statewide bond will be 2024.

ACTION:

- *No update*

IV. PROJECT UPDATES

A. Master Projects List/Calendar/Capital Project Summary Form

1. All projects regardless of funding source need to follow the process.

ACTION:

- **No update**

B. Division of the State Architects (DSA)

1. FPD is the **Point Of Contact** with DSA and should be involved in any new project under DSA purview at the college regardless of funding sources.
2. Mohtasham stated DSA has requested that the DSA application numbers and specific information on the campuses portables and storage container units be included on all plans when they are submitted to DSA for approval. Previously submitted plans have been put on hold for final approval until FPD provides those details on the portables and storage containers.
3. Mohtasham discussed two DSA regulations; 1) IR A-20 refers to New Projects Associated with Existing Uncertified Projects. For this regulation the project has to go through the process to be recertified; 2) IR A-22 regarding Construction Projects and Items exempt from DSA review.

ACTION:

- *Develop a DSA campus specific map that shows all DSA applications.* **No update**

C. Capital Projects Status Report

1. Riverside City College:

- i. **RCC Life Science/Physical Science Reconstruction Project:** This is a state-funded project in the total amount of \$38.5 million. Construction began in September 2022. The project is 42% complete. A meeting to review schedule occurred and the project is 57 days behind schedule but it will not affect the college's move-in dates. There is an issue with the transformer delivery; it will be delivered in the beginning of January, which is still within the timeline for the completion date at the end of March.

ACTION: *None*

- ii. **Digital Library Building STEM Engagement Center:** This is a \$5,000,000 project locally funded from RCC General Funds. It will renovate the existing Digital Library to become a STEM Engagement Center. It is a priority 1 item in the FMP. Received DSA approval. This project cannot start until TSS Staff Relocation is complete. This project is waiting for the TSS Relocation, the Old Financial Services Remodel completed and the completion of the 12KV Loop upgrade that has a long lead time to receive the transformer in order to begin, there could possibly be a 12-month delay. Completion for this project is January 2025.

ACTION: *None*

- iii. **TSS Staff Relocation:** This is a DSA project. TSS staff are scheduled to move into the old Financial Services building. This project is a secondary effect of the Digital Library STEM Engagement Center.. The project and project budget was approved at the September 20, 2022 BOT. The project is waiting for the 12KV Transformer and Selector Switch Upgrade Project to be completed before it can move forward.

ACTION: *None*

- iv. **Football Field and Running Track Replacement:** The project was approved at the September 20, 2022 BOT. Project is currently under construction. Contractor submittals are being reviewed and order dates are being verified so everything will be ready to go as soon as possible. An update will be provided to the May 2 Committee BOT meeting.

ACTION:

- *This is a critical mission project to RCC Tigers and it has been prioritized.*

2. Moreno Valley College

- i. **Student Services Renovation:** This is a DSA project and funded through Measure C. The Renovated Student Services Building will be available for the relocation of student services programs currently located in the temporary structures within the Parkside Complex, such as Human Services, Health Services, Food Bank, and Veterans Resource Center. The total ASF is 9,000. The bid packages to those (4) GC's were distributed, the non-mandatory Job Walk is on May 1, 2023 and the bids are due on May 31, 2023.

ACTION:

- *Receive bids and submit the successful bid to the June BOT for approval.*

3. Norco College:

- i. **Early Childhood Center Project at Stokoe:** The project is moving forward, there is an agreement between the college and Alvord USD regarding the next steps. Meetings with Alvord and NC are scheduled to review timeline and the start of construction. Westberg+White is working to provide answers and respond back to DSA. Planning to have approval by the end of May 2023 to begin the three phases of construction due to the timeline restrictions at the site. DSA comments were received.

ACTION:

- *Due to time constrains and logistical challenges, this project must be done in multiple phases.*
- ii. **Center for Human Performance & Kinesiology Project:** The state has approved the Preliminary plan, the Working drawings have been approved and can proceed. The project is \$54M. DLR is working on the Central Plant F2 plant feasibility and capacity study that was received. The finishes and furniture layout are being worked on as well. The next in-person meeting will be for the furniture selection, DLR is targeting June 2023 to submit to DSA. The coordination between DLR and Dudek are in progress for the vapor barrier values for that building per DTSC requirements. The CEQA Negative Declaration is being planned for the May or June BOT, it is waiting for a few comments from one of the tribes.

ACTION:

- *Continue with DTSC work plan, complete CEQA and submit to DSA by June 12, 2023.*

D. Scheduled Maintenance Projects Updates**1. Moreno Valley College:**

- i. **Review the SM Project Log and report DSA projects**

2. Norco College:

- i. Review the SM Project Log and report DSA projects

3. Riverside City College:

- i. Review the SM Project Log and report DSA projects

V. OTHERS

A. Integrated Waste Management

1. An RFP for Integrated Waste Management was drafted a few years ago. The goal is to consolidate the services districtwide. The benefit is the economies-of-scale and the recycle programs.

ACTION:

- Askar will send a draft of the RFQ/P to the colleges after the District reviews. **No update**

B. District Strategic Planning Council (DSPC)

1. FPDC membership has been formed pending representatives from their respective unit.

ACTION:

- FPD followed up and waiting for representatives. **No update**

C. Parking/Traffic Study, RCC, & Districtwide

1. **Riverside Downtown:** Survey results were discussed with multiple constituent groups. Combining the Fox and CAADO studies indicates occupancy is not going above 89%. The consultant provided four recommendations; installing digital signage to show how many spaces are filled, especially at CAADO; changing the hours of some of the classes to later in the evening to free up spaces during the day.
2. **Norco College:** The College completed a traffic study of Third Street specifically in relation to the buildout of the VRC building. NC budgeted and are planning for the repair and replacement of Third Street to ensure pedestrian and vehicular safety is upheld. The repair and replacement may include the installation of speed bumps. The study will be reviewed and the college will work with the district on the scope and bid process.

ACTION: *None*

D. Facilities Use Fees

1. Discussion has included information or history related to Facilities Use/Rental Fees, and whether these rates are at a credible market rate in light of board policy.

ACTION:

- The colleges will discuss fee structures. **No update**

VI. NEW ITEM(S)

A. District IT Announcements

1. Ma stated the state of the security cameras in the district are in disrepair, some have no access if a camera is broken, and no one is taking ownership of the cameras. RCC is looking at the discovery phase for a solution to replace all of their cameras and a newer system. Potentially MVC and NC can use the same solution.
2. Beiwei stated that TSS called an ad-hoc group together to discuss what the plans is moving forward with security systems. This is in the exploration stage and the funding is being discussed.

B. AQMD Rule 1403 (Asbestos Survey)

1. Tu provided a brief overview about the Southern California Air Quality Management District (SCAQMD) Rule 1403. The rule is activated when renovation and demolition disturbs the material in an area less than 100 square feet. The age of a building is not a factor; it is not true that it only applies to buildings built before 1981. Projects at NC and MVC are under the 1403 rule. Any building that falls into the Renovation and Demolition category requires hiring a California Certified asbestos consultant to do a survey in order to start a project.

ACTION: *This will be included on the Capital Project Summary form.*

C. Contractor Dispute

1. Agah stated an individual posted on the RCC Instagram account that they work at the campus and have not been paid by the contractor that hired them. The email was shared with the District who began an investigation. During investigation there was confusion if that person was on the DIR certified payroll because the contractor that hired the individual did not include them on the list of Sub-contractor list submitted for the job. The District submitted the required forms to the Department of Industrial Relations (DIR) for numerous prevailing wage law violations and hiring unlicensed contractors on the RCC campus.

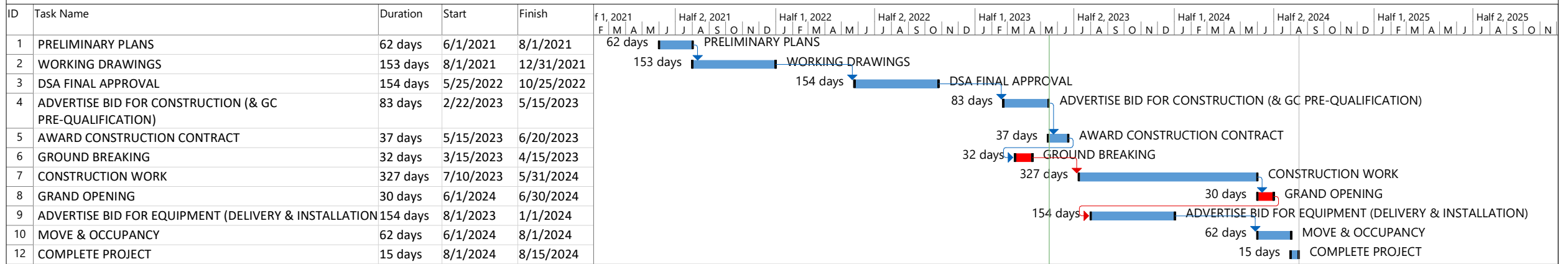
D. College Lockdown

1. Tu reported on the recent incident and lockdown on April 18, 2023 at RCC. Faculty reported that the rooms in MTSC cannot be locked from the inside, only the outside using their badge to swipe. Risk Management has requested all three colleges do a facilities inspection to make sure all doors have physical locks on the inside of the doors and to make these modifications where needed. MVC stated their inspection occurred before the event and will get it taken care of. Collins stated NC has already been assessed the classrooms for locking mechanisms and trained facilities staff to utilize the access control system to lock all doors. Mendez stated RCC already tested and are diversifying the use of the lockdown system as well. This will be discussed at the May 2 Committee meeting. Tu reported on the need to repair the siren at RCC that has not been working for a few years and stated she heard that it is beyond repair. This type of event needs to be physically announced because not everyone carries their cell phones with them. Tu is asking the group for suggestions. Collins stated NC has tested, updated and provided maintenance on their PA system, it is operational. Kirkpatrick reported that MVC's siren is tested and operational. Agah asked if Scheduled Maintenance funds can be utilized in the event a college has to install physical locks on classroom doors. Mendez will discuss with Beebe and DiSalvio for RCC. Ma suggested the communications systems bring in IT when discussing the phone systems, the Code Blue phones can possibly be made into speakers but that is not the intent of that equipment. IT will be available to engage in conversations that will assist with the communication portion.

End of Meeting Minutes-

MORENO VALLEY COLLEGE - STUDENT SERVICES RENOVATION

(MEASURE C, LOCAL RESOURCES - \$5,000,000)



Project: MVC - Student Services Renovation
Date: 5/17/2023



Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

NORCO COLLEGE - CENTER FOR HUMAN PERFORMANCE & KINESIOLOGY

(STATE CAPITAL OUTLAY AND LOCAL RESOURCES - \$33,298,000)

ID	Task Name	Duration	Start	Finish	2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032			
					H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	
1	PRELIMINARY PLANS	216 days	8/8/2021	3/11/2022	216 days																											
2	WORKING DRAWINGS	141 days	1/2/2023	5/22/2023	141 days																											
3	DSA FINAL APPROVAL	187 days	6/12/2023	12/15/2023	187 days																											
4	ADVERTISE BID FOR CONSTRUCTION	91 days	2/4/2024	5/4/2024	91 days																											
5	AWARD CONSTRUCTION CONTRACT	29 days	8/2/2024	8/30/2024	29 days																											
6	GROUND BREAKING	30 days	7/1/2024	7/30/2024	30 days																											
7	CONSTRUCTION WORK	564 days	8/15/2024	3/1/2026	564 days																											
8	GRAND OPENING	46 days	3/1/2026	4/15/2026	46 days																											
9	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	396 days	3/1/2025	3/31/2026	396 days																											
10	MOVE & OCCUPANCY	46 days	3/1/2026	4/15/2026	46 days																											
11	COMPLETE PROJECT	16 days	4/15/2026	4/30/2026	16 days																											

Project: NC - CHP+K
Date: 5/17/2023

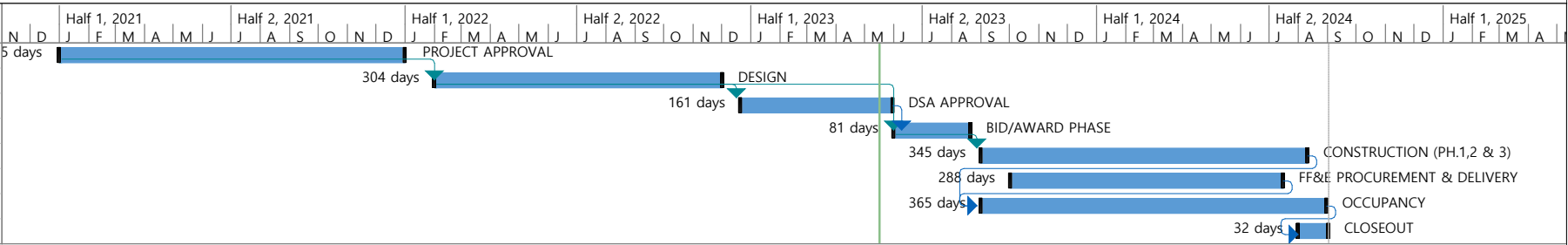



Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

NORCO COLLEGE - EARLY CHILDHOOD EDUCATION CENTER AT STOKOE ELEMENTARY SCHOOL

(STATE GRANT - \$5,000,000)

ID	Task Name	Duration	Start	Finish
1	PROJECT APPROVAL	365 days	1/1/2021	12/31/2021
4	DESIGN	304 days	2/1/2022	12/1/2022
8	DSA APPROVAL	161 days	12/21/2022	5/30/2023
9	BID/AWARD PHASE	81 days	6/1/2023	8/20/2023
16	CONSTRUCTION (PH.1,2 & 3)	345 days	9/1/2023	8/10/2024
17	FF&E PROCUREMENT & DELIVERY	288 days	10/2/2023	7/15/2024
18	OCCUPANCY	365 days	9/1/2023	8/30/2024
19	CLOSEOUT	32 days	8/1/2024	9/1/2024



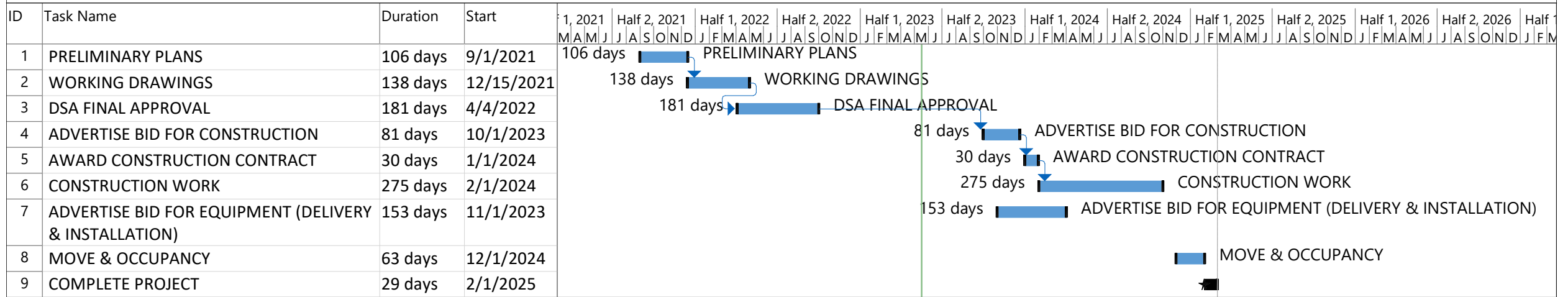
Project: NC - Early Childhood Education Center at Stokoe
Date: 5/17/2023



Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

RIVERSIDE CITY COLLEGE - DIGITAL LIBRARY STEM ENGAGEMENT CENTER

(LOCAL RESOURCES - \$5,000,000)



Project: RCC - STEM Engagement Center
Date: 5/17/2023



Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

RIVERSIDE CITY COLLEGE - FOOTBALL FIELD AND RUNNING TRACK REPLACEMENT

(LOCAL + MEASURE C RESOURCES - \$7,700,000)

ID	Task Name	Duration	Start	Finish	Timeline																																					
					2021					Half 1, 2022					Half 2, 2022					Half 1, 2023					Half 2, 2023					Half 1, 2024					Half 2, 2024							
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
1	FEASIBILITY & PLANNING PHASE	152 days	12/15/2021	5/15/2022	152 days [Gantt bar] FEASIBILITY & PLANNING PHASE																																					
2	RCC APPROVAL (PROJECT/FUNDS)	94 days	5/15/2022	8/16/2022	94 days [Gantt bar] RCC APPROVAL (PROJECT/FUNDS)																																					
3	BOT APPROVAL (PROJECT/FUNDS)	33 days	8/14/2022	9/15/2022	33 days [Gantt bar] BOT APPROVAL (PROJECT/FUNDS)																																					
4	DESIGN PHASE	119 days	9/1/2022	12/28/2022	119 days [Gantt bar] DESIGN PHASE																																					
5	DSA PHASE	78 days	12/28/2022	3/15/2023	78 days [Gantt bar] DSA PHASE																																					
6	BID/AWARD	62 days	3/15/2023	5/15/2023	62 days [Gantt bar] BID/AWARD																																					
7	CONSTRUCTION	123 days	5/1/2023	8/31/2023	123 days [Gantt bar] CONSTRUCTION																																					

Project: RCC - Football Field and Running Track Replacement
Date: 5/17/2023



Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

RIVERSIDE CITY COLLEGE - LIFE SCIENCE/PHYSICAL SCIENCE RECONSTRUCTION (FOR BUSINESS EDUCATION + COMPUTER INFORMATION SYSTEMS) (STATE CAPITAL OUTLAY, MEASURE C, LOCAL RESOURCES - \$35,004,000)

ID	Task Name	Duration	Start	Finish	Timeline																							
					2020 Qtr 3	2020 Qtr 1	2020 Qtr 3	2021 Qtr 1	2021 Qtr 3	2022 Qtr 1	2022 Qtr 3	2023 Qtr 1	2023 Qtr 3	2024 Qtr 1	2024 Qtr 3	2025 Qtr 1	2025 Qtr 3	2026 Qtr 1	2026 Qtr 3	2027 Qtr 1	2027 Qtr 3	2028 Qtr 1	2028 Qtr 3	2029 Qtr 1	2029 Qtr 3			
1	PRELIMINARY PLANS	108 days	8/19/2020	12/4/2020	108 days █ PRELIMINARY PLANS																							
2	WORKING DRAWINGS	208 days	12/5/2020	6/30/2021	208 days █ WORKING DRAWINGS																							
3	DSA FINAL APPROVAL	274 days	7/1/2021	3/31/2022	274 days █ DSA FINAL APPROVAL																							
4	ADVERTISE BID FOR CONSTRUCTION	30 days	6/1/2022	6/30/2022	30 days █ ADVERTISE BID FOR CONSTRUCTION																							
5	AWARD CONSTRUCTION CONTRACT	123 days	7/1/2022	10/31/2022	123 days █ AWARD CONSTRUCTION CONTRACT																							
6	GROUND BREAKING	117 days	9/1/2022	12/26/2022	117 days █ GROUND BREAKING																							
7	CONSTRUCTION WORK	518 days	9/30/2022	2/29/2024	518 days █ CONSTRUCTION WORK																							
8	GRAND OPENING	56 days	7/1/2024	8/25/2024	56 days █ GRAND OPENING																							
9	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	335 days	7/1/2023	5/30/2024	335 days █ ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)																							
10	MOVE & OCCUPANCY	92 days	6/1/2024	8/31/2024	92 days █ MOVE & OCCUPANCY																							
11	COMPLETE PROJECT	0 days	8/31/2024	8/31/2024	◆ COMPLETE PROJECT																							










Project: RCC - LS/PS Reconstruction for Business + CIS
Date: 5/17/2023



Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

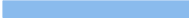


















RIVERSIDE CITY COLLEGE - THROWING SPORTS FIELD RENOVATION

(SCHEDULED MAINTENANCE 22-23FY - \$2,000,000)

ID	Task Name	Duration	Start	Finish	2, 2020 S O N D	Half 1, 2021 J F M A M J	Half 2, 2021 J A S O N D	Half 1, 2022 J F M A M J	Half 2, 2022 J A S O N D	Half 1, 2023 J F M A M J	Half 2, 2023 J A S O N D	Half 1, 2024 J F M A M J	Half 2, 2024 J A S O N D	Half 1, 2025 J F M A M J	Half 2, 2025 J A S O N D	Half 1, 2026 J F M
1	PRELIMINARY PLANS	285 days	3/1/2021	4/1/2022	285 days  PRELIMINARY PLANS											
2	WORKING DRAWINGS	88 days	6/15/2023	10/15/2023	88 days  WORKING DRAWINGS											
3	DSA FINAL APPROVAL	101 days	10/15/2023	3/1/2024	101 days  DSA FINAL APPROVAL											
4	ADVERTISE BID FOR CONSTRUCTION	32 days	3/1/2024	4/15/2024	32 days  ADVERTISE BID FOR CONSTRUCTION											
5	AWARD CONSTRUCTION CONTRACT	24 days	5/1/2024	6/1/2024	24 days  AWARD CONSTRUCTION CONTRACT											
6	CONSTRUCTION WORK	87 days	6/1/2024	9/30/2024	87 days  CONSTRUCTION WORK											
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	44 days	3/1/2024	5/1/2024	44 days  ADVERTISE BID FOR EQUIPMENT (DELIV											
8	MOVE & OCCUPANCY	11 days	10/1/2024	10/15/2024	11 days  MOVE & OCCUPANCY											
9	COMPLETE PROJECT	11 days	10/1/2024	10/15/2024	11 days  COMPLETE PROJECT											

Project: RCC - Throwing Sports Field Renovation
Date: 5/17/2023

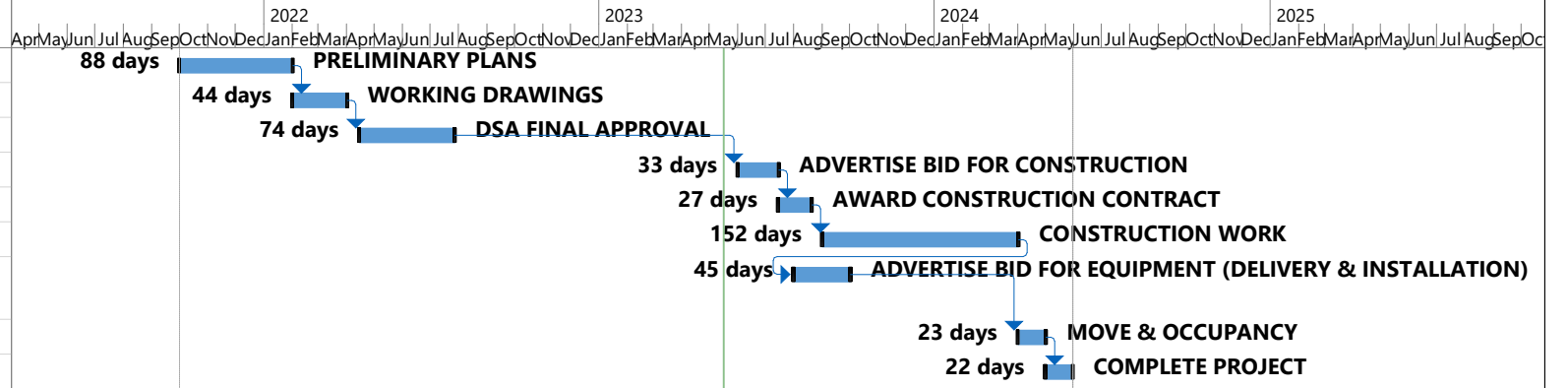


Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

RIVERSIDE CITY COLLEGE - TSS DEPARTMENT RELOCATION

(LOCAL RESOURCES - \$1,850,000)

ID	Task Name	Duration	Start	Finish
1	PRELIMINARY PLANS	88 days	10/1/2021	2/1/2022
2	WORKING DRAWINGS	44 days	2/1/2022	4/1/2022
3	DSA FINAL APPROVAL	74 days	4/15/2022	7/27/2022
4	ADVERTISE BID FOR CONSTRUCTION	33 days	6/1/2023	7/15/2023
5	AWARD CONSTRUCTION CONTRACT	27 days	7/15/2023	8/20/2023
6	CONSTRUCTION WORK	152 days	9/1/2023	4/1/2024
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	45 days	8/1/2023	10/1/2023
8	MOVE & OCCUPANCY	23 days	4/1/2024	5/1/2024
9	COMPLETE PROJECT	22 days	5/1/2024	5/30/2024



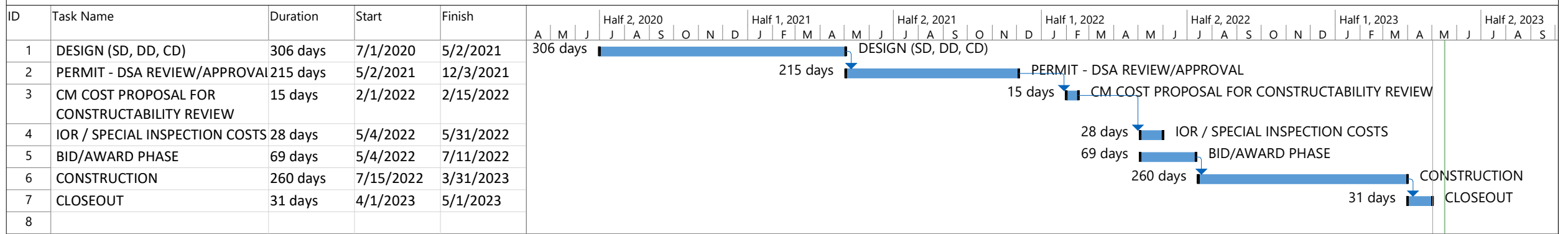
Project: RCC - TSS Department Relocation
Date: 5/17/2023



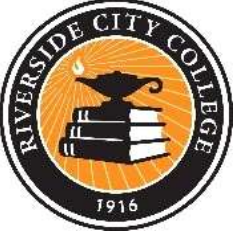
Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

RIVERSIDE COMMUNITY COLLEGE DISTRICT - RCC ADA GOMEZ (PH. II)

(21-22 Scheduled Maintenance & Local Sources) - \$1,000,000



Project: RCCD - RCC ADA Gomez (Ph. II)
Date: 5/17/2023

Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

RIVERSIDE COMMUNITY COLLEGE DISTRICT - SOLAR PLANNING INITIATIVE DISTRICTWIDE SOLAR PLAN

(MEASURE C - \$229,220)
budget is for consultant only

ID	Task Name	Duration	Start	Finish	
1	PROJECT APPROVAL	72 days	1/6/2020	3/17/2020	days
2	FEASIBILITY & PLANNING PHASE	409 days	3/17/2020	4/30/2021	409 days
3	DEVELOPMENT PHASE	123 days	5/1/2021	8/31/2021	123 days
4	EXECUTION PHASE	1462 days	8/31/2021	8/31/2025	1462 days



Project: RCCD - Districtwide Solar Plan
Date: 5/17/2023



Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

Facilities Planning & Development

Projects Status Update Report

May 25, 2023

Updated by: Bart Doering
Mehran Mohtasham
Janna Accomando
Myra Nava

MVC Student Services Renovation

Project Description: The Renovated Student Services Building will be available for the relocation of student services programs currently located in the temporary structures within the Parkside Complex, such as Human Services, Health Services, Food Bank, and Veterans Resource Center. The total ASF is 9,000.

Project Manager:	Mehran Mohtasham	Fund Allocation:	Measure C: \$5,500,000 Scheduled Maint.: \$200,000 MVC GF: \$1,000,000
Architect & DSA:	19Six / DSA	Project Phase:	Bidding Phase
Duration:	Occupancy August 2023	Delivery Method:	GC / CM Agency

Project Status Bid Package sent to four pre-qualified GCs, the bid due date is May, 31 2023 and will submit for June BOT approval. Inspector of Record (IOR) and Material testing proposals received and PO issued. consultants.

Issues: VP Sweeten and VP Askar proposed to add the lecture room to be included on the first floor and reconfigured for DSS programs. Awaiting Budget approval from the college (\$1M). This could delay submitting to DSA and to start the construction on time.



MVC Student Engagement Center Projects

Project Description: This project will remodel/convert spaces in the SAS 224, HUM 234 and SCI 100A & 101F into 3 engagement centers for the MVC students based on the program needs.

Project Manager:	Mehran Mohtasham	Fund Allocation:	College Fund: \$350,000
Architect & DSA:	HGA Architects / Not DSA	Project Phase:	Bidding Phase
Duration:	3 months	Delivery Method:	D-B-B

Project Status: Bidding will occur in April 2023. The job walk is May 10, 2023, the bid due date is May 23, 2023 and will be submitted for BOT approval on June 20, 2023. Inspector of Record (IOR) proposals received and PO issued. Start of construction is scheduled for July 2023.

Issues: Based on the last meeting, the office in the makerspace cannot be modified for the STEM engagement center, therefore the college is coordinating an in-person meeting to find a solution, we may need to go to DSA depending on the changes the college requests.

MVC College Park Project

Project Description: Complete agreement with the City of Moreno Valley Park Access Requirements.

Project Manager:	Bart Doering	Fund Allocation:	TBD
Architect & DSA:	Pending	Project Phase:	TBD
Duration:	TBD	Delivery Method:	General Contractor

Project Status: Facilities Planning and Development Department (FPD) is working with the City of Moreno Valley on the original agreement that required public access to the 5 acres of park that was given to the Riverside Community College District. Installation of playground equipment was agreed to be installed along with additional parking for the public. FPD has hired an architect to do a feasibility study to see how much it would cost to finish installing the two additional soccer fields, sidewalks, and lights to complete this agreement.

Issues: Original agreement was not clear on responsibility, or costs.

Norco HVAC Replacement (Bldg K)

Project Description: Replacement of (4) Rooftop HVAC units on Building K - Center for Applied and Competitive Technologies.

Project Manager:	Steven Marshall	Fund Allocation:	Prop 39
Architect & DSA:	BSE Engineers/Yes	Project Phase:	DSA Certification
Duration:	5-month	Delivery Method:	D-B-B

Project Status: Project Completed in May or June 2019. Inspection was completed in late March 2023, CCD was uploaded to DSA on April 10, 2023 as well as DSA 168 form. Awaiting DSA approval and closeout.

Issues: During construction, college did not hire an Inspector of Record (IOR) and the Engineer on Record did not notify DSA regarding the start of the construction and it's closeout. After 4 years, DSA followed up on the status of the project. FPD hired an Inspector of Record (IOR) and scheduled the first site inspection. Waiting on DSA 5 approval to schedule a follow up site inspection and report back to DSA by April 30, 2023.

Norco Early Childhood Center Project at Stokoe

Project Description: In partnership with Alvord USD, the Innovation Learning Center (ILC) was initially developed to prepare future teachers and child development professionals by providing an integrated model for child development and teacher education. Transfer of the leadership/operation of the Center to Norco College would ensure the fulfillment of the Center's purpose as a learning laboratory for ECE courses and programs, as well as expanding service to the community via a Tier 5 preschool offering.

Project Manager:	Mehran Mohtasham	Fund Allocation:	\$5,000,000 RCCD/NC State Grant Allocation
Architect & DSA:	WW Architects, DSA	Project Phase:	DSA Review
Duration:	To be open Fall 2023	Delivery Method:	D-B-B (GC)

Project Status: Received DSA comments and working with WWA, Alvord and the college to prepare the response by May 19, 2023, targeting August 2023 BOT for General Contractor (GC) approval and start of construction (2 phases). Furniture finishes will be provided to the user group by the end of May 2023.

Issues: Long lead-time on playground equipment, FPD is looking for other manufacturers to place an order early using a piggyback contract. Meeting with NC and Alvord in late February or early March to discuss options. FPD provided 3 construction phases to the college and meet with the admin team on March 16, 2023 to go over the construction phases due to the DSA estimated approval date and playground equipment lead-time. Waiting to hear back from Alvord and the district for approval of the construction timeline.

Norco Center for Human Performance & Kinesiology

Project Description: The Norco College has been in existence since 1993 and over the past 20 years the campus has not been able to provide a comprehensive Physical Education Program because of a lack of space. This project constructs a 55,081 gsf/ 39,282 asf Center for Human Performance and Kinesiology at the Norco College campus. The building spaces include 1,500 asf of lab for Kinesiology, 1,140 asf of office, 33,710 asf in Physical Education spaces and 2,932 asf in other space. The project scope includes all code required site development and utilities for the building. The new Center for Human Performance and Kinesiology Building will replace the 5,020 gsf #13 CTR Applied & Comp Tech building, the 3,360 gsf #14 Multipurpose W1 & W2 building, and the 1,920 gsf #24 West End Quad W8 Building.

Project Manager:	Mehran Mohtasham	Fund Allocation:	100% State Fund \$33,298,000
Architect & DSA:	DLR Group/DSA	Project Phase:	Design Phase (CD)
Duration:	Completion by August 2025	Delivery Method:	D-B-B

Project Status: Provided 50% CD page turn to the user group in early April 2023 and received comments. DSA submission date is June 12, 2023. Finalizing finishes in late May 2023 and present to the user group. Continue on AB52 with one tribe and move forward with finalizing CEQA in June 2023.

Issues: NC is under a Land Use Covenant with DTSC which was recorded in 2016 due to the prior military activities and the lack of comprehensive investigations necessary to evaluate potential impacts at the site. The Land Use Covenant sets forth the deed restrictions for the site and the general steps for obtaining permission from the DTSC prior to proceeding with projects and requires an approval from DTSC. Based on the DLR/HLCM total project cost estimate, the project is over budget by \$19M. FPD conducted a call with the State Chancellor's Office on December 6, 2021 and submitted Preliminary Plans to release working drawings along with a memo letter to request a budget shortfall from the State on December 27, 2021. Dudek responded to the DTSC comments and will revise the report by the end of June 2022. Tribe consultation continues as one of the tribes responded to the draft MND. Response from the State/DOF on budget approval for working drawing phase is pending.



RCC Life Science / Physical Science Reconstruction (CIS + Business)

Project Description: This project's purpose is to reconstruct the connected Life Science and Physical Science buildings at Riverside City College into an Interdisciplinary complex that can accommodate program growth in many different disciplines to a Business + CIS Building. The entire Business program will be relocated and the Business Education building will be demolished and is not part of this project. This project is an approved FPP by the State Chancellor's Office for 2020/2021 funding.

Project Manager:	Bart Doering	Fund Allocation:	State: \$28,977,000 Measure C: \$6,100,563 RCC GF: \$3,059,437
Architect & DSA:	19.6 Architects / DSA	Project Phase:	GC Contract Phase 43%
Duration:	16 months (overall)	Delivery Method:	D-B-B

Project Status: Contractor Soltek Pacific continues internal framing and will start on the roof structure next week. The outside concrete sidewalks were removed. The contractor is still working on inside electrical conduit installation, plumbing, and framing. The contractor received costs to expedite switchgear delivery for December 2023 for \$116k, which is now scheduled for January. District, CM is asking the contractor to get pricing to install temporary switch gear in September to help complete the project on time.

Issues: The CEQA report noted the mural as a historical item in the building which is located on the exterior south wall of the Life Science building. The cost estimate based on 100% CD plans was over by \$377K and the CM and 19Six provided VE items. The college approved some of the items and after applying the savings, the project is over budget by \$190K. Received DSA comments on October 21, 2021, 19Six team is working to respond to the comments. DSA final approval is estimated to be received by the end of January 2022. The contractor has notified the CM that they have delays in the construction schedule due to the delay in CEQA and has filed a Time Impact Analysis (TIA) report. CM & District reviewed and returned comments to the contractor. Siemens switchgear delivery issue, as 85 weeks, which would place delivery in August, 2024 after project was completed. The contractor continues to show more delays in schedule. CM and the district scheduled weekly meetings to discuss recovery. District/CM/Contractor were able to reduce delays by 4 weeks. Next issue is the electrical switch gear, which is now scheduled for January. Working on cost to get temp switch gear by September 15th.



RCC Football Field and Running Track Replacement

Project Description: The College conducted an assessment on the football field turf & track and the result came not in favor. Due to the safety of the students and the lifetime of the field & track, the college decided to replace the turf and the running track. The feasibility study will provide a guideline on the DSA requirement items and an estimated total project cost in order for the college to get the funding.

Project Manager:	Bart Doering	Fund Allocation:	RCC GF: \$7,079,325 Measure C: \$620,675
Architect & DSA:	LPA / DSA	Project Phase:	GC Contract Phase 14%
Duration:	12 Months	Delivery Method:	D-B-B

Project Status Construction demolition has started in preparation for the track installment. The top of the track has been removed. The contractor is working on restroom upgrades and storm water connections.

Issues: The stormwater connection had to be relocated, as the original link was running thru existing utilities.



RCC Throwing Sports Project

Project Description: The Project is the design phase to develop a new Track and Field venue located at the existing Baseball/Softball complex at Riverside City College campus. Included in the proposed development may include Javelin runway and throwing sector, shot put pad and ring, discus/hammer pad, and cage and throwing sector.

Project Manager:	Robert Beebe	Fund Allocation:	Scheduled Maintenance: \$2,000,000
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Architect & DSA:	LPA / DSA	Project Phase:	Design Phase
Duration:	1 Year	Delivery Method:	D-B-B

Project Status: LPA requested an additional fee to continue working on the Construction Document (CD) phase and DSA approval. The College and FPD will negotiate with LPA in May 2023. Original PO/Agreement was made between the college and the architect.

Issues: The recent estimate is \$2M.



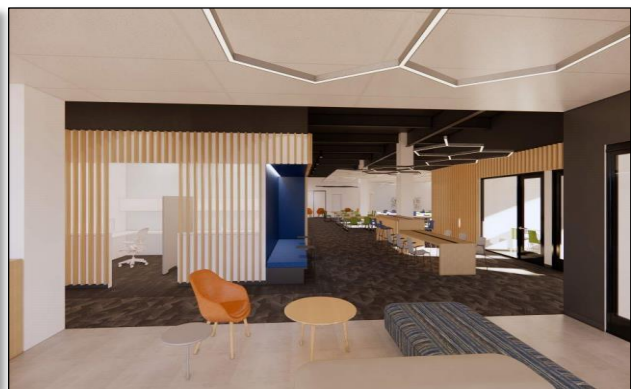
RCC Digital Library STEM Engagement Center Project

Project Description: The existing Math and Science Building does not currently have space for STEM students to meet and engage. The new Digital Library STEM Engagement Center will provide interactive student space that is part of the college's guided pathway goals. The RCC Facilities Master Plan, approved by the Board of Trustees in 2018, identified the relocation of the Technology Support Services to the new location. This will free up space to create a new STEM Engagement Center in a visible location adjacent to the existing Math & Science Building.

Project Manager:	Mehran Mohtasham	Fund Allocation:	General Fund \$5,000,000
Architect & DSA:	Gensler / DSA	Project Phase:	Design Phase
Duration:	Completion by Oct 2023	Delivery Method:	General Contract – D.B.B

Project Status: The Chancellor and Dr. Anderson supported the removal of the KRSS/Media Distribution space from the DL lower level to provide more space for STEM engagement center. Gensler provided renderings and 3D floor plans on December 3, 2021 to the user group and received good comments. Meetings with the user group will continue in January and February 2022 to go over AV/IT and FF&E items. Gensler provided a project cost estimate, the project was over by \$450K. After reviewing VE items, the project estimated cost is within the budget at this time. Received DSA approval in October 2022. Old Financial Services has to be remodeled for TSS relocation & 12KV Transformer/Selector switch upgrade first before we can start construction at Digital Library for Stem Engagement Center.

Issues: The college is working with the District to eliminate KRCC program from the Digital Library lower level, which can provide additional space for the STEM Engagement Center.



RCC Nursing, Math and Science Chiller Replacements

Project Description: Due to the design defect of mechanical room/Chiller layout the chillers at the Nursing & Math and Science buildings are at the end of the life cycle (chiller #1 is out of order). Based on the received total cost of repair and cost of replacement, the college decided to replace both chillers with more efficient systems and re-arrange the piping system to resolve the design defect.

Project Manager:	Robert Beebe	Fund Allocation:	Scheduled Maintenance 2021/22
Architect & DSA:	WWA	Project Phase:	Design Phase
Duration:	15 Month	Delivery Method:	D-B-B

Project Status: Bidding is scheduled for May 2023. GC approval will be presented to the June 2023 BOT.

Issues:

RCC 12KV Transformer and Selector Switch Upgrade

Project Description: Due to adding a new donated printer in the Tech B, the 12KV Transformer and selector switch needed to be replaced. The existing transformer and selector switch are at the end of the life cycles.

Project Manager:	Mehran Mohtasham	Fund Allocation:	SM 2021/22 & Local Fund & Donation
Engineer & DSA:	West Design / None DSA	Project Phase:	Procurement
Duration:	11 Month	Delivery Method:	D-B-B

Project Status: Received two bids on November 17, 2022, lowest bid received from High Volt for the total amount of \$317,233.00. BOT reviewed and approved on December 13, 2022. High Volt received their executed contract on January 30, 2023. All submittals received and approved. Awaiting material before start of construction. Long lead-time on transformer (385 days delivery). The estimated completion time is January 2025.

Issues:

RCC Old Financial Services Renovation for TSS

Project Description: In order to relocate TSS team from lower level of Digital Library, the college will renovate a portion of the old financial services space and purchase a new modular to be placed in the east side of the building.

Project Manager:	Mehran Mohtasham	Fund Allocation:	General Fund: \$1,850,000
Architect & DSA:	SGH/DSA	Project Phase:	CM Selection/Bidding Phase
Duration:	12 Month	Delivery Method:	D-B-B

Project Status: Received DSA Approval on July 19, 2022. BOT approved the project budget on September 21, 2022. The RFP to select a Construction Management (CM) firm was sent out in January 2023. Next Step: Send RFP out to select a CM.

Issues: The original estimate by the college is \$600K-\$1M. The recent estimate by the CM CW Driver is \$1.8M.

RCC Makerspace Project at the Digital Library

Project Description: Remodel a portion of the Digital Library second floor, and convert it into the Makerspace for the RCC students to use. Currently, RCC does not have a makerspace program or a dedicated space.

Project Manager:	Mehran Mohtasham	Fund Allocation:	General and Grant Funds
Architect & DSA:	Westberg White / NA	Project Phase:	Construction Phase
Duration:	7 months	Delivery Method:	D-B-B

Project Status: All equipment has been received and installed. Equipment Training with Pantan Group is scheduled for May 22, 2023 from 8am to 5pm for staff and faculty.

Issues:

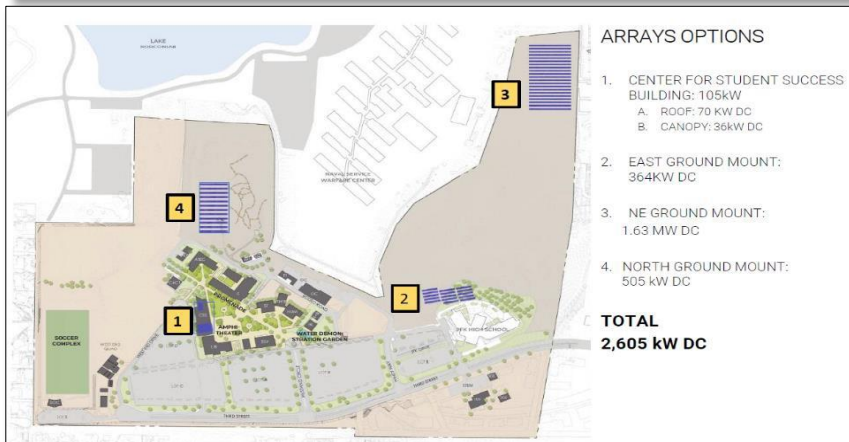
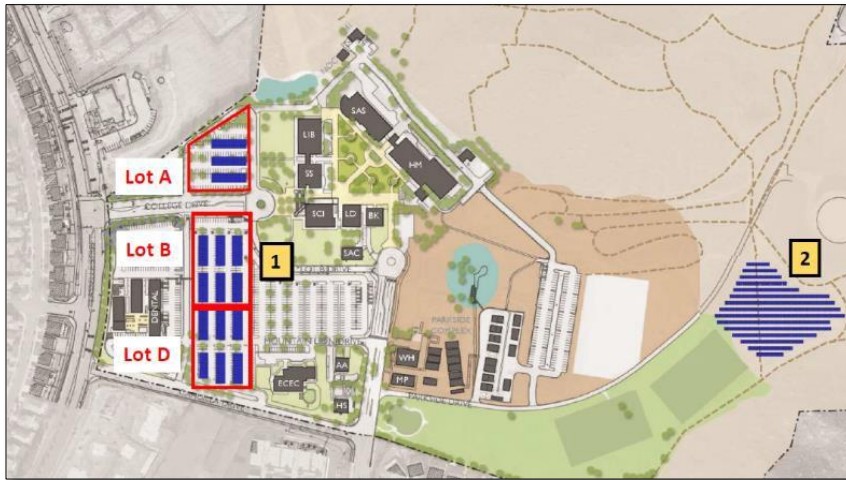
District Solar Planning Initiative

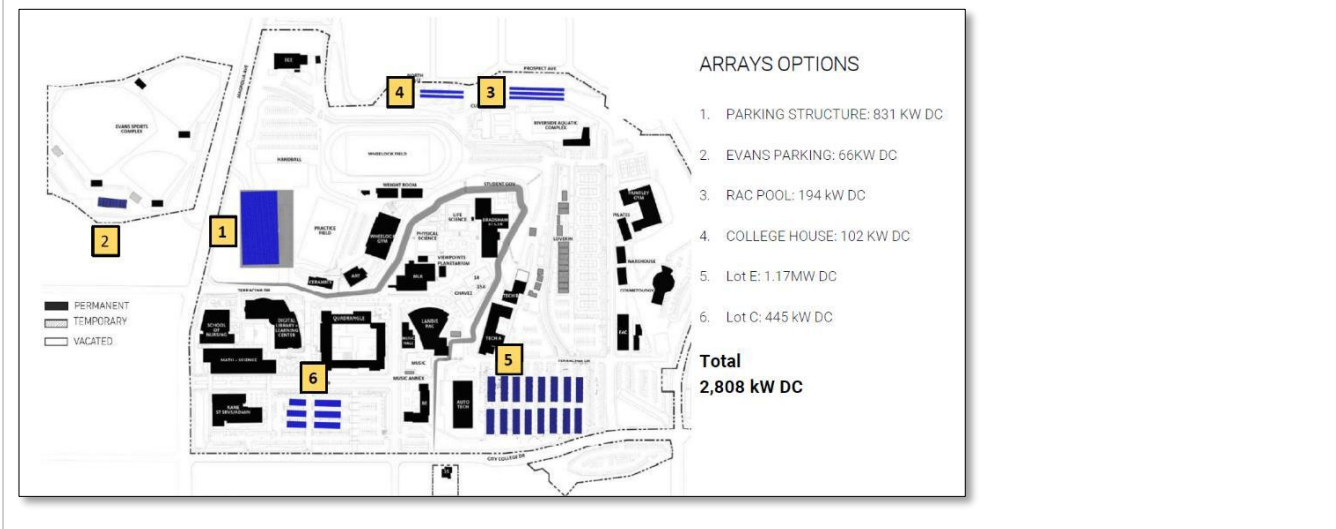
Project Description: The solar planning initiative is in alignment with the District board policy 5775, sustainability and environmental responsibility. The outcome will be a Districtwide Solar Plan (including battery storage) that aligns with the strategic planning objectives to achieve economic, social, and environmental sustainability.

Project Manager:	Hussain A / Mehran M / Bart D	Fund Allocation:	Loan/Finance Option: \$37,507,248
Architect & DSA:	DLR Group / Total Energy / DSA	Project Phase:	Design Phase/DSA
Duration:	TBD	Delivery Method:	D-B

Project Status: BOT approved the solar & battery storage contract with TotalEnergies in December 2022. Next step: TotalEnergies begin the design with FPD. DSA submission in May/June 2023. Installation scheduled in Summer 2024 through 2025. 30% design package shared with all colleges and the district and comments on 30% CD provided to TotalEnergies. FPD will review the number of EV charging stations (EVCS) at each campus and provide recommendations to move forward with the new locations and number of EVCS.

Issues:





Notes:

- 1- **Project Manager:** Budget Manager & Construction Project Manager. The PM could be doing both. The responsible in-charge who manages the project on a daily basis including managing project consultants, contractors, college stakeholders, and state agencies.
- 2- **Division of the State Architect or “DSA”.** DSA is required, by the Field Act, to review construction for California public schools (grades K–12) and Community Colleges, and to verify that construction meets the requirements of the Title 24 Building Standards regulations. Some projects, however, do not require DSA review. Such exceptions are explained in DSA IR A-22. **Facilities Planning & Development is the Single Point of Contact with DSA Office.**
- 3- **Duration:** estimated construction duration for the project. See milestone schedule.
- 4- **Fund Allocation:** Measure C, Scheduled Maintenance Special Repairs “SMSR” or Block Grant, Federal or State Grants, Redevelopment Fund, Proposition 39, General Fund, etc.
- 5- **Project Phases:**
 - a. Planning and Programming (Pre-Design) and includes feasibility studies,
 - b. Design Phase (Schematic Design “SD”, Design Development “DD”, and Construction Documents “CD”)
 - c. Permit (DSA review and approval for plan-check and back-check, City, County, etc.)
 - d. Bid and Award Phase (low bid single GC, CM multi-prime, design/build, etc.)
 - e. Construction phase (notice to proceed “NTP” to Notice of Completion “NOC”)
 - f. Occupancy Phase (move-in)
 - g. Closeout Phase (project’s contracts closeout)

Moreno Valley College

2021-22 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:
5/9/2023

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replace playground equipment - ECEC	\$ 333,178	In Progress	Yes	TBD	July 23"	No	DSA approved April 18th
Replace Chillers - Mech. II	\$ 820,000	In Progress	No	11/16/2022	11/01/23-12/31/23	Yes	Low Bid OCS Construction
Replace Fan Coils and Blowers - student services	\$ 200,000	Will Be processed with SS Renovation Project	No	Dec 22'	7/23 - 7/24	No	Kitchel CM
Replace flooring at Science and Tech	\$ 120,000	N/A	No	2/6/2023	06/02/23-06/18/23	No	Awarded to Mohawk Flooring
Replace Transformers at Humanities Bldg.	\$ 50,000	N/A	No	TBD	TBD	Yes	JCA reicieved PO# 03/17/23
Library Circulation Desk Renovation	\$ 42,125	N/A	No	3/5/2023	4/1-5/1	No	On Hold
Fire Alarm Upgrades - install beam detectors	\$ 27,804	N/A	119402	N/A	Completed 2/2/22	No	Fire Alarm Upgrades C007159
ECEC Flooring	\$ 87,822	Sent to Purchasing 1-18-22	No	2-21-22 to 3-01-22	7-15-22 to 8-1-22	No	Mike's Flooring NOC submitted 8/23
Replace Burglar alarm system - Humanities & SAS	\$ 87,600	Sent to Purchasing 3-3-22	No	3/30/2022	4-1-22 to 4-29-22	No	Submitted NOC 9/2/22
Replace Camera System - Warehouse	\$ 27,815	N/A	No	3/14/2022	4-1-22 to 4-29-22	No	Completed 2/16/23
Repair Dry Rot & Flooring	\$ 10,700	In Progress	N/A	Completed	Completed	No	Project Completed 12/31/21 \$10,700
Remodel Faculty Offices - Humanities	\$ 192,460	Sent to Purchasing 3-3-22	No	4/5/2022	7/3/22 To 8/1/22	No	NOC submitted 8/15/22
Replace Lighting w/LEDs - Lion's Den	\$ 66,400	In progress	No	5/1/2022	6/1/22 to 6/10/22	Yes	Completed need to submit NOC
Remodel Study Rooms - Library	\$ 22,000	N/A	No	6/9/2022	8/06/22 -8/30/22	No	Completed
Replace A/C Units PSC-1 & Student Activities	\$ 30,000	N/A	No	9/31/22	12/1/22 - 1/31/23	No	Completed
Library 3rd Floor Camera	\$ 30,128	N/A	No	6/22/2022	10/1/22 - 11/1/22	No	Completed
Replace exhaust supply fans - Library, Sci & Tech Bldgs	\$ -						Project deleted, funds transferred
Roof Re-Coating Library	\$ -						Project deleted, funds transferred
Replace emergency inverters - Library & Student Services	\$ -						Project deleted, funds transferred
Re-roof Student Services	\$ -						Project deleted, funds transferred
Exterior Paint of Doors & Trim - PSC's, MPR & Warehouse	\$ -						Project deleted, funds transferred
Repair Custodial Closets (5)	\$ -						Project deleted, funds transferred
Replace pull down blinds - Humanities	\$ -						Project deleted, funds transferred
Replace Flooring - Library	\$ -						Project deleted, funds transferred
Replace Flooring - Lion's Den	\$ -						Project deleted, funds transferred
Replace Evaporator Coolers - Lion's Den	\$ -						Project deleted, funds transferred
Replace Roof - Lion's Den	\$ -						Project deleted, funds transferred
Repairs and Refinish of Walls - Library	\$ -						Project deleted, funds transferred
Remodel Library Study Rooms	\$ -						Project deleted, funds transferred
Total	\$ 2,148,032						
Total 2021-22 SM Allocation	\$ 2,148,032						

Funds must be encumbered by: 6/30/2023
Funds must be expended by: 6/30/2023

Norco College

2021-22 SM Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form to FPD	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
3rd St & Access Road AC Repairs	\$ 500,000	Submitted 10-6-21	Yes	3/10/23-4/15/23	1/10/22-1/31/22	No	Bids are currently being reviewed
Irrigation Controller replacement	\$ 99,397	Submitted 10-6-21 - Sent to I.T. for review 2/10/22	No	3/21/22-4/26/22	6/13/22-7/29/22	Yes	Req. has been entered as of 4/14/23 to start construction phase of the project.
Caulking and window seals: Lib & CSS	\$ 204,153	Submitted 10-6-21 - Sent to purchasing 2/9/2022	No	Complete	6/13/22-7/5/22	No	NOC going to June Board
Replacement of 2 Bard Units - Portable A & B	\$ 219,791			4/20/23-5/4/23			PEI, inc. submitted the drawings, bids for construction phase currently under review. Material for the project has a 31-33 week lead time. Anticipate installation of the units early January.
Access Control - Bldgs CSS and I-Tech	\$ 150,607		No			No	Materials are on order anticipate installation to take place during the month of June.
Library Flooring Replacement	\$ 191,000		No	2/21/23-3/5/23	6/12/23-6/30/23	No	First phase has been completed, second phase to take place June 12-June 28, 2023.
Operation Center - Flooring Replacement	\$ 67,792		No	2/21/23-3/5/23	6/12/23-6/30/23	No	PO has been issued construction will take place June 12, 2023 to June 30, 2023
Elevators: ATECH, SSV & Theater	\$ 555,871	Submitted 10-6-21/ Sent to Purchasing 11/30/2021	Yes	Complete	1/3/22-9/9-22	No	Project completed; Additional local funds applied \$69,724 Total project cost: \$625,595
Roof Replacement- W1, W2, Portable A & B	\$ 13,800		No	1/23/23-2/7/23	2/13-2/21/23	No	Project completed (C/O on this project for 6950.00)
Fire alarm panel replacements	\$ 13,920	Submitted 10-21-22	No	Complete	3/15/23-4/15/23	No	Project completed
WEQ Concrete replacement	\$ 3,800	Submitted 10-6-21	No	Complete	6/13/22-6/27/22	No	Project completed
Irrigation & Site plumbing isolation valve replacement	\$ 57,821	44855	No	Complete	12/5/22-1/9/23	No	Project completed
Library footings: Water repair	\$ 28,100	Submitted 10-6-21	No	Complete	1/10/22-1/24/21	No	Project completed
Emergency Lighting backup repairs	\$ 99,105	Submitted 10-6-21 Sent to Purchasing 8-8-22	No	Complete	1/10/22-1/24/22	No	Project completed
Roof Repairs: STEM 200, 300 & WEQ W4, W5, W6, W8 & W9	\$ 110,703	Submitted 10-6-21 - Sent to Purchasing 11/12/2021	No	Complete	1/10/22-2/7/22	No	Project completed
VRC Hillside landscape improvements	\$ 24,391	Submitted 10-6-21 - Sent to Purchasing 12/8/2021	No	Complete	6/13/22-7/13/22	No	Project completed

Total \$ 2,340,251
Total 2021-22 SM Allocation \$ 2,340,251

Funds must be encumbered by: 6/30/2023
Funds must be expended by: 6/30/2023

Riverside City College

2021-22 Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replace Roofs - Tech A Building	\$ 180,000	Sent to Purchasing 2-9-22	N	4-4-22 to 4-13-22	6-13-22 to 7-13-22	No	Bids due 5/16/23.

Replace Floor Tile & Expand Doorways - Bradshaw	\$ 650,000	Sent to Purchasing 1-25-22	N	tbd	tbd	No	Paperwork submitted to RCCD for bids 5/3/22.
Replace Boilers - Digital Library	\$ 139,705	Sent to Purchasing 1-25-22	N	2-15-22 to 3-15-22	3-1-23 to 4-1-23		Troubleshooting in progress.
Evans Complex Upgrades	\$ 292,422	Sent to Purchasing 1-10-22	Y	1-23-23 to 2-2-23	tbd	No	Project underway. Completion date dependent on parts procurement
Paint Exterior of Facilities Bldgs	\$ 165,422		N	tbd	tbd	No	Bid walk tconducted 4/26/23.
Replace EST Fire Alarm System - Digital Library	\$ 718,951	Sent to Purchasing 1-25-22	Y	tbd	tbd	No	Notice to Proceed issued 4/12/23.
Re-Roof MLK	\$ 690,050	Sent to Purchasing 1-10-22	Y	tbd	tbd	No	Bid Walk conducted on 4/10/23.
Modernize Elevator - Tech B	\$ 306,318	Sent to Purchasing 1-19-22	Y	12-6-22 to 1-17-23	tbd	No	NTP Issued. Scheduled to start 6/23.
12 KV Loop Improvement	\$ 152,438	Sent to Purchasing 9-13-22	N	11-3-22 to 11-22-22	tbd		NTP has been issued.
Replace Chillers at MTSC and Nursng Chiller Plant (Ph.1)	\$ 1,626,569	Sent to Purchasing 10-5-22	Y	tbd	tbd	Yes	Bid walk conducted on 5/12/23.
Replacement of Two 10-ton HVAC Units - Bradshaw (Hall of Fame)	\$ 91,050	Sent to Purchasing 2-9-22	Y	6-2-22 to 7-23-22	11-14-22 to 2-15-23	No	Project now complete. NOC to be sent by 4/14/23.
Replace Roof - Facilities Bldg	\$ 133,277	Sent to Purchasing 11-22-22	Y	12-21-22 to 1-4-23	tbd	No	Project is complete.
Carpet Replacement - Digital Library	\$ 474,593	Sent to Purchasing 1-10-22	N	8-26-22 to 9-28-22	1-12-23 to 2-4-23	No	Complete.
Elevator Equipment Replacement at Elevator Tower #1 - Art (Phase II)	\$ 356,677	To be revised	y		6-12-22 to 1-18-23	No	NOC issued 1/18/23
Upgrade Faraday System - ECS	\$ -	Sent to Purchasing 2-9-22	Y	4-25-22 to 5-5-22	6-13-22 to 7-13-22		Project canceled, funds transferred
Replace Chiller, Air Handlers, Boilers, and Controllers - Cosmetology Bldg	\$ 9,950	Fiseability Study in Progress	N				Project canceled, remaining funds transferred
Replace HVAC Controllers- MLK	\$ -	Sent to Purchasing 1-24-22	Y				Project canceled, funds transferred
Renovate Restrooms & Expand Doorways to ADA Compliant - QUAD	\$ -	Sent to Purchasing 1-10-22	Y			No	Project canceled, funds transferred
Replace 6 HVAC Units - Tech A Bldg.	\$ -	Sent to Purchasing 1-25-22	N				Project canceled, funds transferred
Upgrade Faraday System - Cosmetology	\$ -	Sent to Purchasing 2-9-22	Y				Project canceled, funds transferred
Replace Boilers - Cosmetology	\$ -	-				No	Project canceled, funds transferred
Infrastructure Upgrade - Cutter Pool	\$ -	Project Canceled	-			-	Project canceled, funds transferred
Total	\$ 5,987,422						
Total 2021-22 SM Allocation	\$ 5,987,422						

District ADA Allocation	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
ADA Repairs - Campus Wide (Gomez)	\$ 660,000						
Total	\$ 660,000						

Funds must be encumbered by: 6/30/2023
Funds must be expended by: 6/30/2023

Moreno Valley College

2017-18 SM Scheduled Maintenance Open Projects - Status

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
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Moreno Valley College

2022-23 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:
5/24/2023

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replace Exhaust Supply Fans - Library and Science & Technology Bldgs.	\$ 212,460						No Status as of 5/17/2023
Re-Roof Library	\$ 272,460						No Status as of 5/17/2023
Rebuild Built Up Roofing on MPR	\$ 50,000						No Status as of 5/17/2023
Repair Roofing Dental A, B, and C	\$ 50,000						No Status as of 5/17/2023
Remove and Replace BUR Roofing at ECEC	\$ 70,800						No Status as of 5/17/2023
Remove and Replace Rain Gutter System - ECEC	\$ 20,000						No Status as of 5/17/2023
Replace Inverter at Library	\$ 58,951						No Status as of 5/17/2023
Replace Ceiling at Library	\$ 250,000						No Status as of 5/17/2023
Replace Flooring - Library	\$ 185,000						No Status as of 5/17/2023
Remove and Replace Entry Roads	\$ 500,000		Yes	TBD	TBD	No	HGA sent proposal
Paint Hallways at Humanities	\$ 200,000						No Status as of 5/17/2023
Paint Exteriors of PSC's, Warehouse, and MPR	\$ -						No Status as of 5/17/2023
Re-Roof SS	\$ -						No Status as of 5/17/2023
Re-Flooring Humanities 1st Floor	\$ -						No Status as of 5/17/2023
Solar at MVC	\$ 600,000						No Status as of 5/17/2023
Total	\$ 2,469,671						
Total 2022-23 SM Allocation	\$ 2,469,671						

Funds must be encumbered by: 6/30/2027
Funds must be expended by: 6/30/2027

Norco College

2022-23 SM Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form to FPD	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replacement of AC/Chillers - Bldg F2 (Energy Efficiency)	\$ 2,000,000		Y			Y	RFQP to hire an Architect & start design to take place Mya/June.
Interior Painting of Classrooms (Science & Technology, Theater, Humanities, Library, and Applied Technology)	\$ 120,000	1/9/2023	N	2/7/2023	4/10/23-4/14/23	N	Project completed C/O in the amount of \$7200 project total (\$79,200.00)
ATEC 2nd Floor Walk Deck Repair & Repaint	\$ 20,505	12/13/2022	N	11/7/2022	2/6/23-2/13/23	N	Project completed

Total \$ 2,140,505
Total 2021-22 SM Allocation

Funds must be encumbered by: 6/30/2027
Funds must be expended by: 6/30/2027

Riverside City College

2022-23 Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replace Split System - Art	\$ 150,000.00		N				<i>No Status as of 5/17/2023</i>
Throwing Sports Field Renovation	\$ 2,000,000.00		Y				No Status as of 5/17/2023
Replace Chiller, Air Handlers, Boilers, and Controllers - Cosmetology Building	\$ 2,000,000.00	Sent to Purchasing 10-5-22	Y				<i>No Status as of 5/17/2023</i>
Upgrade Fire Alarm System - ECS	\$ 140,000.00		Y				No Status as of 5/17/2023
Replace Lighting Inverter - MLK	\$ 25,000.00		N				<i>No Status as of 5/17/2023</i>
Replace Chillers at MTSC and Nursing Chiller Plant (Ph. 2)	\$ 309,634.00		Y				No Status as of 5/17/2023
Replace 6 HVAC Units - Tech A Bldg. (Energy Efficiency)	\$ 150,000		N				<i>No Status as of 5/17/2023</i>
Replace HVAC Controllers - MLK (Energy Efficiency)	\$ 300,000		Y				No Status as of 5/17/2023
Replace Lighting Control Systems - MTSC (Energy Efficiency)	\$ 200,000		N				<i>No Status as of 5/17/2023</i>
Replace Lighting Control Systems - Nursing (Energy Efficiency)	\$ 150,000		N				No Status as of 5/17/2023
Replace (35) Fan Coils at Quad (Energy Efficiency)	\$ 770,000		N				<i>No Status as of 5/17/2023</i>
Upgrade Fire Alarm System - Cosmetology	\$ 130,000		Y				No Status as of 5/17/2023
Replace Boilers - Bradshaw*	\$ 120,000		N				
Chiller Replacement - Quad Building*	\$ 550,000		Y				
Replace Split Systems - ECS*	\$ 90,000		N				
Replace A/C Units at Business Education*	\$ 171,000		N				
Replace A/C Units at Career Closet*	\$ 30,000		N				
Replace A/C Units at Evans Field*	\$ 60,000		N				
Replace A/C Units at Facilities Bldg*	\$ 30,000		N				
Replace A/C Units at Grounds Bldg*	\$ 30,000		N				
Replace Boilers at Huntley Gym*	\$ 200,000		Y				
Replace A/C Units at Huntley Gym*	\$ 60,000		N				
Replace A/C Units at Landis*	\$ 70,000		N				
Replace A/C Units Maintenance Shop*	\$ 30,000		N				
Replace A/C Units at MLK*	\$ 60,000		N				
Replace A/C Units at Annex Complex*	\$ 30,000		N				
Replace A/C Units at Parking Structure*	\$ 120,000		N				
Replace A/C Units at Pilates Studio*	\$ 120,000		N				
Replace A/C Units at Music Hall - Stover*	\$ 150,000		N				
Replace A/C Units at Information Services*	\$ 30,000		N				
<i>*Locally Funded</i>	Total \$ 8,275,634						
	Total 2021-22 SM Allocation \$ 6,324,634						

District Allocation

2022-23 SM Scheduled Maintenance Projects - Tracking Log

District Allocation	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
District-Wide Solar & Battery Storage Project (Energy Efficiency)	\$ 4,936,749					Y	
Total	\$ 4,936,749						

Funds must be encumbered by: 6/30/2027
 Funds must be expended by: 6/30/2027

Meeting	June 13, 2023
Agenda Item	Resources
Subject	Resources 2025-2029 Five-Year Capital Construction Plan, Initial Project Proposals and Final Project Proposals
College/District	District
Funding	N/A
Recommended Action	The committee to review the 2025-2029 Five-Year Capital Construction Plan, including Initial Project Proposals and Final Project Proposals.

Background Narrative:

The California Community College Chancellor's Office requires submission of an annual Five-Year Capital Construction Plan, Initial Project Proposals (IPPs), and Final Project Proposals (FPPs), for State Capital Outlay funding purposes. Each district is limited to submitting only one Final Project Proposal (FPP) per site or college, per year, as part of the State annual zero-based budgeting policy.

Provided for the Board's review and approval is Riverside Community College District's 2025-2029 Five-Year Capital Construction Plan which includes Initial Project Proposals and Final Project Proposals as follows:

Initial Project Proposals:

- Moreno Valley College – Biological & Physical Science (#21)
- Moreno Valley College – Kinesiology & Athletics (#24)
- Moreno Valley College – Fine & Performing Arts (#27)
- Norco College – STEM Phase I (#22)
- Norco College – Welcome Center/Student Services (#25)
- Norco College – Social and Behavioral Sciences Phase I (#28)
- Riverside City College – Visual Arts Complex Phase I (#23)
- Riverside City College – Advanced Technology (#26)
- Riverside City College – MLK Renovation (#29)

Final Project Proposals:

- Ben Clark Training Center – Education Center Building II, Phase I (#17)
- Moreno Valley College – Library Learning Resource Center Resubmittal (#19)
- Norco College – Library Learning Resource Center & Student Services Resubmittal (#20)

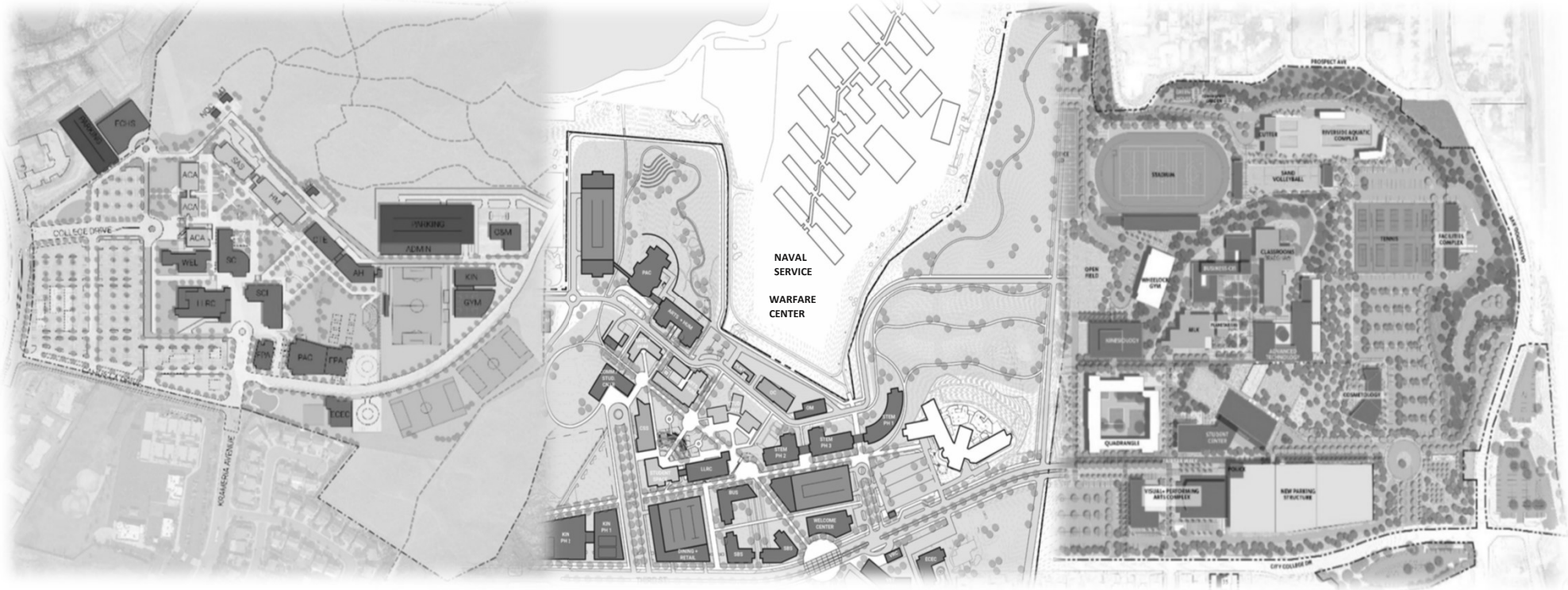
The Riverside City College Cosmetology FPP is approved by State and included in the 2025-2026 capital outlay spending plan contingent upon an approved statewide facilities school bond in 2024.

Prepared By: Robin Steinback, President, Moreno Valley College
 Monica Green, President, Norco College
 FeRita Carter, Interim President, Riverside City College
 Majd Askar, Vice President, Business Services, Moreno Valley College
 Michael Collins, Vice President, Business Services, Norco College
 Daniel Villanueva, Interim Vice President, Business Services, Riverside City College
 Aaron S. Brown, Vice Chancellor, Business & Financial Services

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director of Capital Planning



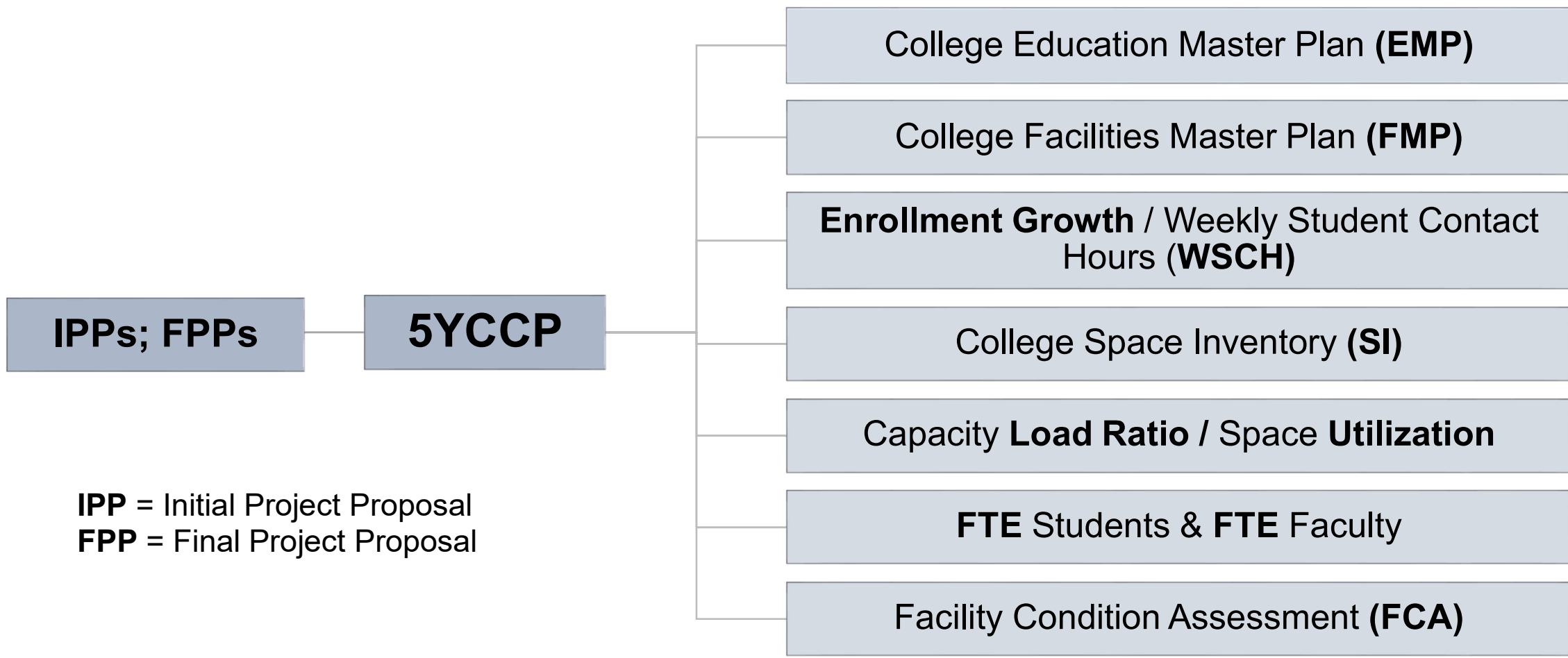
2025-2029 Five Year Capital Construction Plan



Board Committee Meeting – June 13, 2022



Introduction



IPP = Initial Project Proposal
FPP = Final Project Proposal

State Guidelines For 2023

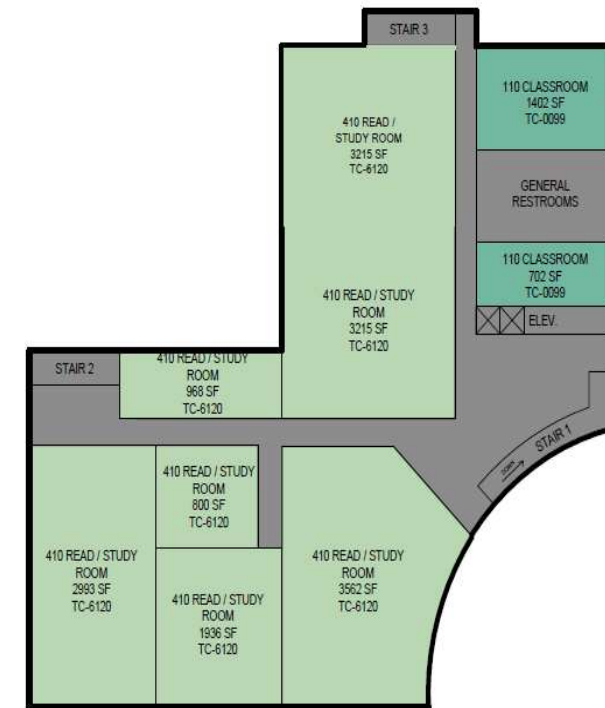
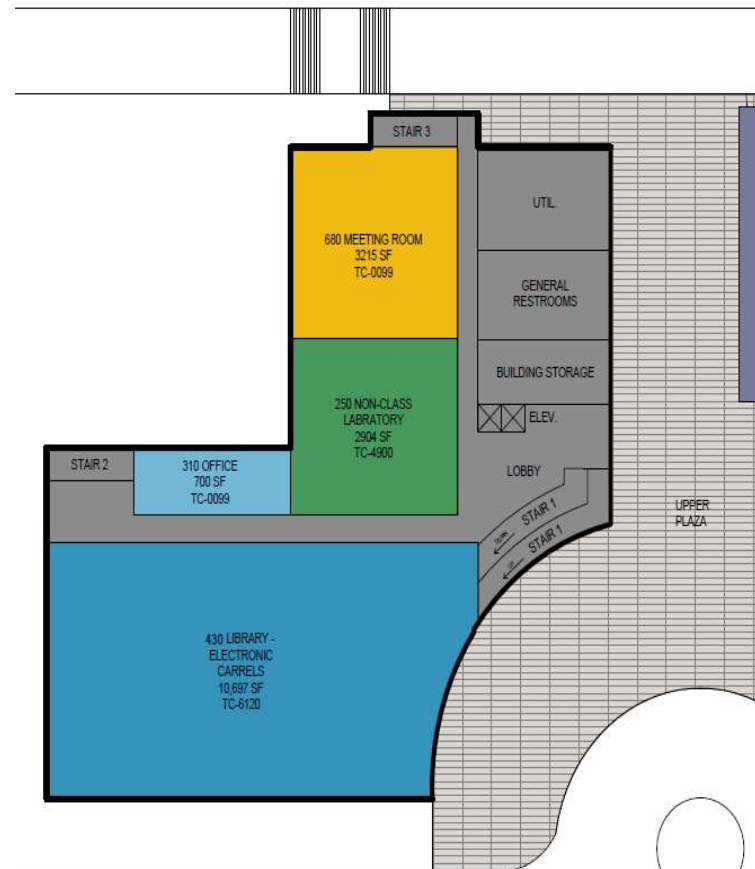
- ❑ **Scoring Metrics:** 2020 Vision for Success
- ❑ **IPP/FPP:** Limited to submitting **1 FPP** per college/center and no limit for IPP
- ❑ **Funding:** FY 2025-26 (FPP) and FY 26-27 (IPPs)
- ❑ **Project Categories:** Life and Safety (A), Growth (G), Modernization (M)
- ❑ **Local Contribution:** FPP **Must** have a min. **25%** local contribution
- ❑ **Furniture, Fixture & Equipment:** Must be **100%** locally funded
- ❑ **Long-Range Enrollment :** Based on district's highest WSCH/Enrollment ratio within the previous 5 years
- ❑ **Project Budget:** Based on 2023 construction cost index (not escalated)

2023 MVC Projects

Project	FPP/IPP	Category	Potential Funding Year	Budget Estimates (in million)	Anticipated Scores
Library & Learning Resource Center	FPP	Growth	2025-26	\$80	127
Biological & Physical Science	IPP	Growth	2026-27	\$39.7	94
Kinesiology & Athletics	IPP	Growth	2026-27	\$39.7	99
Fine & Performing Arts Center	IPP	Growth	2026-27	\$33.7	96

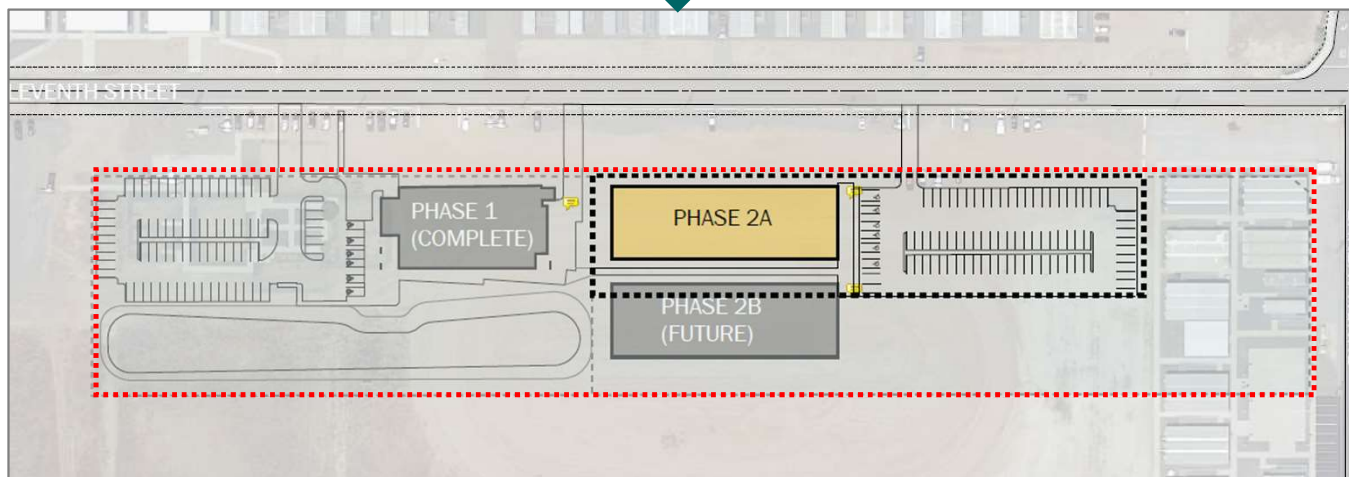
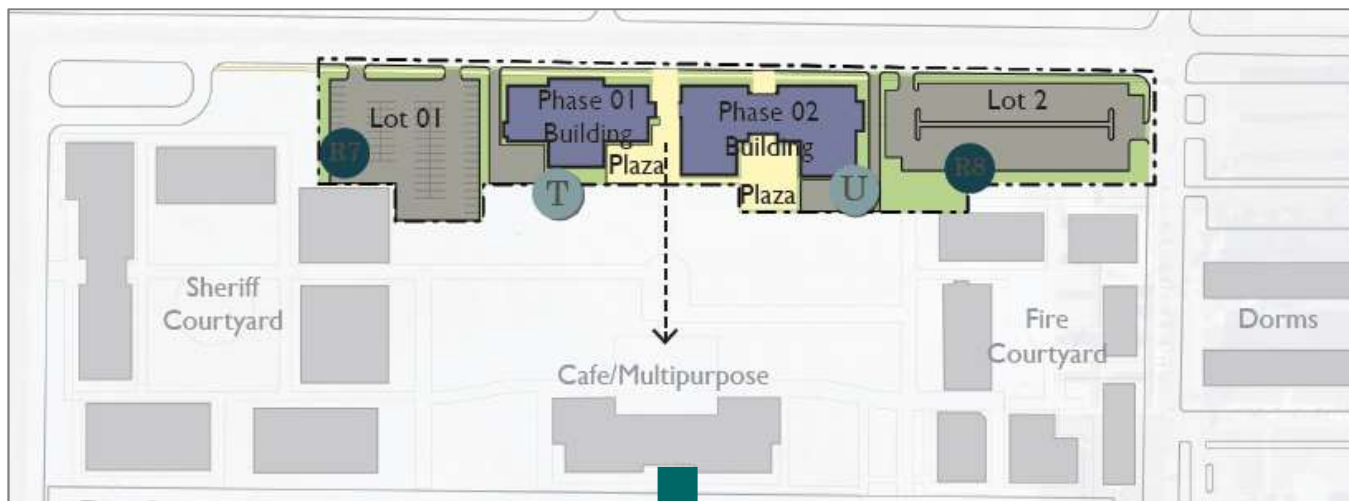
2022 FPP and IPPs are resubmitted for 2023

Moreno Valley College Library & Learning Resource Center



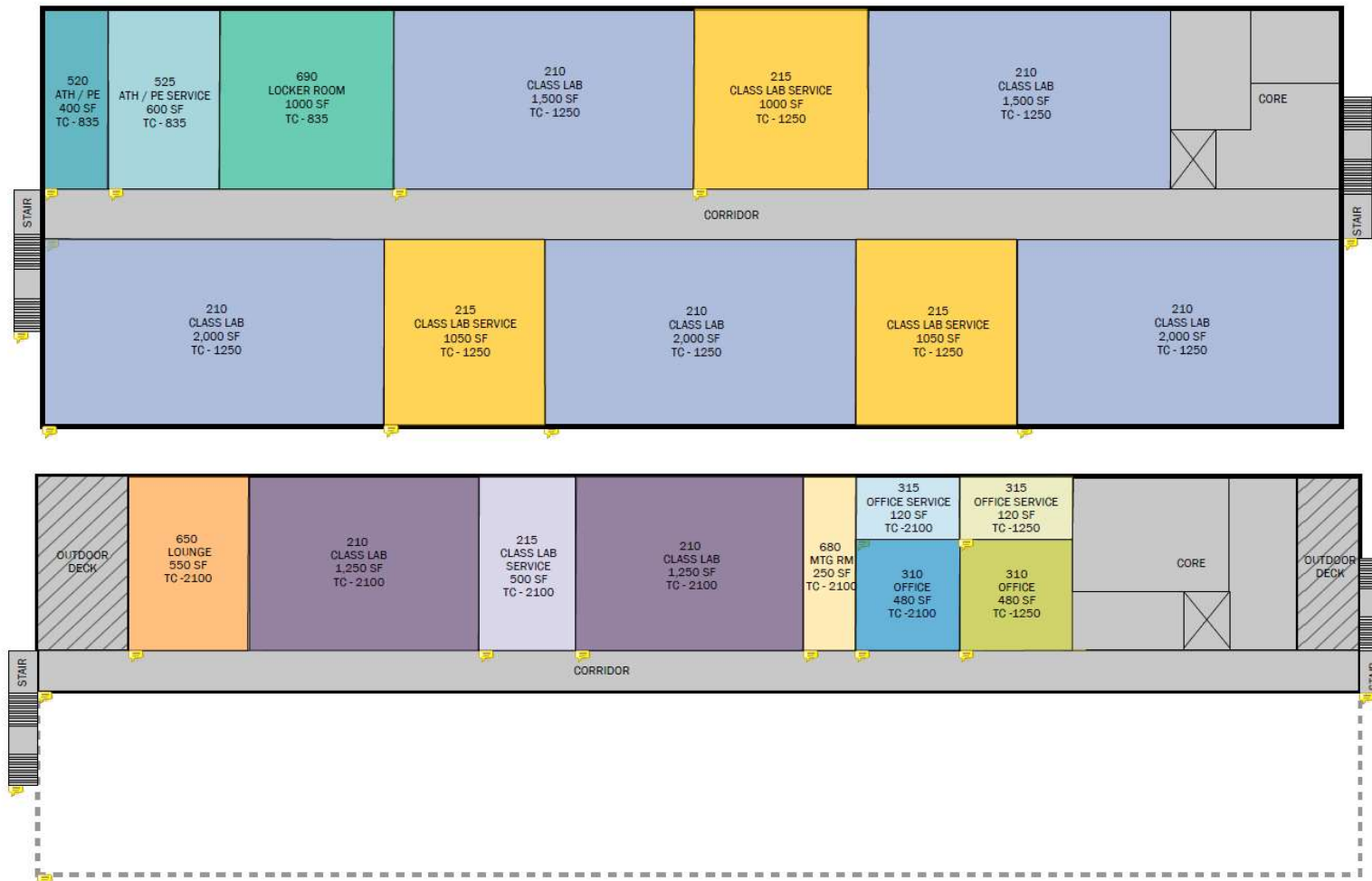
- Three Story Building
- Growth (G) New Construction
- Secondary Effects: Inactivate existing Library, SAC, & Bookstore
- 79,290 Gross Square Footage
- 53,140 Assignable Square Footage
- Project Budget: \$80 M
- Scores (127) with 50% local fund
- Occupancy 2029-2030

Ben Clark Training Center



- BCTC approved center in March 2021
- 2023-24 Projected FTES is 1,064
- Ground Lease is 6.83 acres
- Phase 2 is part of the Facilities Master Plan
- 2022 IPP for Phase 2A is approved
- Phase 2A is FPP eligible for 2025-26 funding
- Phase 2B is for future local funding

Ben Clark Training Center



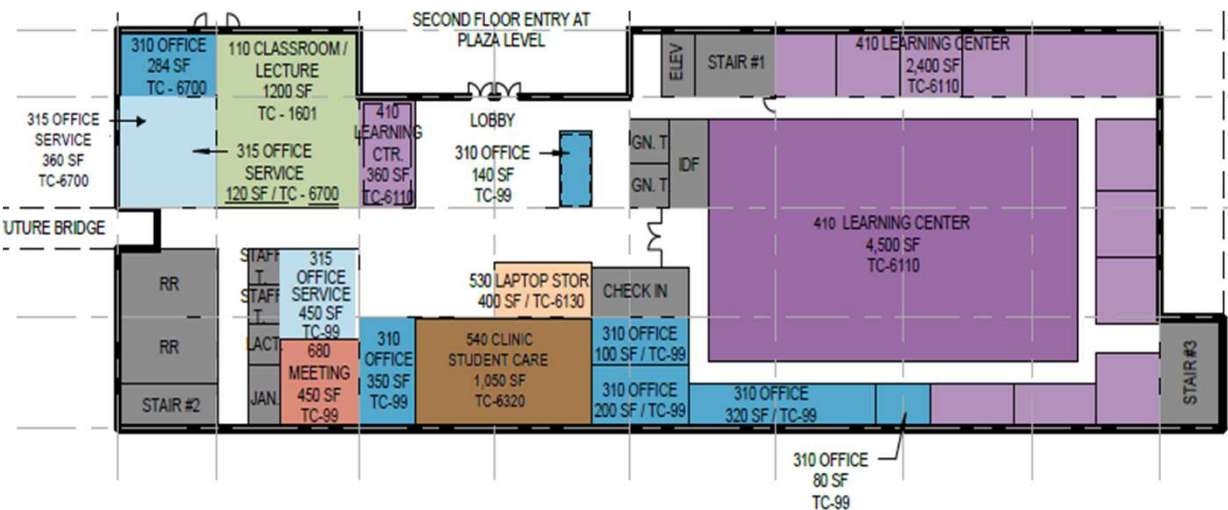
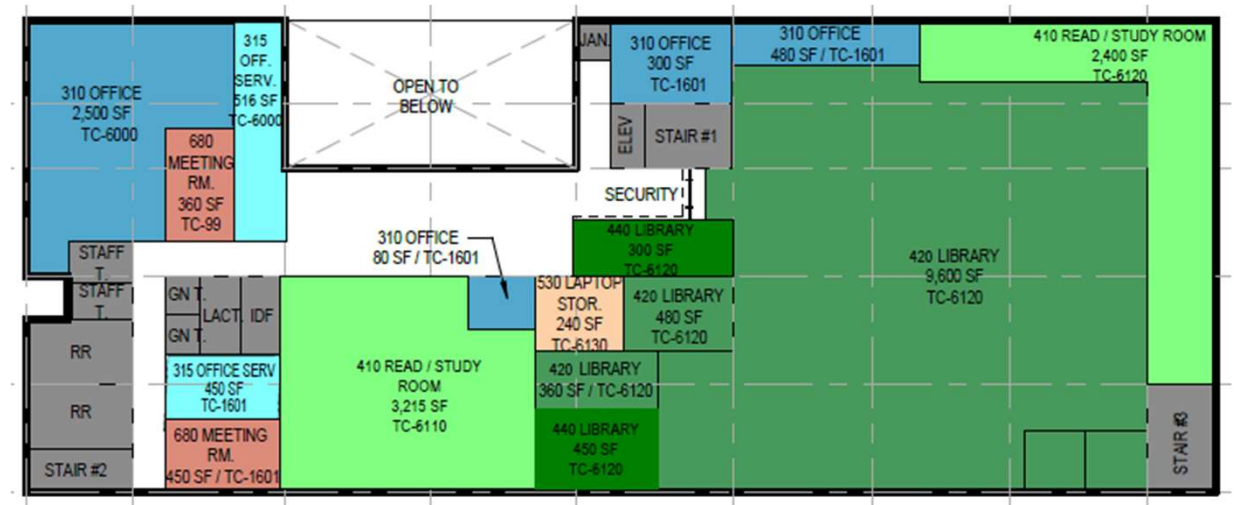
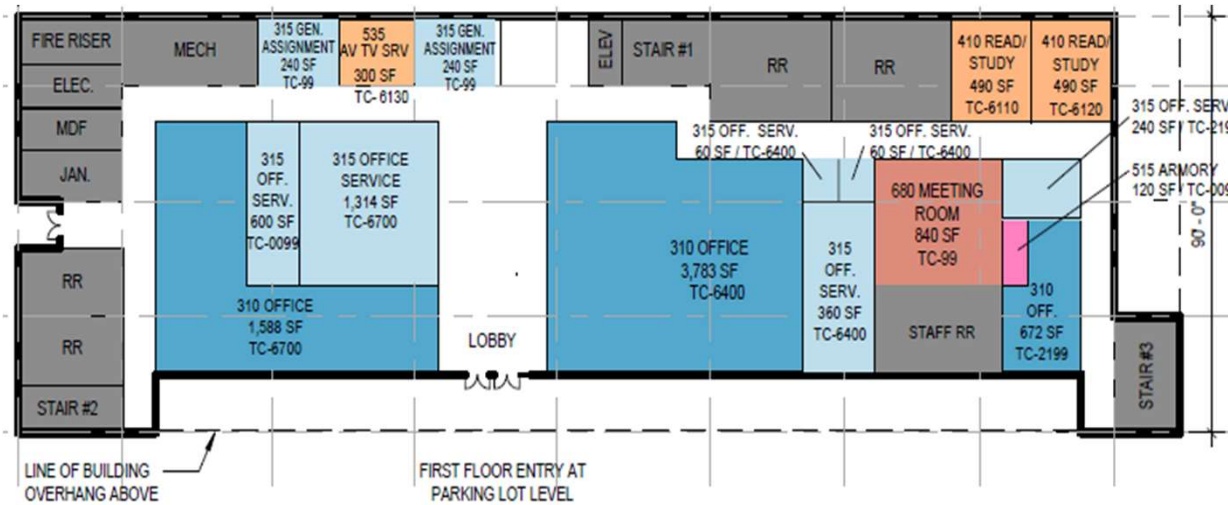
- FPP 2025-2026
- Growth (G) New Construction
- Two Story Building
- Project Budget \$29.9 Million
- 33,700 Gross Square Footage
- 19,110 Assignable Square Footage
- Scores (139) with 50% Local Fund
- Occupancy 2029-2030
- Secondary Effects: None
- Program details: Classroom lab, offices, PE/Athletic, lockers,

2023 NC Projects

Project	FPP/IPP	Category	Potential Funding Year	Budget Estimates (in million)	Anticipated Scores
Library/Learning Resource Center + Student Services	FPP	Growth	2025-26	\$61.5	110
STEM Phase I	IPP	Growth	2026-27	\$62.5	95
Kinesiology & Athletics	IPP	Growth	2026-27	\$32.4	76
Fine & Performing Arts Center	IPP	Growth	2026-27	\$24.7	89

2022 FPP and IPPs are resubmitted for 2023

Norco College Library/Learning Resource Center + Student Services



- FPP 2025-2026
- Growth (G) New Construction
- Three Story Building
- Project Budget \$61.5 Million
- 71,739 Gross Square Footage
- 46,252 Assignable Square Footage
- Scores (110) with 50% Local Fund
- Occupancy 2029-2030
- Secondary Effects: Demolish existing Student Services, CRC, and Portable A & B

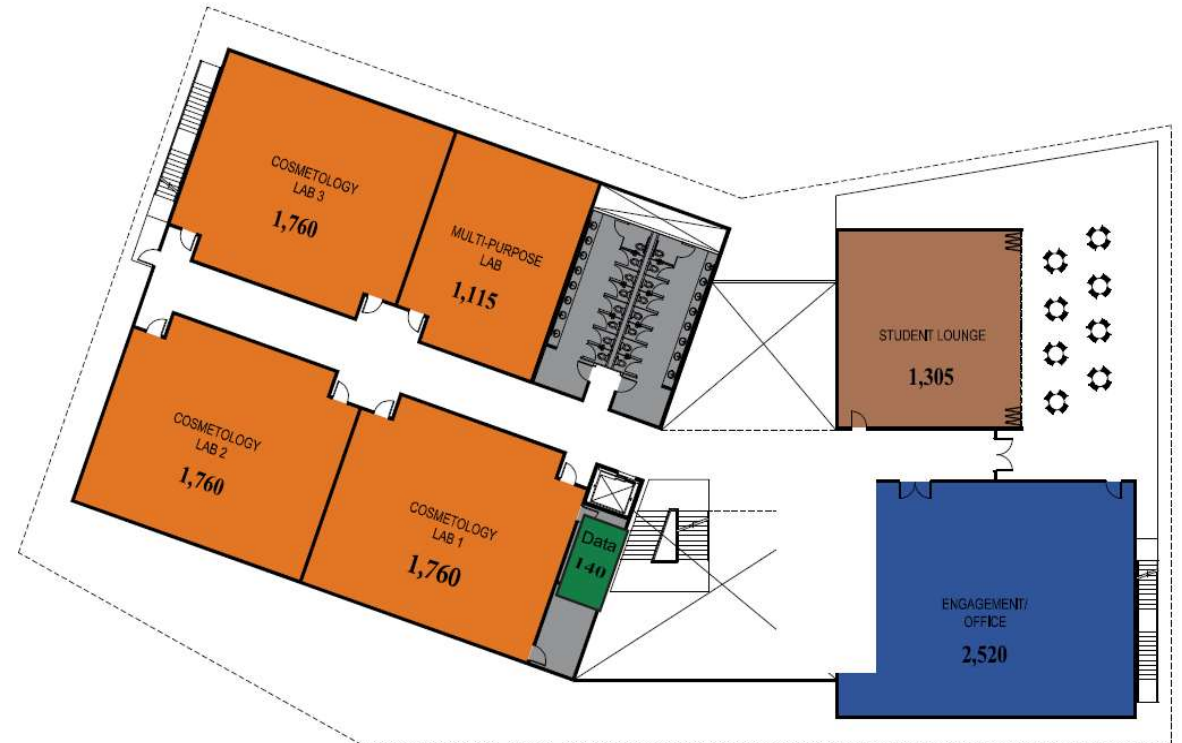
2023 RCC Projects

Project	FPP/IPP	Category	Potential Funding Year	Budget Estimates (in million)	Anticipated Scores
Cosmetology Building	FPP	Growth	2025-26	\$31.6	137
Visual Arts Complex Phase I	IPP	Growth	2026-27	\$33.1	103
Advanced Technology	IPP	Growth	2026-27	\$92.3	110
MLK Renovation	IPP	Growth	2026-27	\$22.1	166

2022 IPPs are resubmitted for 2023

2022 FPP Cosmetology is approved, part of the 2024-25 spending plan (pending 2024 State facilities school bond)

Riverside City College Cosmetology



- FPP 2024-2025
- Growth (G) New Construction
- Two Story Building
- Project Budget \$31.6 million
- Occupancy 2028-2029

- 31,816 Gross Square Footage
- 21,675 Assignable Square Footage
- Scores (137) with 50% local fund
- Secondary Effects: Demolish existing Cosmetology Bldg.

2023 FPP Local Cost

Final Project Proposal	Secondary Effects			50% Local Fund	
	Items	Budget*	FY	Budget*	FY
MVC Library & Learning Resource Center	• Swing Space	\$3,500,000	2026/27	\$40,003,058	2026/27
	• Parking Lot (Overflow)	\$4,388,000	2026/27		
BCTC Phase 2A	• None			\$14,947,840	2026/27
NC Library/Learning Resource Center + Student Services	• Swing Space	\$2,750,000	2026/27	\$30,795,735	2026/27
RCC Cosmetology	• Site Improvement	\$4,250,000	2025/25	\$15,747,871	2025/26
Sub-Total		\$14,888,000		\$101,494,504	
Grand-Total				\$116,382,504	

State Funding Status & Upcoming Legislative Updates

- ❑ Proposition 51 passed in 2016, and allocated \$2.0 billion for CCC's has been depleted
- ❑ “Potential” Capital Outlay Bills:
 1. **Assembly Bill 247** (Muratsuchi) – **State School Bond**
 - K-14 state school bond on the 2024 ballot
 - Does not yet include a specific dollar amount for the bond
 - Does not propose changes to the current capital outlay process
 2. **Senate Bill 532** (Wiener) – **Local Bond Ballot Labels**
 - Replaced AB 195 (Oberholte), chaptered in 2017
 - Addresses the negative effects (7%-12%) to the local bond votes
 - Exempts the fiscal disclosures from the 75-word cap on the ballot label



RCCD

**RIVERSIDE COMMUNITY
COLLEGE DISTRICT**

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

2025-2029 Five-Year Capital Construction Plan



Board Committee Meeting – June 20, 2023

Meeting	June 13, 2023
Agenda Item	Grants, Contracts and Agreements
Subject	Grants, Contracts and Agreements MVC On-Campus Affordable Student Housing Construction Grant Application
College/District	Moreno Valley College and District Office
Funding	SB 169 Funding
Recommended Action	Committee to review the planning effort and recommendation to submit the Moreno Valley College On-Campus Affordable Student Housing Construction Grant Application by July 3, 2023

Background Narrative:

On January 10, 2023, the District presented to the Board of Trustees the planning efforts for the student housing construction grant applications for the on-campus projects at Moreno Valley College, Norco College and Riverside City College, off-campus project at Moreno Valley College at the City surplus land as well as the intersegmental project with the University of California, Riverside (UCR) at the UCR campus.

On January 25, 2023, the District submitted the RCCD/RCC & UCR Intersegmental Affordable Student Housing Construction Grant Application at UCR campus. The intersegmental application was ranked no. 1 by University of California Office of the President (UCOP) and ranked no. 4 by the California Community College's Chancellor Office (CCCC'O).

The intersegmental application is pending the State Legislature's review, approval and budget allocation for FY 2023-2024. As the CCCC'O has limited each district to the submission of only one construction application per district for each fiscal year, the Moreno Valley College On-Campus application has been prioritized for submission in FY 2024-2025 based on a comparison of RCCD colleges demand per beds to RCCDs Supplemental Metrics reported in the FY 2021-2022 Student Centered Funding Formula. Also, it is expected to receive a higher score and, therefore, has a higher possibility to be funded by the State.

The MVC on-campus affordable student housing project will be submitted to the CCCC'O by July 3, 2023. The application includes the following details:

- 1) The project will be the first student housing at MVC, providing a unique experience for its students to live and learn on-campus. This is expected to increase student enrollment and have a positive impact on their time to education attainment, degree achievement, and career goals.
- 2) Feasibility studies for MVC student housing have shown a significant demand for low-income and affordable student housing beds. These beds will be offered to those students who are enrolled in twelve (12) credit hours or more and are low-income qualified.
- 3) The project consists of 280 low-income and affordable beds of traditional/residential housing, including single, double and triple occupancy bedrooms. It will also provide communal amenities including, bathrooms, kitchen, lounges, study rooms, and other service areas.
- 4) The housing project will be a four-story facility located in Parking Lot A at the entrance of the campus. It will have a total gross square footage of 64,560 (40,704 assignable square footage). The total estimated budget request is \$49,840,000 from SB 169 for FY 2024-2025.
- 5) The project will trigger secondary effects on the campus that are non-state supportable, totaling \$6,888,000. These effects include: a) site improvements to the existing overflow parking across the College Park to comply with the California Building Code (\$4,388,000) to mitigate the loss of 130+ parking

stalls in Lot A and; b) facility improvements and outdoor expansion to the existing Lion's Den cafeteria to accommodate the 24/7 campus environment and provide food services and a convenience store (\$2,500,000).

- 6) The grant request does not include any local contribution options towards the student housing beds and amenities.
- 7) The cost per bed for the RCCD/MVC on-campus grant request is projected to be \$178,000.
- 8) RCCD/MVC commits to offering housing to eligible low-income students at monthly rental rates that are 10% lower than 30% of 50% of the area median income (AMI) for a single-room occupancy unit type (~\$613/bed/month) in compliance with the SB 169 statutory limit of (~\$765/bed/month).
- 9) The project will be maintained and operated by RCCD's third-party property manager. RCCD estimates the annual 12-month operating expenditure in Fall 2027 to be \$4,663 per bed.
- 10) The project proforma and total cost of ownership demonstrate that the project will be financially sustainable over its 50-year life cycle, assuming an annual occupancy rate of 95%.
- 11) RCCD commits to initiating the construction of the project by June 15, 2025, with a planned opening date of Fall 2027. This timeline necessitates an early start of procurement of the design build entity (DBE) contingent upon the State's funding approval and allocation.
- 12) The project will incorporate more than five (5) student services and ancillary services including a food pantry, mental health counseling services, clothes pantry, study spaces, and veteran resources that would qualify the project for additional points.

It is recommended that the Board of Trustees approve the Moreno Valley College Affordable Student Housing Construction Grant for submission to the State Chancellor's Office by July 3, 2023.

Prepared By: Robin Steinback, President, Moreno Valley College
Majd Askar, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Attachments:

[06132023_MVC On-Campus Affordable Student Housing Construction Grant Presentation](#)
[06132023_MVC On-Campus Affordable Student Housing Construction Grant Application](#)
[06132023_On-Campus Housing – Demand by College Comparison to SCFF Supplemental Metrics](#)

Moreno Valley College Affordable Student Housing Construction Grant Application

Board Of Trustees – June 13, 2023



Spring Rubric Tracking for RCCD

NC is under DTSC LUC, which requires State's approval. It takes 9-12 months longer to get CEQA clearance for NC projects.

Prescribed Ranking System for Student Housing Grant

State funding per bed for low-income students	15
Rental fees for low-income students	10
Begin project construction by December 31 of grant award	10
Geographic location	10
Reapplication with a project proposal from last year	5
Unmet demand for housing as determined by number of students waitlisted for student housing OR Unmet demand for housing by county rental vacancy rates	15
Total	65

-5

-15

Administrative Entity Scoring Metrics

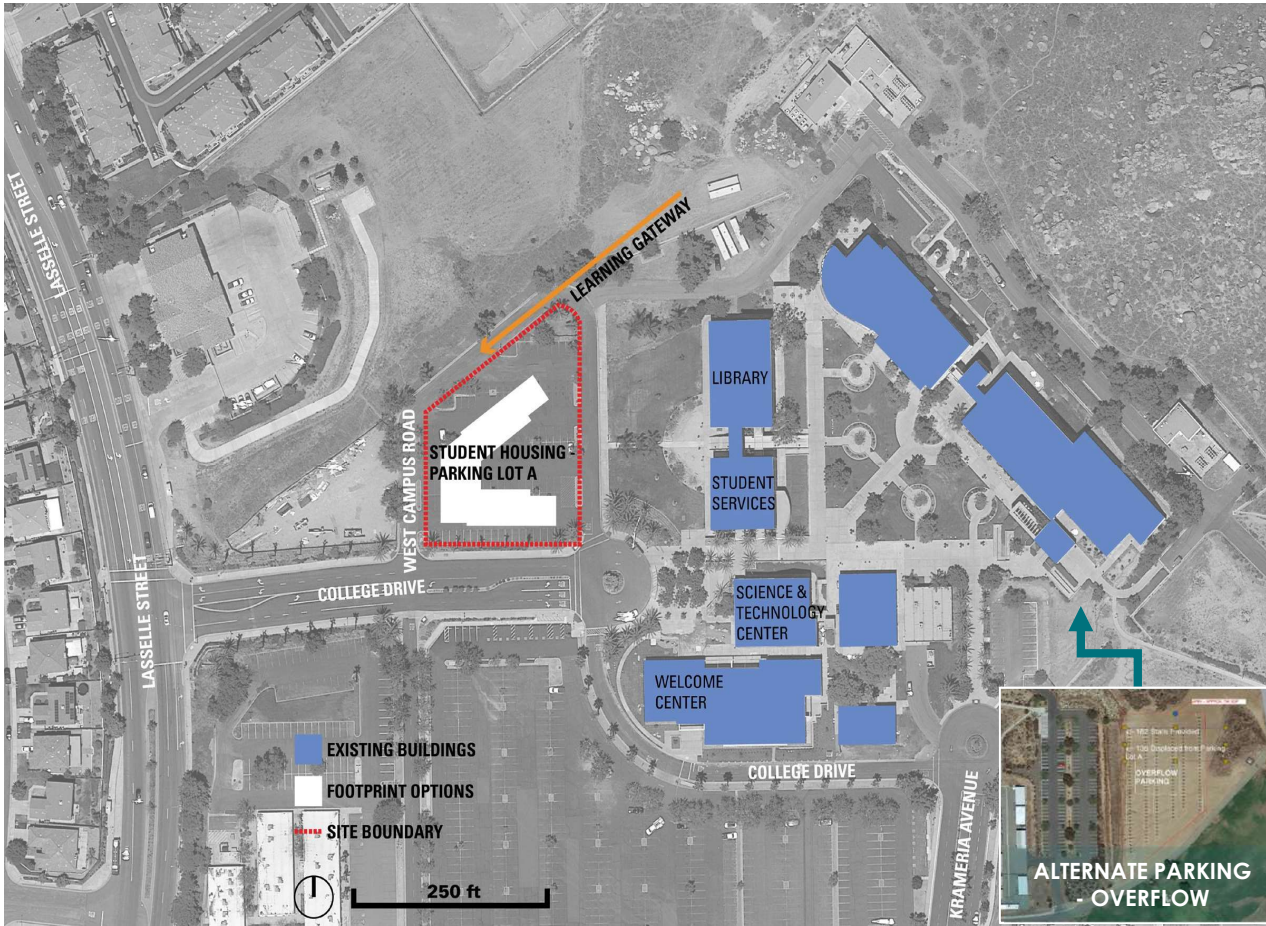
Partnership with California public postsecondary institution	10
Local contribution to construct affordable student housing	10
Student services and ancillary services provided	5
Regions of High Need	5
Cost of living (Rent)	5
Total	35

-10

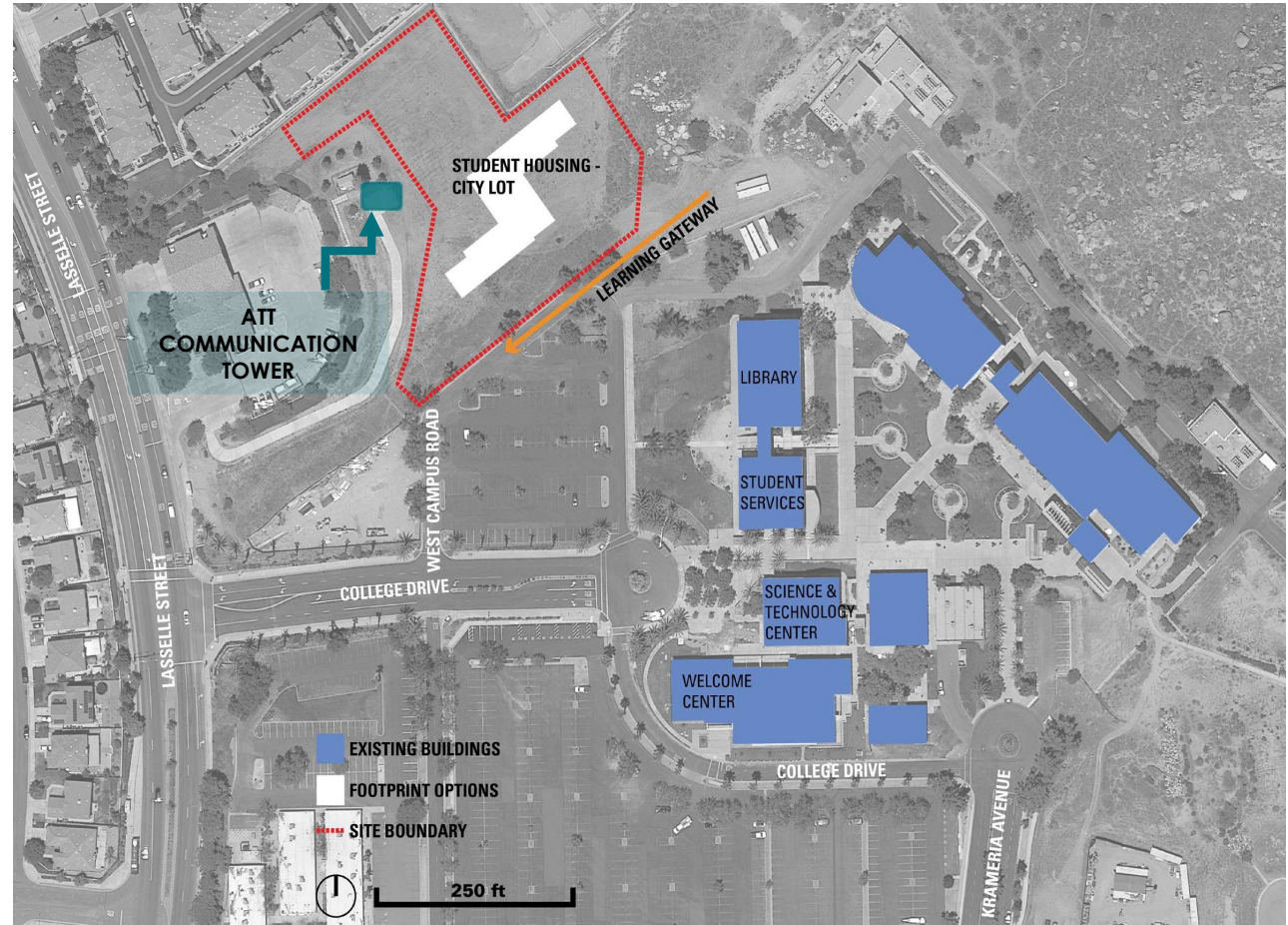
-10

Anticipated Scores			Actual Score
On-Campus MVC	On-Campus NC	On-Campus RCC	RCCD & UCR
15	15	15	15
10	10	10	5
7	4	7	10
10	10	10	10
0	0	0	0
0	0	0	0
65	42	42	40
0	0	0	10
0	0	0	10
5	5	5	5
5	5	5	5
0	0	0	0
35	10	10	30
100	52	52	70

MVC Site Options

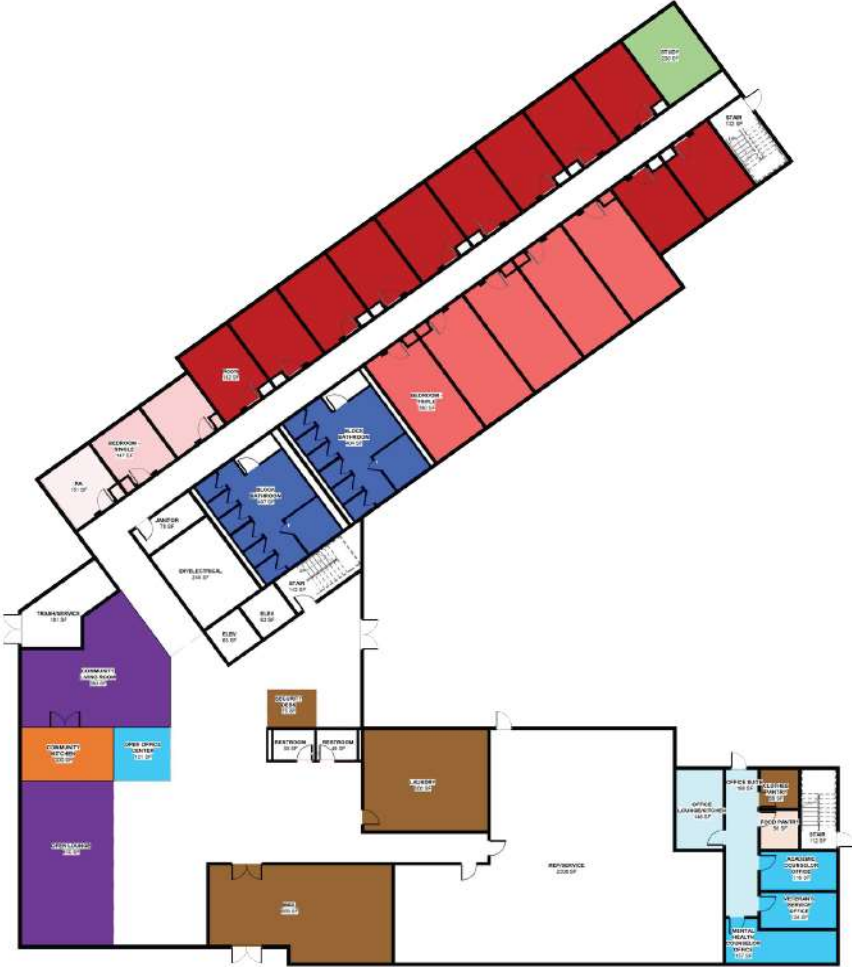


- Workaround MVC facilities master plan
- Requires permanent parking lot (non-state supportable)
- Less costly to construct

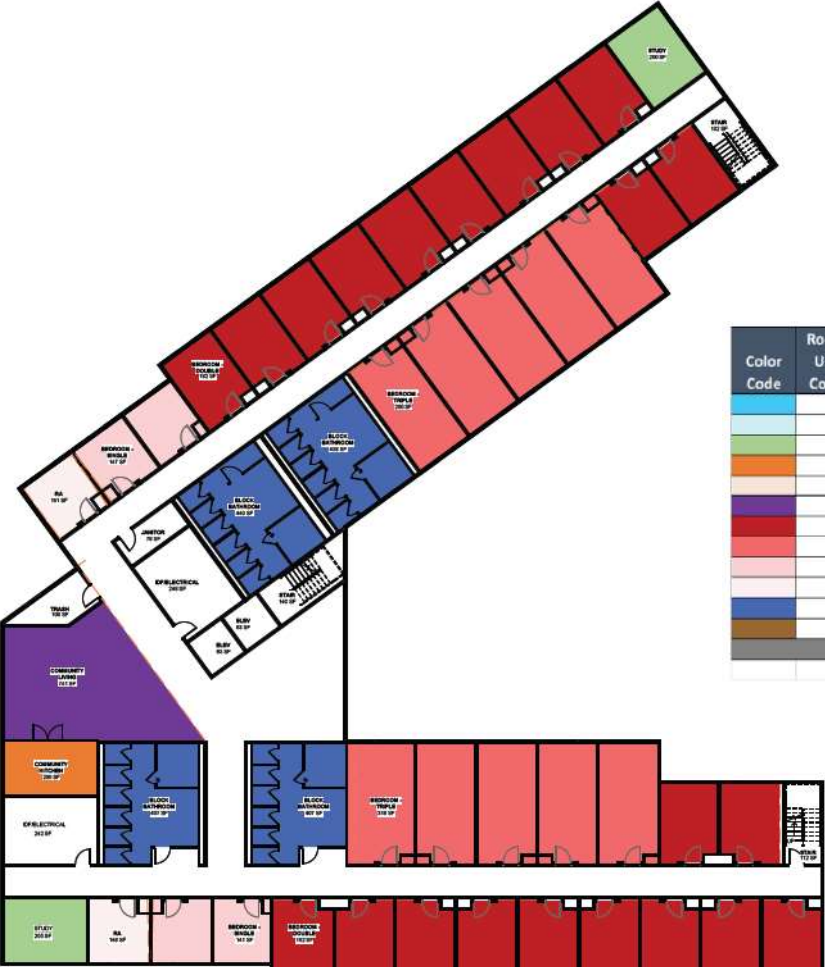


- Does not impact MVC facilities master plan
- Requires land acquisition and ATT tower resolution
- More costly to construct on an undeveloped land

Parking Lot A Housing Details



Level 1 Floor Plan



Typical Level 2/3/4 Floor Plan

GROSS BUILDING AREA	
Level	Area
LEVEL 1	16140
LEVEL 2	16140
LEVEL 3	16140
LEVEL 4	16140
	64560

Color Code	Room Use Code	TOP Code	Room Type/Description	Level 1	Level 2	Level 3	Level 4	TOTAL
Light Blue	310	99	Office	502	0	0	0	502
Light Green	315	99	Office Service	336	0	0	0	336
Light Blue	410	6110	Read/Study	200	405	405	405	1,415
Light Orange	630	6940	Food Facilities	200	200	200	200	800
Light Orange	635	6940	Food Facilities Service	58	0	0	0	58
Light Purple	650	99	Lounge	1,193	741	741	741	3,416
Red	910	6970	Sleep/Study without Toilet/Bath (Double Beds)	2,002	4,004	4,004	4,004	14,014
Pink	910	6970	Sleep/Study without Toilet/Bath (Triple Beds)	1,400	2,838	2,838	2,838	9,914
Light Pink	910	6970	Sleep/Study without Toilet/Bath (Single Bed)	294	576	576	576	2,022
Light Pink	910	6970	Sleep/Study without Toilet/Bath (Single Bed RA)	151	299	299	299	1,048
Blue	919	6970	Toilet/Bath	811	1,692	1,692	1,692	5,887
Brown	935	6970	Sleep/Study Service	1,292	0	0	0	1,292
TOTAL				8,439	10,755	10,755	10,755	40,704
								TOTAL GSF: 64,560

RESIDENTIAL UNITS		
TYPE	AREA/UNIT	BEDS
BEDROOM - SINGLE	136 SF	14
BEDROOM - DOUBLE	177 SF	154
BEDROOM - TRIPLE	270 SF	105
RA	136 SF	7
TOTAL: 133		280

MVC On-Campus Project Proforma

Units	133
Beds	280
Start of Construction	June 15, 2025
Project Delivery	June 15, 2027
Anticipated Occupancy	Fall 2027
Rents/Month/Bed	<ul style="list-style-type: none"> • \$581 for Triples occupancy • \$627 for Doubles occupancy • \$673 for Single occupancy
First Year Revenue (2027)	\$2.194 million (occupancy rate 95%)
Total Operating Costs (2027):	\$2.170 million (includes)



Rents are 10% lower than the SB 169 statutory limit per California Education Code §17201(f)(2)(A)



- ❑ \$4,263/bed/year – for operation and regular upkeep (includes third party management fees)
- ❑ \$400/bed/year – for deferred maintenance, capital renewal and reserves account
- ❑ Institutional overhead – for FTE: 4 total (Police, Title IX, Residence Director, Admin Assist)

MVC On-Campus Projects Budgets

Campus/Site	Total Project Budget	State Supportable – Grant Request	Non-State Supportable	Building Size - GSF	Cost per GSF	Cost Per Bed (280 Bed/Site)	Secondary Effect – Locally Funded
Option #1 (Parking Lot A)	\$54,228,000	\$49,840,000	\$4,388,000 ¹	64,560	\$527	\$178,000	\$2,500,000 ²
Option #2 (City Land)	\$54,370,000	\$54,370,000	\$0	64,112	\$544	\$194,178	\$2,500,000 ²

Key Secondary Effect for Project:

- ¹ Provide alternative parking across College Park
- ² Food services enhancement \$2.5M for Lion’s Den facility

Other Potential Operational Costs:

- 24/7 Campus-wide enhancement: security lighting, camera footage, etc.
- Extended hours of campus services: library, bookstore, food, gym, etc.

Note: Total project budgets are escalated to mid-point of construction

Moreno Valley College Affordable Student Housing Construction Grant Application

Board Of Trustees – June 13, 2023

