

## ***Facilities Planning and Development Council***

*February 29, 2024  
Zoom Conference Call  
10:00a.m. – 11:30a.m.*

### **AGENDA**

#### **I. WELCOME AND CALL TO ORDER**

#### **II. APPROVAL OF MINUTES**

- A. January 25, 2024

#### **III. FACILITIES PLANNING UPDATES**

- A. Facilities Master Plans
- B. CCCC'O Facilities Planning Update
- C. Policies and Procedures
- D. Long-Term Capital Facilities Program
- E. Sustainability and Climate Action
- F. Affordable Student Housing
- G. Legislative & 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; PRESENTATION**

- A. Clean Mobility Option (CMO) – Resolution (Grant Acceptance) BOT March 5<sup>th</sup> Presentation
- B. District Solar Project – Construction Plan Update; BOT March 5<sup>th</sup> Presentation
- C. MS-4 Stormwater Permit Proposal & CCFC Position Letter
- D. DSA IR A-22 Construction Project & Items Exempt from DSA Review;
- E. DSA PL-24-01 Policy Community College Student Housing)

#### **VI. BOARD REPORTS**

- F. N/A

#### **VII. GUESTS**

- A. N/A



## **FACILITIES PLANNING and DEVELOPMENT COUNCIL**

January 25, 2024 Zoom Conference Call

10:00a.m. – 11:30a.m.

### **MEETING MINUTES**

#### **VOTING MEMBERS AND ATTENDEES:**

Name	Title	Present YES/NO
Hussain Agah	District - Associate Vice Chancellor, Facilities Planning and Development – Co-chair	YES
Mehran Mohtasham	District - Director, Capital Planning	YES
Bart Doering	District - Facilities Development Director	YES
Misty Griffin	District - Director, Business Services	YES
Beiwei Tu	District - Director, Risk Management	YES
Susanne Ma	District – Director, Information Technology Infrastructure and Systems	YES
Majd Askar	Moreno Valley College – Vice President, Business Services	YES
Michael Collins	Norco College – Vice President, Business Services	NO
Clair Oliveros (Interim)	Riverside City College - Vice President, Business Services	NO
Ron Kirkpatrick	Moreno Valley College – Director, Facilities Maintenance & Operations	YES
Travonne Bell	Norco College – Director, Facilities Maintenance & Operations	YES
Robert Beebe	Riverside City College - Director, Facilities Maintenance & Operations	YES
Esteban Navas	Moreno Valley College – Academic Senate President	YES
Kimberly Bell	Norco College – Academic Senate President	NO
Jo Scott-Coe	Riverside City College - Academic Senate President	NO
Laurie Crouse	Moreno Valley College - Classified Professional Representative	NO
Jeff Buch	Norco College - Classified Professional Representative	NO
Peter Lomas	Riverside City College - Classified Professional Representative	NO
Myra Nava	District - Classified Professional Representative	YES
TBD	Student Representative	NO

#### **NON-VOTING MEMBERS AND ATTENDEES:**

Name	Title	Present YES/NO
Don Wilcoxson	Riverside City College – Academic Senate Representative	NO
Robert Fontaine	Moreno Valley College – Academic Senate Representative	NO
Ray Vasquez	Norco College – Interim Manager of Facilities, Grounds & Utilization	YES
Krystin Mendez	Riverside City College – Assistant Director of Facilities Maintenance and Operations	NO
Janna Accomando	District – Facilities Planning Specialist, Accounting, FPD	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 November 30, 2023 Meeting Minutes by Mohtasham. Second by Beebe.

**ACTION:** *Approved*

## III. FACILITIES PLANNING UPDATES

### A. Facilities Master Plans Updates

1. **MVC:** The Comprehensive master plan (E/FMP) was BOT approved in August 2021.
2. **NC:** BOT approved in June 2019.
3. **RCC:** BOT approved in December 2018.
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.
5. **FMP Potential Update:** Agah stated there has been discussion regarding review and update of the college's FMPs and Space Utilization Study, and to look at economies-of-scale to consolidate these efforts. Agah requested the college VP's input:
  - i. Askar stated she understands one of the points regarding the Bond is the FMPs and that the 5Yr Capital Construction Plan includes projects and it would be an amendment to the master plan. Askar would advocate for that plan rather than have DLR spend time to update the master plan.
  - ii. Collins stated for the FMP updates, they are typically done every 5 years. NC is looking at updating it to incorporate any changes related to programmatic offerings, the strategic plan and other initiatives in the District that might not be included like the IETTC for instance and off-campus for Norco and are looking at moving forward with those. NC is not sure what programs are going to the IETTC but at least DLR has that information.
  - iii. A task force was formed that includes Agah, Mohtasham and the VPBS at each college to look at the best scope of services for the space utilization and FMP update. The taskforce met with the planning architects DLR for MVC and NC, and with Gensler for RCC. DLR and Gensler provided proposals with their approach to potentially update to the FMP.
  - iv. Agah stated that DLR and Gensler proposals were higher than expected; a revised proposal will be requested. The current FMPs were updated just a few years ago so there is no need to incur that expense since they are current. There are some changes that will be incorporated such as the prioritization, sequencing, and phasing. DLR will resubmit their proposal with the approach to revisit the FMP prioritization and the sequencing/phasing and secondary affects. It should be received by end of first week of February.

**ACTION:**

- *FPD to follow up with the planning consultant (ALMA Strategies) and Planning Architects (DLR Group and Gensler) about the scope of services, methodology, and best practices and approach.*

## 6. Space Utilization Study (SUS)

- i. **Scope of Work:** Agah stated a Scope of Work was put together for a Space Utilization Study to determine the right methodology to conduct the study, what the outcome would be, and the recommendation in order to get consensus before moving forward. ALMA Strategies has been engaged to conduct the space Utilization Study across the 3 colleges with the focus on the lectures/classrooms and laboratory. The Title 5 compliance (classroom and lab efficiencies) was reviewed and discussed. A meeting with the VPs of Academic Affairs, VPBs and Ed Services occurred on October 31, 2023.
- ii. **MVC Request for Space Utilization/Optimization Study PowerPoint:** Askar presented the PPT that addresses questions the college received from the community in terms of space inventory and a building being referred to as “off line” as in the case of the Student Services Renovation building. VP Academic Affairs Amezquita provided details related to classroom efficiency and filling vacancies in the schedule. The goal is to take modulars off line to make the college more competitive for permanent buildings. Deans, IDS’s, and scheduling Faculty department chairs and assistant chairs met on October 6 to review the process.
- iii. The Space Utilization Study is underway for MVC, NC and RCC. The enrollment data was provided to ALMA Strategies for Fall 2023, the draft results were received in mid-December and were sent to the colleges. Meetings with the colleges are scheduled in early January 2024 to go through the results.

**ACTION:** A taskforce consisting of VPBs, VPAAs, Director of Capital Planning, AVC FPD, and ALMA Strategies to develop recommendations to the SUS to improve efficiencies throughout the district.

## B. CCCC'O Facilities Planning Update:

### 1. Five-Year Capital Construction Plans (5YCCP) & Capital Outlay Program:

- i. **2023 Five-Year CCP:** The 5YCCP was board approved in June 2023 with updated project budgets that reflect today's market condition and updated schedule for when they are anticipated to be funded.
- ii. **Planning Consultant:** The consultant ALMA Strategies is under contract until December 2024 at which time an RFQ/P will go out potentially in March or April 2024. Some of the FPDC members will be part of the procurement for the new consultant. FPD will reach out in January or February 2024. ALMA will continue to assist with the 2024 Five-Year CCP.
- iii. **2024-2025 Spending Plan:** The state Chancellor's Office will recommend two (2) projects for RCCD in 2025 pending the approval of the statewide facilities school bond in 2024. The MVC Library Learning Resource Center and RCC Cosmetology Building will be included in the spending plan and requires a 50% local contribution. The Spending Plan still has to go to the state legislature, Department of Finance (DOF) and Board of Governors (BOG) for approval.
- iv. **2024 Five-Year CCP:** The colleges should discuss the spending plan for 2025. The decision should be made by January whether or not MVC and RCC should invest in adding a new FPP to be in the line-up to receive future funding. Mohtasham stated that the work has begun and it will be presented to the BOT in June and submitted to the State in July 2024.
- v. **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:**

- *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.*

## 2. Physical Plant & Instructional Support - (5) Year Scheduled Maintenance Plan & Instructional Support

- Agah stated that the state requires California Community Colleges to provide their schedule maintenance/deferred maintenance backlog, regardless if a project has a 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.
- Agah stated the a revised 5YSMP has been completed incorporating the State Chancellor's Office flexibility in the use of funds & PPIS reduction. The 15YSMP alongside the 5 Year Instructional Support Program, will be sent to the State by the end of the week of January 29, 2024. Agah discussed that RCC and MVC provided commitment to their SM project and allocated funding from COVID-19 and other resources. NC priority no. 1 project, which is F2 Chiller Replacement, put on hold due to replacement value and decided to move forward with the design and permit. Approval of the PPIS plan should be received the first week of February 2024.

**ACTION:** None

## 3. Space Inventory (SI)

- 2023 SI Submittal:** submitted in FUSION and filed with the State on October 2, 2023.

**ACTION:**

- *Any changes to the college SI needs to be reported to FPD to be reflected in FUSION.*

## 4. Energy Usage Calculator

- Energy Usage Calculator report was submitted to the State in December 2023.

**ACTION:**

- **No update**

## 5. Facilities Conditions Assessment (FCA)

- A strategy to complete the floor plan updates was discussed for all the colleges. FPD will update all of the floorplans in FUSION with the help from the colleges.
- Agah reviewed the 2017 Facilities Condition Assessment attachment that looked at the magnitude of the repair cost needed district-wide (~ \$240 million), and recommends the colleges to use it as a foundation for developing scheduled maintenance plan.
- Nava stated the assessments for 2023 were completed and updated in FUSION.

**ACTION:**

- *Review FCA and develop strategies to incorporate deficiencies into 5YSMP.*

## C. Policies and Procedures:

### 1. Public Bid/Procurement

- i. Agah highlighted the RCCD Facilities Procurement Process Presentation that was shared at the June 2023 BOT meeting with the recommendation to incorporate the legally permissible vendor selection preferences including:
  - a. Local business, local hire, small business, veteran-owned business and emerging businesses.
  - b. Elicit desired qualifications through targeted questions furthering diversity, equity and inclusion.

**ACTION:**

- *Draft a BP/AP for review and approval.*

**2. Land Use Development and Public-Private-Partnership**

- i. The Land Use Development and Public-Private-Partnership (P3) policies.

**ACTION:**

- *Draft BP/AP is under review by VC Brown.*

**3. Sustainability & Climate Action Policies:**

- i. Update the Sustainability Climate Action Policy in alignment with the Sustainability Climate Action Plan (S-CAP).

**ACTION:**

- *Revise BP 5775 to align with RCCD S-CAP goals and objectives.*

**4. EV Charging & Gifting Public Funds**

- i. The committee has prioritized the EVCS parking and fee structure policy for college operational purposes.
- ii. Agah stated that data has been assembled using information from other colleges and institutions as a framework to develop our own policy. FPD will work on this with representatives from the college faculty, classified and administration. This committee will be formed early the first week of February. Most data collected shows that other colleges did not create a new policy but added this to their existing Parking policy. The taskforce will help shape that recommendation to present to the BOT.

**ACTION:**

- *Form a committee to discuss the fees for EV charging station usage and develop an EV charging BP/AP.*

**5. 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.*

**6. Prequalification 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.

## 7. 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***

## 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 and integrated energy conservation plan.
  - i. The goal for 2024 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 Plan (SCAP)

### 1. Districtwide Sustainability & Environmental Responsibility Planning Update:

- i. The Integrated Energy Master Plan (IEMP) and the TCO dashboards will be made available to the District and the public when the transition is complete between DLR and District's IT.
- ii. The first prioritized project for SCAC is the Integrated Waste Management & Recycling Program. Beebe will head up this task force given his expertise in that field from previous implementations of similar programs.
- iii. Mohtasham stated that the migration of the dashboard from DLR's server to the district's server has issues with malfunctioning links. FPD and DLR are working with District IT to resolve the issue to be able to make the dashboard public. The hope is to publish it in 2 – 3 weeks. Ma stated that the District did not produce the application so they want to make sure it is successful long term.

#### **ACTION:**

- *Provide the Decarbonization/IEMP dashboard and the TCO dashboard to the District and the public.*

### 2. District Solar Project (BOT Approved December 2022):

- i. **Interconnection Applications:** BCTC – received and signed the application from Southern California Edison (SCE). District Office Centennial Plaza – received approval from Riverside Public Utilities (RPU). RCC – RPU requested to add telemetry and metering equipment on the existing utility switchgears but no upgrade to the grid infrastructure. NC and MVC – Received SCE's cost estimate for the utility upgrades and the extension of the 12KV.
- ii. **DSA Review:** NC received comments and scheduled a back check appointment on January 31, 2024. BCTC design package received approval. The back check appointment for MVC, RCC & Downtown will be in mid-February 2024.
- iii. **Construction Plans:** Meetings with the colleges are scheduled to review the fencing and logistics during the construction phase. Construction is expected to be from April through the end of October 2024. Builder's Risk insurance requirements were discussed and will be completed by FPD.
- iv. **Procurement:** FPD is working with TotalEnergies on procurement, fabrication and construction schedule. The Inspector of Record (IOR) and Special Inspections went for RFQ/P on December 12, 2023. Vital Inspection Services (VIS) was selected for the IOR and Koury Engineering was selected for the Special Inspections.

#### **ACTION:**

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

### 3. Clean Mobility Options – Carsharing Program:

- i. Mohtasham stated phase 2 application (\$1.5 million) was submitted to the State with the collaboration of EVGide on August 15, 2023. The grant was received, a portion of it will be used for the infrastructure for the EV charging station and the program that includes a third party to manage the servicing/maintenance/operation of the vehicles. The RFQ/P and the resolution to accept the grant will be approved at the March 19, 2024 BOT meeting. Insurance requirements will be determined and completed by FPD.



**ACTION:**

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

**F. Students Housing****1. SB 169 Affordable Student Housing Grant Program:**

- RCCD-RCC & UCR Intersegmental:** Agah stated that the RCCD/RCC and UCR Intersegmental Student Housing was approved in the total amount of \$126 million (\$75 million for RCCD and \$50 million for UCR). Weekly meetings with UCR began and a Design Builder was engaged. The groundbreaking occurred on November 8, 2023 and the project is scheduled to open in 2 years. The funding mechanism has changed from a Grant to Lease Revenue Bond. The project is experiencing the same issues with switchgear and transformers that RCCD has, but they will work to expedite it. Volz Company has integrated the Student Housing into their portfolio for student support services, policies and procedures, budgeting and marketing. FPD and Volz met with RCC President Oliveros on December 6, 2023 regarding the potential impact to the college and additional resources the college needs to support the project.
- On-Campus:** Agah stated that MVC Parking Lot A Student Housing application was approved by BOT on June 20, 2023 and submitted to the State Chancellor's Office.
- Agah stated that the State Chancellor's Office has issued the Construction Application scoring for the student housing projects, the MVC project scoring is 54 with the highest scored at 74 points..

**ACTION:**

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

**G. Legislative and Regulatory Updates:**

- AB 247:** The bill provides \$14M Facilities bond for 2024 for K12 and California Community Colleges. It has been moved through the approval process. The money would fund the college's state capital outlay projects.
- AB 358:** The bill exempts projects like the Student Housing, from having to go to Division of State Architect (DSA) or the Department of General Services (DGS). The project can go to the local jurisdiction like the city or county. The District can make that determination.
- AB 416:** The bill requires any major renovation project exceeding 10,000 GSF to be LEED Gold or higher. FPD will monitor the projects to meet this requirement.
- AB 1121:** The bill requires awarding authorities to annually submit to the Department of Industrial Relations' electronic project registration database a list of ineligible contractors, as specified, pursuant to local debarment or suspension processes. This bill would require the department to make the list available to the public through the electronic database.

**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. Colleges to submit Capital Project Summary Form (CPSF) as the project is being initiated.

### A. Capital Project Summary Form

1. Mohtasham provided details related to the process, use of, and need for the Capital Project Summary Form (CPSF) that initiates a project, reviewed and discussed the details, logistics and requirements on the form that allows FPD to understand and consult on the project including DSA requirements. FPD is open to suggestions for improvements to the form. Ma shared aspects of IT's role in review and approval during the process as well. Beiwei discussed security related issues as part of a project and stated that PD should be engaged as the subject-matter experts. Agah asked Beiwei to propose the language for the form and provide more details regarding the request.

**ACTION:** *None*

### 2. 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.

**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 87% complete and on schedule to be completed the end of April 2024. The furniture order was placed and should arrive starting in April 2023 and the move will be coordinated with Beebe. Agah stated that part of the FPP is to vacate and deactivate the Education Building right away when LS/PS is up and running and the staff have moved in. If it isn't it will impact the Cap Load Ratio for the campus. Beebe stated there are areas being used for TSS staff for Public Relations photo shoots. Agah stated if certain spaces in the building need to be used on temporary basis that can be discussed to see if there is any impact. Completion is scheduled for April 8, 2024.

**ACTION:**

- *Schedule a meeting regarding a future re-location for the TSS staff.*

- 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 on the FMP. Received DSA approval. This project is waiting for the TSS Relocation, the Old Financial Services Remodel completion 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.

**ACTION:**

- *Due to schedule delay and escalation, lack of funding and secondary effect, FPD will revisit the total project budget for budget augmentation.*

- iii. **TSS Staff Relocation:** This is a DSA project. TSS staff are planned to move into the old Financial Services building. This project is a secondary effect of the Digital Library STEM Engagement Center. The project will bid in May 2024, construction will start in June 2024 and completion in December 2024.

**ACTION:**

- *Waiting to receive feedback from the President Oliveros to relocate the TSS video production team. No location was identified and they will have some requirements for their new space before they can be moved out of Digital Library.*

- iv. **Football Field and Running Track Replacement:** The project is 100% complete for the fields. The new bleachers plank installation occurred on November 20, 2023 and was completed on December 9, 2023 to accommodate the championship game.

**ACTION:** *FPD to close out the project financially by the end of April 2024.*

## 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. Bid award was approved at the January 23, 2024 BOT meeting. The Notice of Award (NOA) should be issued January 25, 2024. Tu inquired the target construction date, Mohtasham stated February 2024.

**ACTION:**

- *Provide Risk Management with the New Construction questionnaire*

## 3. Norco College:

- ii. **Early Childhood Center Project at Stokoe:** This is a State legislator appropriation project (\$5.0 million) to upgrade the existing classrooms, NC administration offices, and playground area. Phase 1 addressed building B & technology in building E starting mid-September 2023 to mid-February 2024. Phase 2 included the playground, upgrade to buildings D & F and the wayfinding will begin June 1 through end of August 2024. Phase 1 is scheduled to open by February 5, 2024. Phase 2 is scheduled to open by August 5, 2024. A Grand Opening ceremony is scheduled for March 8, 2024.

**ACTION:**

- *Due to time constrains and logistical challenges, this project must be done in multiple phases.*
- iii. **Center for Human Performance & Kinesiology Project:** The project is \$54M and State funded project. The plans were submitted to DSA in late June 2023 and should be approved in February or March 2024. Finalizing AB52, received the final results for the last tribe and Dudek is working to provide the Maintenance & Operation (M&O) plan to DTSC to be able to provide final CEQA for public. The AB52 consultation with the tribes is in the last steps and waiting to hear back from DTSC.

**ACTION:**

- *Continue with DTSC work plan, complete CEQA and submit to DSA.*

## D. Scheduled Maintenance Projects Updates

1. Review the SM Project Log and report DSA projects

## V. OTHERS

### A. Local General Obligation Bond Feasibility Study

1. Agah stated that the planning consultant, Lew Edwards Group (LEG) and their sub-consultant FM3 were engaged and have conducted an initial survey. There could potentially be a board presentation with the outcome of the survey for the bond. Updated will be provided moving forward.

### B. Conduit & Fiber at Colleges

1. Ma would like to revisit the subject of the need for updates to the conduits for fiber and cabling at the colleges, it needs to be readdressed. The district has been wanting to do a more comprehensive survey and assessment of just the low voltage conduit and vaulting systems for a few years, especially at RCC. The updates would help with any challenges with connectivity between buildings. Agah stated the infrastructure plan is very outdated.

## VI. NEW ITEM(S)

### A. ADA Issue at RCC Evans Baseball Field Press Box

1. Beebe stated that RCC received a call from HRER to discuss a report from a disabled student volunteering to keep score in the press box at the baseball game at Evans Field. The student was unable to navigate the interior of the press box using the narrow stairway. HRER suggested a Stryker chair, Beebe responded that was not necessarily the best idea and has brought the issue to the FPDC for further discussion.
2. RCC reached out to an architect who advised that a wheelchair lift and additional ADA requirements will be needed. The press box has no room or infrastructure for that type of modification. The architect will be looking at the space on Monday, January 29, 2024, Mohtasham will join the meeting.
3. Agah stated FPD will look into the details of the situation and see what the collective potential resolution would be to provide adequate ADA access for the student.
4. Tu stated that it is not always possible to have ADA everywhere without grandfathering, for many different issues, particularly at older campuses and asked if there is an ADA transition plan. Doering stated an ADA Transition Plan was done in 2009-2010. The colleges were provided with the ADA Transition Plan binders. The plans are reviewed by architects for new projects. It would be very difficult to get everything compliant with that plan. A complete update does need to be performed to show what has been signed off on and what is still pending.
5. Agah stated that the ADA Transition Plan requirements at the State level can be looked at. This could be one of the priority projects to be done.

***End of Meeting Minutes-***

# Facilities Planning & Development

## Projects Status Update Report

**February 29, 2024**

**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.

<b>Project Manager:</b>	Bart Doering	<b>Fund Allocation:</b>	Measure C: \$7,600,000 Scheduled Maint.: \$200,000 MVC GF: \$1,000,000
<b>Architect &amp; DSA:</b>	19Six / DSA	<b>Project Phase:</b>	Contract/Construction Phase
<b>Duration:</b>	Occupancy August 2023	<b>Delivery Method:</b>	GC / CM Agency

**Project Status :** The Notice of Award (NOA) has been sent to the contractor, Purchasing is waiting for the bonds and paperwork to be returned before the Notice to Proceed (NTP) will be issued. CM is preparing a kick-off meeting once the NTP is issued. Project is still on schedule to start in middle of February.

**Issues:** Project is over budget based on May 2023 received bids. A rebid strategy has been approved. FPD will be working with the college on a budget augmentation option and resources allocation.



## MVC College Park Project

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

<b>Project Manager:</b>	Bart Doering	<b>Fund Allocation:</b>	TBD
<b>Architect &amp; DSA:</b>	Pending	<b>Project Phase:</b>	TBD
<b>Duration:</b>	TBD	<b>Delivery Method:</b>	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 RCCD. 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. Project is on-hold.

## 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.

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

**Project Status:** Phase I completed with the exception of office furniture (loaner furniture provided). The remaining furniture will be delivered on February 23, 2024. The program started on February 12, 2024 and successfully began using Buildings B & E. Raptor software is up and running since February 9, 2024. Grand opening scheduled on March 8, 2024. Phase II, which includes Building D, F and the playground renovation will start on June 1, 2024, completion is expected on August 5, 2024.

**Issues:** AUSD requested to add the HVAC automation/controls in building B which was not part of the scope of work. Looking into additional cost and 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.

<b>Project Manager:</b>	Mehran Mohtasham	<b>Fund Allocation:</b>	100% State Fund \$33,298,000
<b>Architect &amp; DSA:</b>	DLR Group/DSA	<b>Project Phase:</b>	DSA
<b>Duration:</b>	Completion by August 2025	<b>Delivery Method:</b>	D-B-B

**Project Status:** Submitted plans to DSA on June 26, 2023 and received comments. Working with DLR to revise the plans and resubmit to DSA by end of March 2024. Continue on AB52 with one tribe and move forward with finalizing CEQA in May 2024. The revised Soil Management Plan was submitted to DTSC on August 26, 2023 and the Maintenance & Operations (M&O) Plan was submitted to DTSC on October 13, 2023. Waiting for final approval from DTSC.

**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)

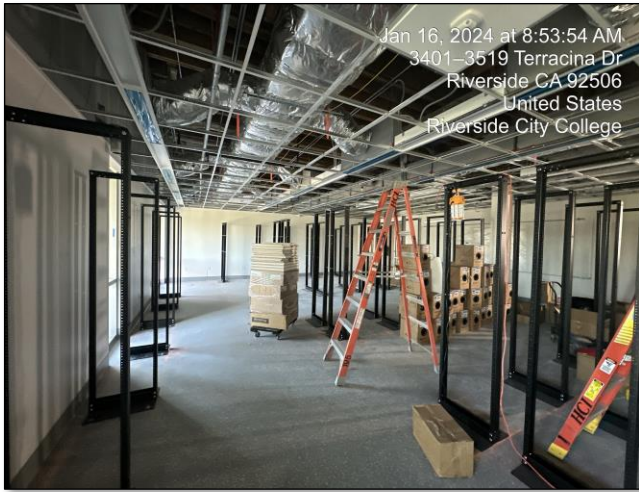
**Project Description:** This project's purpose is to reconstruct the connected Life Science and Physical Science buildings at Riverside City College into an Interdisciplinary complex that can accommodate program growth in many different disciplines to a Business + CIS Building. The entire Business program 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.

<b>Project Manager:</b>	Bart Doering	<b>Fund Allocation:</b>	State: \$28,977,000 Measure C: \$6,100,563 RCC GF: \$3,359,437
<b>Architect &amp; DSA:</b>	19.6 Architects / DSA	<b>Project Phase:</b>	GC Contract Phase 93%
<b>Duration:</b>	16 months (overall)	<b>Delivery Method:</b>	D-B-B

**Project Status:** Currently, the contractor is 11 days behind schedule. The Medium voltage switchgear is arriving in March 2024. District and CM issued notice to the contractor on make-up time. Interior and exterior storefronts and finishes are still behind completion. Flatwork is preparing for installation after rain. Power will be turned on February 15, 2024, allowing the security and card access to complete programming and testing. The fire alarm system is still being installed and is expected to be finished by the end of February 2024. EMS is ongoing, waiting for power to be turned on. Ceiling tiles have started to be installed and AV contractor is preparing their cable installation.

**Issues:** The CEQA report noted the mural as a historical item in the building located on the exterior south wall of the Life Science building. The cost estimate based on 100% CD plans was over \$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's 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 is 85 weeks, which would place the delivery in August 2024 after the 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 was able to reduce delays by four weeks. The next issue is the electrical switchgear, which is scheduled for January.





### 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.

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

**Project Status:** LPA is ok to move forward with added scope and the fee provided by them. Working with purchasing to issue a new contract amendment and continue the CD design. There will be zoom meetings scheduled with the college to confirm the design and selection of the equipment.

**Issues:** The recent estimate is \$2M. State reduced the SM 2022/23 allocation which will impact the project budget.



### 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.

<b>Project Manager:</b>	Mehran Mohtasham	<b>Fund Allocation:</b>	General Fund \$5,000,000
<b>Architect &amp; DSA:</b>	Gensler / DSA	<b>Project Phase:</b>	Hold for TSS Renovation/Bidding

<b>Duration:</b>	Completion by Oct 2023	<b>Delivery Method:</b>	General Contract – D.B.B
<b>Project Status:</b> 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. Recieved 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.			
<b>Issues:</b> 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.

<b>Project Manager:</b>	Robert Beebe	<b>Fund Allocation:</b>	Scheduled Maintenance 2021/22
<b>Architect &amp; DSA:</b>	WWA	<b>Project Phase:</b>	Construction Phase
<b>Duration:</b>	15 Month	<b>Delivery Method:</b>	D-B-B

**Project Status:** Chillers have been ordered, the construction will start when the chillers are received. Estimated construction to start: March 2024. Delivery is delayed.

**Issues:** The chiller is out of lifespan and a complete replacement is necessary to mitigate a complete failure and program shutdown.

### 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.

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

**Project Status:** Transformer and the selector switch are available. Kick-off meeting with the contractor occurred, contractor is scheduled to install/replace equipment during the spring break. Start date is April 8, 2024. Additional coordination will be done via RCC facilities and the college department for any power outage during the week of April 8, 2024.

**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.

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

**Project Status:** Validating the project cost estimate. The TSS requested a heavy duty ramp to the modular building so the architect is working on a CD to revise the plans. Electrical panel also added to the scope of work since its not part of the 12KV transformer renovation.

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

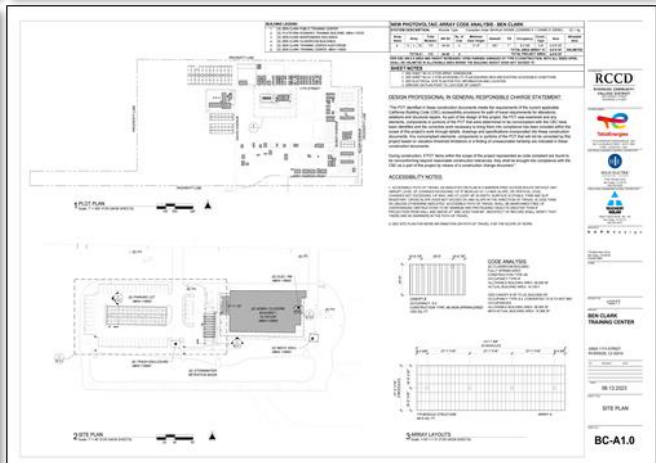
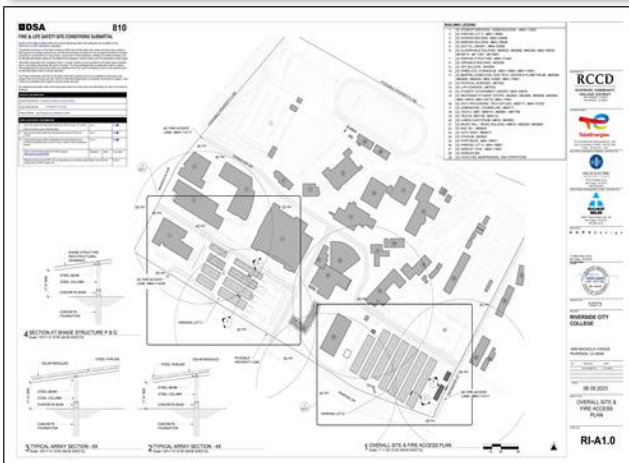
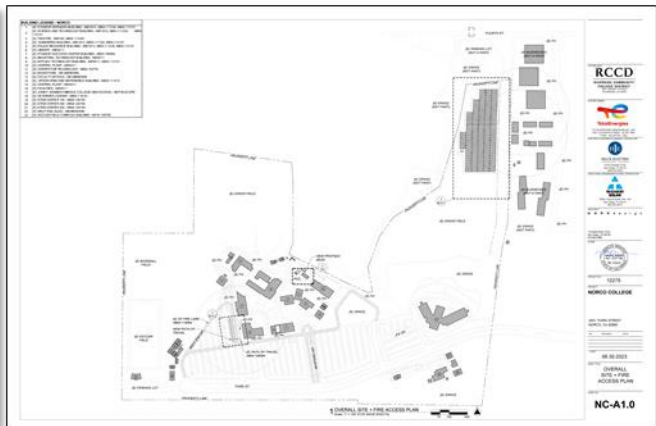
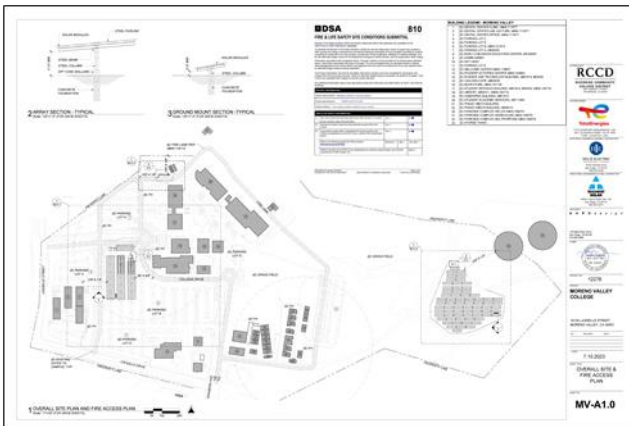
## District Solar Planning Initiative

**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.

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

**Project Status:** SCE provided a cost estimate for MVC and NC. The district accepted the cost and are waiting for a contract from SCE. BCTC and NC received DSA approval and the remaining sites shall receive DSA approval by April 2024. Construction at RCC parking lot C and E will occur during summer 2024. NC mobilization is in April 2024. Downtown parking garage will start on August 5, 2024 through October 10, 2024. MVC will start in August 2024.

**Issues:** Resolve easement at MVC parking lot B and RCC parking lots C and E. Resolve interconnection equipment upgrades at MVC and NC. Potential utility and equipment upgrades at RCC pending RPU.



**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 - STUDENT SERVICES RENOVATION

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

ID	Task Name	Duration	Start	Finish	Timeline
1	PRELIMINARY PLANS	62 days	6/1/2021	8/1/2021	62 days
2	WORKING DRAWINGS	275 days	8/1/2021	5/2/2022	275 days
3	DSA FINAL APPROVAL	133 days	5/25/2022	10/4/2022	133 days
4	ADVERTISE BID FOR CONSTRUCTION (& GC PRE-QUALIFICATION)	318 days	1/18/2023	12/1/2023	318 days
5	1ST GC PREQUALIFICATION	35 days	1/18/2023	2/21/2023	35 days
6	2ND GC PREQUALIFICATION	36 days	8/18/2023	9/22/2023	36 days
7	AWARD CONSTRUCTION CONTRACT	29 days	12/1/2023	12/29/2023	29 days
8	CONSTRUCTION WORK	315 days	2/20/2024	12/30/2024	315 days
9	GRAND OPENING	16 days	1/15/2025	1/30/2025	16 days
10	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	30 days	2/15/2024	3/15/2024	30 days
11	MOVE & OCCUPANCY	15 days	2/1/2025	2/15/2025	15 days
13	COMPLETE PROJECT / CLOSEOUT	15 days	2/15/2025	3/1/2025	15 days

Project: MVC - Student Services Renovation  
 Date: 2/21/2024



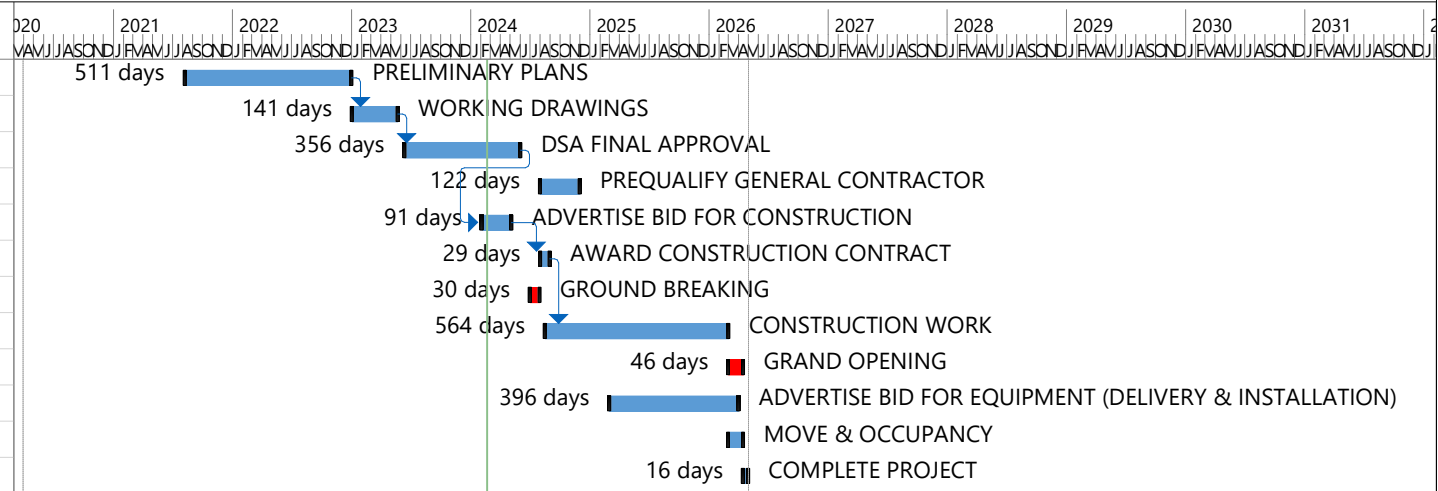
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Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary	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

NORCO COLLEGE - CENTER FOR HUMAN PERFORMANCE & KINESIOLOGY

(STATE CAPITAL OUTLAY AND LOCAL RESOURCES - \$54,193,000)

ID	Task Name	Duration	Start	Finish
1	PRELIMINARY PLANS	511 days	8/8/2021	12/31/2022
2	WORKING DRAWINGS	141 days	1/2/2023	5/22/2023
3	DSA FINAL APPROVAL	356 days	6/12/2023	6/1/2024
4	PREQUALIFY GENERAL CONTRACTOR	122 days	8/1/2024	11/30/2024
5	ADVERTISE BID FOR CONSTRUCTION	91 days	2/4/2024	5/4/2024
6	AWARD CONSTRUCTION CONTRACT	29 days	8/2/2024	8/30/2024
7	GROUND BREAKING	30 days	7/1/2024	7/30/2024
8	CONSTRUCTION WORK	564 days	8/15/2024	3/1/2026
9	GRAND OPENING	46 days	3/1/2026	4/15/2026
10	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	396 days	3/1/2025	3/31/2026
11	MOVE & OCCUPANCY	46 days	3/1/2026	4/15/2026
12	COMPLETE PROJECT	16 days	4/15/2026	4/30/2026



Project: NC - CHP+K

Date: 2/21/2024

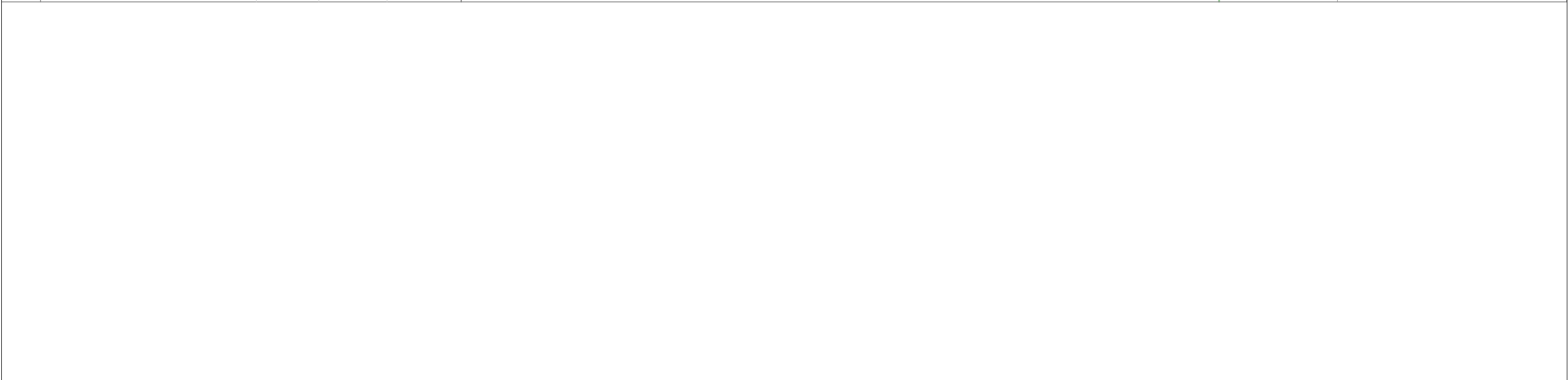


Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

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
2	DESIGN PHASE	304 days	2/1/2022	12/1/2022
3	DSA APPROVAL	211 days	12/21/2022	7/19/2023
4	BID/AWARD PHASE	81 days	6/1/2023	8/20/2023
5	CONSTRUCTION (PH.1,2)	345 days	9/1/2023	8/10/2024
6	PHASE 1 (BLDG B, BLDG E, AND ADA)	162 days	9/1/2023	2/9/2024
7	PHASE 2 (BLDG D, F AND PLAYGROUN	66 days	6/1/2024	8/5/2024
8	FF&E PROCUREMENT & DELIVERY	142 days	9/1/2023	1/20/2024
9	OCCUPANCY	230 days	1/15/2024	8/31/2024
10	PH 1	6 days	1/15/2024	2/6/2024
11	PH 2	2 days	8/1/2024	8/7/2024
12	COMPLETE PROJECT / CLOSEOUT	24 days	7/15/2024	8/7/2024



Project: NC - Early Childhood Education Center at Stokoe  
 Date: 2/21/2024

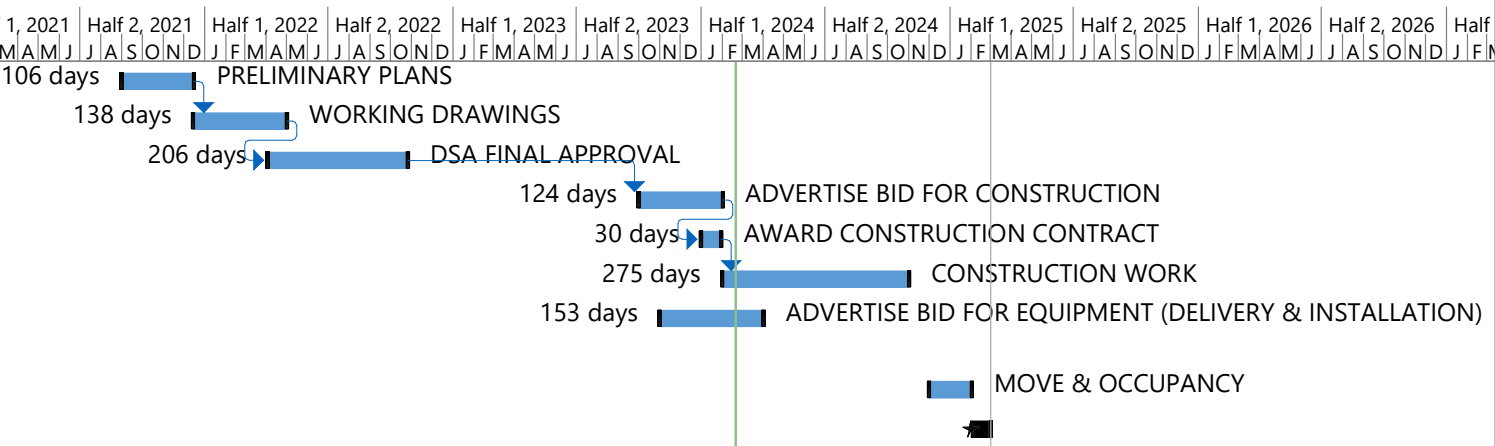
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Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone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

RIVERSIDE CITY COLLEGE - DIGITAL LIBRARY STEM ENGAGEMENT CENTER

**ON HOLD** (LOCAL RESOURCES - \$5,000,000)

ID	Task Name	Duration	Start	Finish
1	PRELIMINARY PLANS	106 days	9/1/2021	12/15/2021
2	WORKING DRAWINGS	138 days	12/15/2021	5/1/2022
3	DSA FINAL APPROVAL	206 days	4/4/2022	10/26/2022
4	ADVERTISE BID FOR CONSTRUCTION	124 days	10/1/2023	2/1/2024
5	AWARD CONSTRUCTION CONTRACT	30 days	1/1/2024	1/30/2024
6	CONSTRUCTION WORK	275 days	2/1/2024	11/1/2024
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	153 days	11/1/2023	4/1/2024
8	MOVE & OCCUPANCY	63 days	12/1/2024	2/1/2025
9	COMPLETE PROJECT	29 days	2/1/2025	3/1/2025



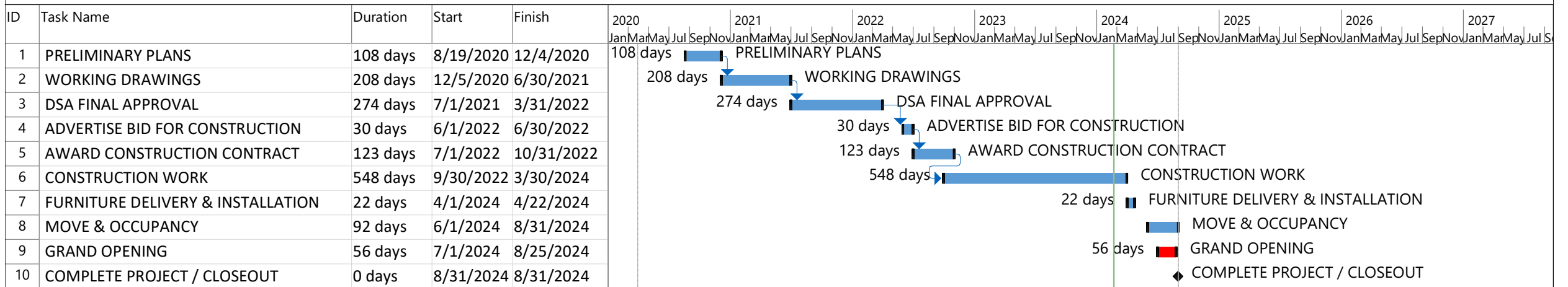
Project: RCC - STEM Engagement Center

Date: 2/21/2024



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			





Project: RCC - LS/PS Reconstruction for Business + CIS










Date: 2/21/2024



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			

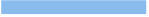


















RIVERSIDE CITY COLLEGE - THROWING SPORTS FIELD RENOVATION

(SCHEDULED MAINTENANCE FY22-23 - \$2,000,000)

ID	Task Name	Duration	Start	Finish	2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025	Half 1, 2026																																																										
					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	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
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 (DELIVERY & INSTALLATION)																																																																					
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: 2/21/2024

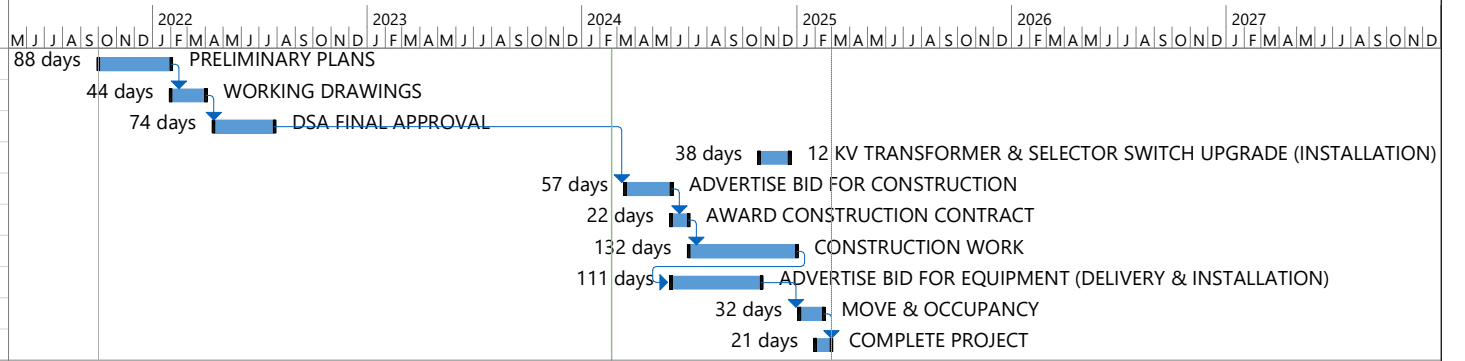


Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			


RIVERSIDE 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	12 KV TRANSFORMER & SELECTOR SWITCH UPGRADE (INSTALLATION)	38 days	10/29/2024	12/19/2024
5	ADVERTISE BID FOR CONSTRUCTION	57 days	3/15/2024	6/1/2024
6	AWARD CONSTRUCTION CONTRACT	22 days	6/1/2024	6/30/2024
7	CONSTRUCTION WORK	132 days	7/1/2024	12/31/2024
8	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	111 days	6/1/2024	11/1/2024
9	MOVE & OCCUPANCY	32 days	1/5/2025	2/15/2025
10	COMPLETE PROJECT	21 days	2/1/2025	2/28/2025



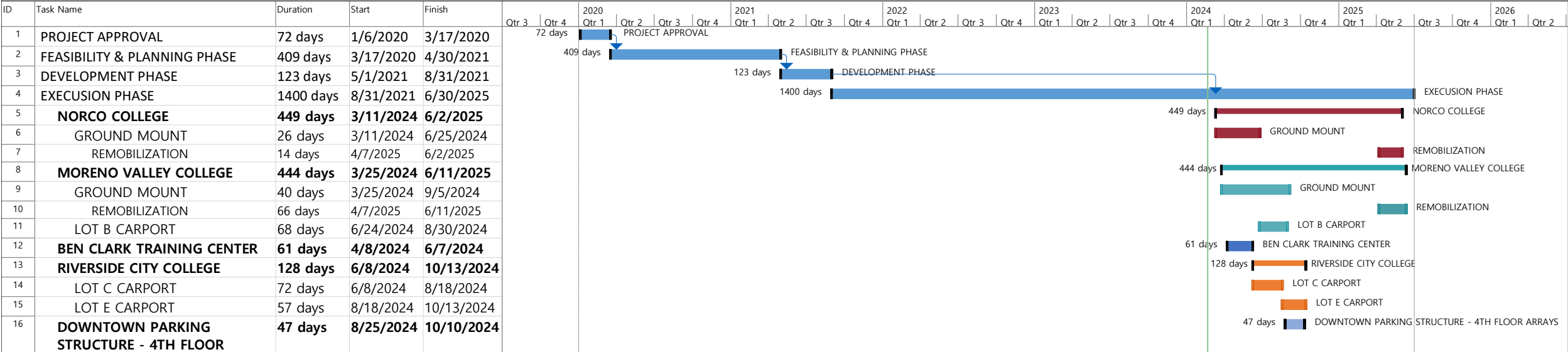
Project: RCC - TSS Department Relocation  
 Date: 2/21/2024



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 - SOLAR PLANNING INITIATIVE DISTRICTWIDE SOLAR PLAN

(MEASURE C - \$229,220)  
 \*budget is for consultant only\*  
 (SCHEDULED MAINTENANCE - \$5,528,045  
 OTHER FUNDS - \$30,063,251)



Project: RCCD - Districtwide Solar Plan  
 Date: 2/21/2024



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	

# Moreno Valley College

## 2021-22 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:  
2/20/2024

Project Name	SM Estimated Budget (State)	SM Estimated Budget (Local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ECM	Status	Notes
Replace playground equipment - ECEC	\$ 332,518	NA	In Progress	Replace Playground Equipment	Yes	TBD	Design Phase	July 23"	No	On-going	Reviewed DSA revised plans
Replace Chillers - Mech. II	\$ 820,000	NA	In Progress	Replace 2 Chillers at Central Plant I	No	11/16/2022	Design Phase	11/01/23-12/31/23	Yes	On-going	75% complete
Replace Fan Coils and Blowers - student services	\$ 200,000	NA	Will Be processed with SS Renovation Project	Replace Fan Coils and Blowers	No	Dec 22'		7/23 - 7/24	No	On-going	Kitchel CM
Replace Transformers at Humanities Bldg.	\$ 50,000	NA	N/A		No	TBD		TBD	Yes	On-going	ON HOLD
Library Circulation Desk Renovation	\$ 42,125	NA	N/A		No	44990		4/1-5/1	No	On-going	On Hold
Fire Alarm Upgrades - install beam detectors	\$ 27,804	NA	N/A	Add Beam Detectors	119402	N/A	Completed	Completed 2/2/22	No	On-going	Fire Alarm Upgrades C007159
ECEC Flooring	\$ 87,822	NA	Sent to Purchasing 1-18-22	Replace Flooring	No	2-21-22 to 3-01-22	NOA	7-15-22 to 8-1-22	No	On-going	Mike's Flooring NOC submitted 8/23
Replace Burglar alarm system - Humanities & SAS	\$ 87,600	NA	Sent to Purchasing 3-3-22	Replace Burglar Alarm System at Humanities and SAS	No	3/30/2022	N/A	4-1-22 to 4-29-22	No	Complete	Submitted NOC 9/2/22
Replace Camera System - Warehouse	\$ 27,815	NA	N/A	Replace Cameras at Warehouse	No	44634	Req Approval	4-1-22 to 4-29-22	No	Complete	Completed 2/16/23
Repair Dry Rot & Flooring	\$ 10,700	NA	In Progress	Replace Dry rot sub- floor and replace selected flooring	N/A	Completed	Completed	Completed	No	Complete	Project Completed 12/31/21 \$10,700
Remodel Faculty Offices - Humanities	\$ 192,460	NA	Sent to Purchasing 3-3-22	Patch & Paint, replace flooring and Blinds Faculty Offices at Hum	No	44656	BID	7/3/22 To 8/1/22	No	Complete	NOC submitted 8/15/22
Replace Lighting w/LEDs - Lion's Den	\$ 66,400	NA	In progress	Replace lighting with LED	No	5/1/2022	Design Phase	6/1/22 to 6/10/22	Yes	Complete	Completed need to submit NOC
Remodel Study Rooms - Library	\$ 22,000	NA	N/A		No	44721		8/06/22 -8/30/22	No	Complete	Completed
Replace A/C Units PSC-1 & Student Activities	\$ 30,000	NA	N/A		No	9/31/22		12/1/22 -1/31/23	No	Complete	Completed
Library 3rd Floor Camera	\$ 30,128	NA	N/A		No	44734		10/1/22 - 11/1/22	No	Complete	Completed
Replace flooring at Science and Tech	\$ 120,000	NA	N/A		No	2/6/2023		06/02/23-06/18/23	No	Complete	Completed need NOC
Replace exhaust supply fans - Library, Sci & Tech Bldgs	\$ -	NA								Deferred	Project deleted, funds transferred
Roof Re-Coating Library	\$ -	NA								Deferred	Project deleted, funds transferred
Replace emergency inverters - Library & Student Services	\$ -	NA								Deferred	Project deleted, funds transferred
Re-roof Student Services	\$ -	NA								Deferred	Project deleted, funds transferred
Exterior Paint of Doors & Trim - PSC's, MPR & Warehouse	\$ -	NA								Deferred	Project deleted, funds transferred
Repair Custodial Closets (5)	\$ -	NA								Deferred	Project deleted, funds transferred
Replace pull down blinds - Humanities	\$ -	NA								Deferred	Project deleted, funds transferred
Replace Flooring - Library	\$ -	NA								Deferred	Project deleted, funds transferred
Replace Flooring - Lion's Den	\$ -	NA								Deferred	Project deleted, funds transferred
Replace Evaporator Coolers - Lion's Den	\$ -	NA								Deferred	Project deleted, funds transferred
Replace Roof - Lion's Den	\$ -	NA								Deferred	Project deleted, funds transferred
Repairs and Refinish of Walls - Library	\$ -	NA								Deferred	Project deleted, funds transferred
Remodel Library Study Rooms	\$ -	NA								Deferred	Project deleted, funds transferred
<b>Total (State Allocation; Local Allocation)</b>	<b>\$ 2,147,372</b>	<b>\$ -</b>									
<b>Total 2021-22 SM Allocation</b>	<b>\$ 2,148,032</b>										

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	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ECM	Status	Notes
3rd St & Access Road AC Repairs	\$ 575,928	NA	Submitted 10-6-21	10-4-21: In progress	Yes	3/10/23-4/15/23		1/10/22-1/31/22	No	On-going	Project completed, pending DSA 168 submission
Irrigation Controller replacement	\$ 180,000	NA	Submitted 10-6-21 - Sent to I.T. for review 2/10/22	Informaiton from Victor	No	3/21/22-4/26/22		6/13/22-7/29/22	Yes	On-going	99% complete - certification of the controllers pending
Access Control - Bldgs CSS and I-Tech	\$ 149,712	NA			No				No	Complete	Project completed
Library Flooring Replacement	\$ 200,477	NA			No	2/21/23-3/5/23		6/12/23-6/30/23	No	Complete	Project completed
Elevators: ATECH, SSV & Theater	\$ 555,871	NA	Submitted 10-6-21/ Sent to Purchaing 11/30/2021	Complete	Yes	Complete	Pending funding	1/3/22-9/9-22	No	Complete	Project completed; Additional local funds applied \$69,724 Total project cost: \$625,595
Roof Replacement- W1, W2, Portable A & B	\$ 20,375	NA			No	1/23/23-2/7/23		2/13-2/21/23	No	Complete	Project completed (C/O on this project for 6950.00)
Fire alarm panel replacements	\$ 21,712	NA	Submitted 10-21-22	Information from Andy	No	Complete		3/15/23-4/15/23	No	Complete	Project completed
WEQ Concrete replacement	\$ 3,800	NA	Submitted 10-6-21		No	Complete		6/13/22-6/27/22	No	Complete	Project completed
Irrigation & Site plumbing isolation valve replacement	\$ 57,821	NA	44855		No	Complete		12/5/22-1/9/23	No	Complete	Project completed
Library footings: Water repair	\$ 28,100	NA	Submitted 10-6-21	10-5-21 Drafted	No	Complete		1/10/22-1/24/21	No	Complete	Project completed
Emergency Lighting backup repairs	\$ 99,105	NA	Submitted 10-6-21 Sent to Purchasing 8-8-22	10-5-21 Drafted	No	Complete		1/10/22-1/24/22	No	Complete	Project completed
Roof Repairs: STEM 200, 300 & WEQ W4, W5, W6, W8 & W9	\$ 106,863	NA	Submitted 10-6-21 - Sent to Purchaing 11/12/2021	10-5-21 Drafted	No	Complete		1/10/22-2/7/22	No	Complete	Project completed
VRC Hillside landscape improvements	\$ 24,391	NA	Submitted 10-6-21 - Sent to Purchaing 12/8/2021	10-5-21 Bart developing	No	Complete		6/13/22-7/13/22	No	Complete	Project completed
Caulking and window seals: Lib & CSS	\$ 204,153	NA	Submitted 10-6-21 - Sent to purchasing 2/9/2022		No	Complete		6/13/22-7/5/22	No	Complete	Project completed, NOC submitted to district, and PFP updated and submitted to Myra
Replacement of 2 Bard Units - Portable A & B	\$ 60,000	NA				4/20/23-5/4/23				Complete	Project completed
Operation Center - Flooring Replacement	\$ 51,943	NA			No	2/21/23-3/5/23		6/12/23-6/30/23	No	Complete	Project completed
<b>Total (State Allocation; Local Allocation)</b>	<b>\$ 2,340,251</b>	<b>\$ -</b>									
<b>Total 2021-22 SM Allocation</b>	<b>\$ 2,340,251</b>										

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	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ECM	Status	Notes
Replace Roofs - Tech A Building	\$ 288,074		Sent to Purchasing 2-9-22		N	4-4-22 to 4-13-22		6-13-22 to 7-13-22	No	On-going	Project complete.
Replace Floor Tile & Expand Doorways - Bradshaw	\$ 72,843		Sent to Purchasing 1-25-22		N	tbd		tbd	No		Project being canceled due to cost.
Replace Boilers - Digital Library	\$ 143,760		Sent to Purchasing 1-25-22		N	2-15-22 to 3-15-22		3-1-23 to 4-1-23		Complete	Project complete.
Replace EST Fire Alarm System - Digital Library	\$ 738,256		Sent to Purchasing 1-25-22		Y	tbd		tbd	No	On-going	Project complete.
Re-Roof MLK	\$ 498,289		Sent to Purchasing 1-10-22		Y	tbd		tbd	No	On-going	Project complete.
Modernize Elevator - Tech B	\$ 306,322		Sent to Purchasing 1-19-22		Y	12-6-22 to 1-17-23		tbd	No	On-going	Complete
12 KV Loop Improvement	\$ 152,396		Sent to Purchasing 9-13-22		N	11-3-22 to 11-22-22		tbd		On-going	Work scheduled week of 4/18
Replace Chillers at MTSC and Nursing Chiller Plant (2 Chillers)	\$ 2,249,097		Sent to Purchasing 10-5-22		Y	tbd		tbd	Yes	On-going	In submittal process/chillers on order
Replace Lighting Processors at MTSC and Nursing Bldgs	\$ 24,153									On-going	Project complete.
Replace Damaged Concrete on Pedestrian Walkway	\$ 18,357										
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	Complete	Project complete.
Replace Roof - Facilities Bldg	\$ 166,856		Sent to Purchasing 11-22-22		Y	12-21-22 to 1-4-23		tbd	No	Complete	Project is complete. (closed at \$166,856)
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	Complete.
Elevator Equipment Replacement at Elevator Tower #1 - Art (Phase II)	\$ 358,153		To be revised		Y			6-12-22 to 1-18-23	No	Complete	NOC issued 1/18/23
Evans Complex Upgrades	\$ 297,462		Sent to Purchasing 1-10-22		Y	1-23-23 to 2-2-23		tbd	No	Complete	Complete.
Paint Exterior of Facilities Bldgs	\$ 97,811				N	tbd		tbd	No	Complete	Complete
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		Deferred to 2022-23	Project canceled, funds transferred.
Replace Chiller, Air Handlers, Boilers, and Controllers - Cosmetology Bldg	\$ 9,950		Feasibility Study in Progress		N					Deferred to 2022-23	Project canceled, remaining funds transferred
Replace HVAC Controllers- MLK	\$ -		Sent to Purchasing 1-24-22		Y					Deferred to 2022-23	Project canceled, funds transferred
Renovate Restrooms & Expand Doorways to ADA Compliant - QUAD	\$ -		Sent to Purchasing 1-10-22		Y				No	Deferred. TBD	Project canceled, funds transferred
Replace 6 HVAC Units - Tech A Bldg.	\$ -		Sent to Purchasing 1-25-22		N					Deferred to 2022-23	Project canceled, funds transferred
Upgrade Faraday System - Cosmetology	\$ -		Sent to Purchasing 2-9-22		Y					Deferred to 2022-23	Project canceled, funds transferred
<b>Total (State Allocation; Local Allocation)</b>	<b>\$ 5,987,422</b>	<b>\$ -</b>									
<b>Total 2021-22 SM Allocation</b>	<b>\$ 5,987,422</b>										

District ADA Allocation	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ECM	Status	Status/Notes
ADA Repairs - Campus Wide (Gomez)	\$ 660,000			Address incompliance works at RCC throughout the campus						Complete	Complete.
<b>Total</b>	<b>\$ 660,000</b>										

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

# Moreno Valley College

## 2022-23 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:  
2/21/2024

Project Name	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ECM	Status	Status/Notes
Solar at MVC	\$ 591,296			Ground mount & Lot B Carport	YES	Completed		3/25/24-6/11/25	Yes	on-going	Awarded Total Energies
Replace Inverters (emergency backup batteries)for library and SAS	\$ 30,000			Backup for emergency lighting when power shuts down							No status as of 2/20/24
Rebuild Built Up Roofing on MPR	\$ 50,000	-									No status as of 2/20/24
Repair Roofing Dental A, B, and C	\$ 50,000	-									No status as of 2/20/24
Remove and Replace BUR Roofing at ECEC	\$ 70,800	-									No status as of 2/20/24
Replace Exhaust Supply Fans - Library and Science & Technology Bldgs.	\$ 202,460	-									No status as of 2/20/24
Re-Roof Student Services (not part of the renovation)	\$ 218,652	\$ -									No status as of 2/20/24
Re-Roof Library	\$ 247,460	-									No status as of 2/20/24
Humanities Roofing (may be replaced with Entry Road Replacement)	\$ 578,199	-									No status as of 2/20/24
Repair rain gutters Humanities (HUM)	\$ 25,000	-									No status as of 2/20/24
<b>Total</b>	<b>\$ 2,063,867</b>	<b>\$ -</b>									

### Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

Revised 2022-23 SM Allocation	\$ 591,296
Covid 19 Grant	\$ 1,444,140
2023-24 SM Allocation	\$ 28,431
<b>TOTAL SM Allocation</b>	<b>\$ 2,063,867</b>

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	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work	DSA	Bid Dates	Contract Status	Construction Dates	EEM or ECM	Status	Status/Notes
Replacement of AC/Chillers - Bldg F2 (Energy Efficiency)	<del>\$ 2,000,000</del>	-			Y				Y	On-going	RFQP to hire an Architect & start design to take place May/June - No updates 11/17/23 Project Deleted
ATEC 2nd Floor Walk Deck Repair & Repaint	\$ 9,500		44935		N	44964		4/10/23-4/14/23	N	Complete	Project completed
Interior Painting of Classrooms (Science & Technology, Theater, Humanities, Library, and Applied Technology)	\$ 79,200		12/13/2022		N	11/7/2022		2/6/23-2/13/23	N	Complete	Project completed
Replacement of all Vertical and Ceiling Fan Coil Units 1st Floor	\$ 130,000										No status as of 2/20/24
Interior Painting of CSS	\$ 25,597	-									No status as of 2/20/24
Student Services - Flooring Replacement	\$ 180,000	-									No status as of 2/20/24
Phase II Elevator Refurbishment - Theater and Student Services	\$ 13,236										No status as of 2/20/24
Phase II Repair of 3rd Street and Campus Access Road	\$ 10,675										No status as of 2/20/24
<b>Total</b>	<b>\$ 448,208</b>										

### Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

Total Revised 2022-23 SM Allocation	\$ 420,031
Total 2023-24 SM Allocation	\$ 28,177
<b>TOTAL SM Allocation</b>	<b>\$ 448,208</b>

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	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM or ECM	Status	Status/Notes
Replace Split System - Art	\$ 150,000	-			N						
Throwing Sports Field Renovation	\$ 2,000,000	-			Y						Working on architectural contract with LPA
Replace Chiller, Air Handlers, Boilers, and Controllers and Fire Alarm System - Cosmetology Building	\$ 2,630,000	-			Y						Requires RFQP to select an Architect
Upgrade Fire Alarm System - ECS	\$ 140,000	-			Y						
Replace 6 HVAC Units - Tech A Bldg. (Energy Efficiency)	\$ 150,000	-			N						
Replace HVAC Controllers - MLK (Energy Efficiency)	\$ 333,221	-			Y						
Replace Lighting Control Systems - MTSC (Energy Efficiency)	\$ 200,000	-			N						
Replace Lighting Control Systems - Nursing (Energy Efficiency)	\$ 150,000	-			N						
Modernize Elevator - Tech B (Phase II)	\$ 129,950	-			Y						Preparing Bid Docs
Replace Boilers - Bradshaw*	\$ 144,321	\$ -			N						
Lighting Inverter Replacement - MLK	\$ -	-			N						
Replace Chillers at MTSC and Nursing Chiller Plant (Ph. 2)	\$ -	-			Y						
Upgrade Fire Alarm System - Cosmetology	\$ -	-			Y						Combined with Cosmo HVAC Upgrade
<b>Total</b>	<b>\$ 6,027,492</b>										

### Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

<b>Total Revised 2022-23 SM Allocation</b>	<b>\$ 1,241,083</b>
<b>Covid 19 Grant</b>	<b>\$ 3,713,551</b>
<b>Total Student Enrollment &amp; Retention Funds</b>	<b>\$ 1,000,000</b>
<b>2023-24 SM Allocation</b>	<b>\$ 72,858</b>
<b>TOTAL</b>	<b>\$ 6,027,492</b>

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

## District Allocation

### 2022-23 SM Scheduled Maintenance Projects - Tracking Log

District Allocation	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work	DSA	Bid Dates	Contract Status	Construction Dates	EEM or ECM	Status	Status/Notes
District-Wide Solar & Battery Storage Project (Energy Efficiency)	\$ 4,936,749	\$ 30,063,251	Yes. Board approved contract on December 2022		Yes	Dec-22			Y		Work in progress with TotalEnergies
<b>Total</b>	<b>\$ 4,936,749</b>	<b>\$ 30,063,251</b>									

### Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

<b>Total 2022-23 SM Allocation</b>	<b>\$ 4,936,749</b>	<b>\$ 30,063,251</b>
<b>TOTAL</b>	<b>\$ 35,000,000</b>	

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

**CAPITAL PROJECT SUMMARY FORM LOG**

DATE RECEIVED	COLLEGE	PROJECT NAME	PROJECT TOTAL	FUNDING SOURCE	ESTIMATED START DATE	ESTIMATED COMPLETION DATE	DSA APPROVAL	DSA A#	DSA Approved Plans	I.T. Reviewed	DATE SIGNED BY FPD	DATE SENT TO PURCHASING	PURCHASING SPECIALIST ASSIGNED	CLOSEOUT
9/1/2020	RCC	RCC Greenhouse Cameras & NVR	\$ 15,000.00	To Be Determined	10/1/2020	10/30/2020	N			N/A				
9/8/2021	RCC	RCC Baseball Field Sod Replacement	\$ 110,000.00	General Fund	9/15/2021	10/7/2021	N/A			N/A	9/8/2021	9/8/2021		
12/13/2021	RCC	TSS Relocation Project	\$ 1,850,000.00	General Fund	2/1/2022	6/15/2022	Y	04-121032	Received	Y	12/13/2021	12/15/2021		
1/10/2022	RCC	Replace HVAC Controllers at MLK	\$ 300,000.00	Scheduled Maintenance	12/15/2021	8/19/2022	Y			Y	1/10/2022	1/10/2022		
1/10/2022	RCC	Replacement of Two 10-ton HVAC Unit at Bradshaw (Hall of Fame)	\$ 125,000.00	Scheduled Maintenance	12/15/2021		N/A				1/10/2022	1/10/2022		
1/10/2022	RCC	Tech A and Elevator Tower Roof Replacement	\$ 180,000.00	Scheduled Maintenance	12/15/2021	7/13/2022	Y			N/A	1/10/2022	1/10/2022		
1/10/2022	RCC	Upgrade Faraday System at ECS Building	\$ 125,000.00	Scheduled Maintenance	12/15/2021	7/13/2022	Y			Y	1/10/2022	1/10/2022		
1/10/2022	RCC	Upgrade Faraday System at Cosmetology	\$ 130,000.00	Scheduled Maintenance	12/15/2021	7/13/2022	Y			Y	1/10/2022	1/10/2022		
1/13/2022	RCC	Electrical Upgrades to Printing Services at Tech B	\$ 75,000.00	General Fund	2/1/2022	4/15/2022	N/A			N/A	1/13/2022	1/13/2022		
4/4/2022	RCC	Mine Okubo Street Conversion	\$ 60,000.00	General Fund	4/11/2022	6/30/2022	N/A			N/A	4/4/2022			
4/4/2022	RCC	RCC Roadway Resurfacing and Repairs	\$ 100,000.00	General Fund	4/11/2022	6/30/2022	N/A			N/A	4/4/2022	4/4/2022		
4/25/2022	MVC	SAS 121 AVS and Lighting Replacement	\$ 305,000.00											
5/12/2022	RCC	RCC Ampitheater Project	\$ 100,000.00	General Fund	10/15/2021	4/1/2022	N/A			Y	5/12/2022	5/12/2022		
6/21/2022	RCC	Water Bottle Filling Stations Installation - Campus Wide	\$ 120,000.00	Grant/Categorical	7/5/2022	8/20/2022	N/A			N/A	6/17/2022	6/21/2022		
8/10/2022	MVC	Replace Touch Less Sliding Doors at various campus areas	\$ 262,850.00	Grant/Categorical	12/1/2022	1/31/2023	Y			N/A	9/14/2022	9/14/2022		2/1/2024
8/16/2022	MVC	Replace Chillers at Mech II	\$ 1,000,000.00	Scheduled Maintenance	12/1/2022	3/1/2023	N/A			Y	8/16/2022			
8/8/2022	NC	Emergency Lighting Back-Up Repair & Replacement	\$ 100,000.00	Scheduled Maintenance	10/3/2022	10/17/2022	N/A			N/A	8/8/2022	8/8/2022		
8/24/2022	MVC	Student Engagement Centers	\$ 225,850.00	General Fund	10/15/2022	2/1/2024	N/A	N/A	Received	Y	8/24/2022			2/23/2024
8/8/2022	NC	Caulking of exterior wall joints & window seal replacement of Library & Center for Student Success	\$ 140,000.00	Scheduled Maintenance	9/29/2022	10/17/2022	N/A			N/A	8/8/2022	8/8/2022		

DATE RECEIVED	COLLEGE	PROJECT NAME	PROJECT TOTAL	FUNDING SOURCE	ESTIMATED START DATE	ESTIMATED COMPLETION DATE	DSA APPROVAL	DSA A#	DSA Approved Plans	I.T. Reviewed	DATE SIGNED BY FPD	DATE SENT TO PURCHASING	PURCHASING SPECIALIST ASSIGNED	CLOSEOUT
9/13/2022	RCC	12 KV Loop Upgrade	\$ 278,000.00	Grant/Categorical	9/19/2022	9/19/2023	N/A		N/A	N/A				
9/26/2022	MVC	Shade Canopy	\$ 60,000.00	TBD	12/1/2022	2/1/2023	Y			N/A	9/26/2022	9/26/2022		
11/22/2022	RCC	Replace Roof at Facilities (Revised)	\$ 125,000.00	Scheduled Maintenance	11/28/2022	1/30/2023	N/A			N/A	11/22/2022	11/22/2022		
12/8/2022	NC	ATEC 2nd Floor Walk Deck Repair & Repaint	\$ 20,505.00	Scheduled Maintenance	12/19/2022	1/2/2023	N/A			N/A	-			
12/2/2022	NC	Interior Painting of ATEC, HUM, LIB, & THRT	\$ 120,000.00	Scheduled Maintenance	6/19/2023	7/19/2023	N/A			N/A	1/9/2023	1/9/2023		
10/28/2022	RCC	RCC NOC Generator Replacement	\$ 95,000.00	Grant/Categorical	11/1/2022	6/20/2023	Y			Y	1/5/2023	1/5/2023		
10/28/2022	RCC	RCC PBX/MLK Portable Generator Installation	\$ 4,500.00	Grant/Categorical	1/16/2023	6/20/2023	N/A			Y	1/5/2023	1/5/2023		
1/31/2023	RCC	Music 104 ADA Project	\$ 40,000.00	General Fund	2/15/2023	3/1/2023	N/A			N/A	1/31/2023	1/31/2023		
3/6/2023	NC	Repair of 3rd Street and campus access road AC Paving	\$ 500,000.00	Scheduled Maintenance	6/12/2023	8/19/2023	Y			N/A	3/6/2023	3/6/2023		
3/22/2023	RCC	RCC Tech A and Elevator Tower Roof Replacement	\$ 180,000.00	Scheduled Maintenance	6/13/2023	7/13/2023	N/A			N/A	3/22/2023	3/22/2023		
3/24/2023	RCC	Paint Exterior of Facilities Building	\$ 140,000.00	Scheduled Maintenance	7/18/2022	8/19/2022	N/A			N/A	3/23/2023	3/24/2023		
4/6/2023	MVC	Student Engagement Centers	\$ 200,000.00	General Fund	6/1/2023	8/1/2023	N/A			Y	4/6/2023	4/11/2023	Melinda C	
4/14/2023	MVC	Student Services Renovation	\$ 8,800,000.00	General Fund	7/3/2023	12/30/2024	Y	04-120714	Received	Y	4/14/2023	4/14/2023	Melinda C	
4/21/2023	RCC	Math & Science & Nursing Chiller Plant Renovation	\$ 1,400,000.00	Scheduled Maintenance	10/10/2022	11/1/2024	N			Y	9/28/2022	4/21/2023		
5/3/2023	RCC	Replace Floor Tiles and Expand Doorways at Bradshaw	\$ 650,000.00	Scheduled Maintenance	12/15/2021	8/19/2022	Y			N/A	5/3/2023	5/3/2023		
5/12/2023	MVC	ECEC Playground Renovation	\$ 300,000.00	Scheduled Maintenance	7/17/2023	9/29/2023	Y			N/A	5/17/2023	5/17/2023		
5/18/2023	NC	Irrigation Controller Replacement w/smart controllers - Campus Wide	\$ 105,000.00	Scheduled Maintenance	3/20/2023		N			Y	5/18/2023	6/28/2023	Melissa G	
6/2/2023	NC	Stokoe Renovation	\$ 5,000,000.00	Grant/Categorical	8/16/2023	8/5/2024	Y	04-121790	Received	Y	6/2/2023	6/2/2023	Melissa G	
6/14/2023	NC	FCU and Evaporator Cooler Coil Replacement	\$ 150,000.00	Grant/Categorical	7/15/2023	9/30/2023	N/A			Y	6/28/2023	6/28/2023	Melinda C	
7/11/2023	RCC	RCC Waterproof Bleacher Area	\$ 450,000.00	General Fund	9/1/2023	9/30/2023	N/A			N/A	7/11/2023	7/11/2023	Melissa G	
8/21/2023	NC	Mustang Statue project	\$ 100,000.00	TBD	1/15/2024	2/5/2024	Y			N/A	8/21/2023	8/22/2023	Melinda C	

DATE RECEIVED	COLLEGE	PROJECT NAME	PROJECT TOTAL	FUNDING SOURCE	ESTIMATED START DATE	ESTIMATED COMPLETION DATE	DSA APPROVAL	DSA A#	DSA Approved Plans	I.T. Reviewed	DATE SIGNED BY FPD	DATE SENT TO PURCHASING	PURCHASING SPECIALIST ASSIGNED	CLOSEOUT
9/27/2023	NC	<a href="#">Maintenance Road Repaving, Bollards, Restriping</a>	\$ 200,000.00	TBD	3/10/2024	3/31/2024	Pending			N/A	11/2/2023	11/2/2023	Melissa G	
10/5/2023	NC	Conversion of Art Gallery Storage (B118) to 4 faculty offices <b>HOLD UNTIL SUM24</b>	\$ 200,000.00	TBD	6/1/2024	7/11/2024	Pending			Y	11/16/2023	12/18/2023		
10/5/2023	NC	Conversion of STEM classroom 301 to 4 offices, conversion of ATEC 219 to 1 office	\$ 150,000.00	TBD	6/1/2024	7/11/2024	Pending			Y	11/16/2023	12/18/2023		
10/9/2023	NC	Exterior Wayfinding Improvement	\$ 318,000.00	General Fund	5/13/2024	11/13/2024	Y			N/A				
11/1/2023	DISTRICT	Centennial Plaza iStar Upgrade	\$ 150,000.00	TBD	11/15/2023	1/31/2024	N/A			Y	11/1/2023	11/3/2023	Melissa G	
2/22/2024	MVC	Re-Roofing ECEC and MPR	\$ 150,400.00	Scheduled Maintenance	6/1/2024	7/1/2024	N/A			N/A				
2/22/2024	RCC	Modernize Tech B Elevator Ph II	\$ 129,950.00	Scheduled Maintenance	4/1/2024	4/30/2024	N/A			N/A				

2023 Five Year Capital Construction Plan –  
 Final Project Proposal Review (4H - Other Costs: State Supportable Costs Exceeding CCI 8823  
 Guideline)

Campus/Center	FPP	Cost Estimates	State Funded	State Supportable District Funded	Non-State Supportable District Funded	TOTAL
Riverside City College	Cosmetology Building	<b>2025-26 FPP Submittal Cost Estimate:</b>	\$18,214,829	\$18,214,828	\$0	\$36,429,656
		<b>REVISED Cost Breakdown:</b>	\$14,938,825	\$14,938,825	\$6,552,007	\$36,429,656
<ul style="list-style-type: none"> <li>Move construction costs exceeding state guideline allowances to Non-State Supportable (state will not pay for building construction costs exceeding their maximum guideline allowances)</li> </ul>						
Moreno Valley College	Library Learning Resource Center (LLRC)	<b>2025-26 FPP Submittal Cost Estimate:</b>	\$40,003,057	\$40,003,058	\$0	\$80,006,116
		<b>REVISED Cost Breakdown:</b>	\$32,721,566	\$32,721,566	\$14,562,984	\$80,006,116
<ul style="list-style-type: none"> <li>Move construction costs exceeding state guideline allowances to Non-State Supportable (state will not pay for building construction costs exceeding their maximum guideline allowances)</li> </ul>						
Ben Clark Training Center	Education Center Building 2 At Ben Clark Training Center	<b>2025-26 FPP Submittal Cost Estimate:</b>	\$14,947,840	\$14,947,840	\$0	\$29,895,680
		<b>REVISED Cost Breakdown:</b>	\$12,153,377	\$12,153,362	\$5,588,940	\$29,895,680
<ul style="list-style-type: none"> <li>Move construction costs exceeding state guideline allowances to Non-State Supportable (state will not pay for building construction costs exceeding their maximum guideline allowances)</li> </ul>						
Norco College	Library/Learning Resource Center (LLRC) And Student Services (SS)	<b>2025-26 FPP Submittal Cost Estimate:</b>	\$30,800,229	\$30,795,735	\$0	\$61,595,964
		<b>REVISED Cost Breakdown:</b>	\$25,326,049	\$25,326,049	\$10,943,865	\$61,595,964
<ul style="list-style-type: none"> <li>Move construction costs exceeding state guideline allowances to Non-State Supportable (state will not pay for building construction costs exceeding their maximum guideline allowances)</li> </ul>						

# Clean Mobility Options Pilot Program District Carsharing Program

**BOT Committee Meeting**

**March 5, 2024**

# Background

- ❑ The Clean Mobility Options (CMO) Pilot Program provides funding for: Zero-emission Carsharing, carpooling, vanpooling, innovative transportation services, and ride-on-demand services
- ❑ Funded by California Climate Investments and California Energy Commission Clean Transportation Program Investments, and administered by California Air Resources Board
- ❑ Eligible project location - SB-535 Disadvantage Communities or AB-1550 Designated Low-Income Communities

# CMO Pilot Program

## Phase 1

### Community Transportation Needs Assessment (CTNA)

Sub-applicant – EviaShare

Approved in October 2020

**\$49,530**

## Phase 2

### Mobility Project Voucher (MVP)

Sub-applicant – EVGide

Approved in October 2023

**\$1,500,000**



# CTNA Recommendation

## ☐ **Methodology:**

1. Transportation Access Data Analysis - Analyzed transportation needs and affordability/knowledge of mobility options
2. Community Engagement Efforts - May 2021 conducted online surveys and virtual zoom workshop to campuses community

## ☐ **Key Findings/Recommendation:**

- Cars are central to RCCD Community with inadequate access
- RCCD Community has access to technologies for Carsharing
- Familiarity with zero-emission vehicle but low adaptation options
- Affordability concerns (cost, mileage limit, inconveniences)
- RCCD is the most suitable for sustainable Carsharing program

# District Carsharing Program Alignment

## ❑ Sustainability & Climate Action Plan – Decarbonization + Climate Justice

- **Obj. 1.6** - Develop Electric Vehicle Charging Stations (EVCS) infrastructure to encourage faculty, staff and students to use EVs
- **Obj. 1.6** - Promote accessible shared transportation methods

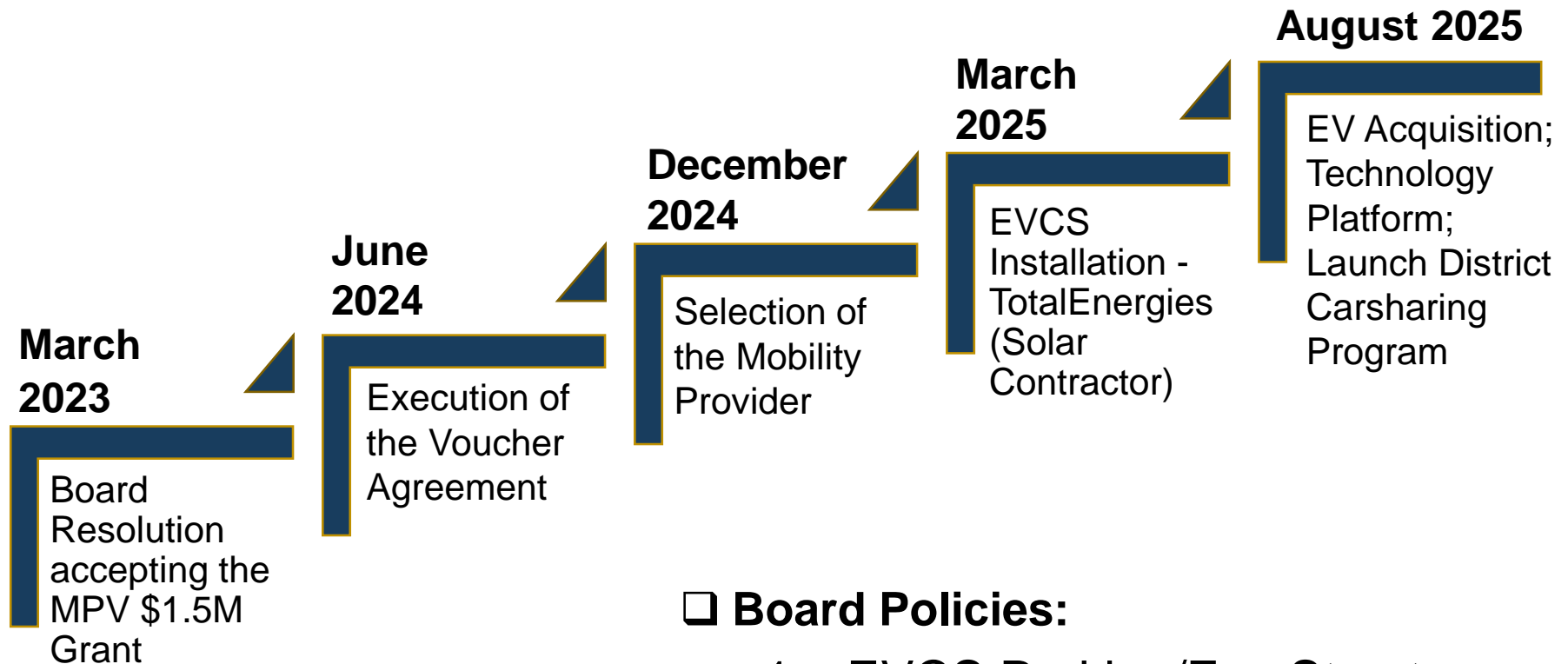
## ❑ District Solar Project will deliver 172 new EVCS

Site/Campus	EVCS (New)	EVCS (Existing)
Moreno Valley College	48	0
Norco College	48	0
Riverside City College	60	13
CAADO (Centennial Plaza)	16	0
Ben Clark Training Center	0	5

# Mobility Project Voucher (MPV)

- ❑ **ChargeToCampus “Driving the Future” Program**
  - District-wide zero emissions Carsharing program
  - Primarily serves college students, removes the barrier and provides affordable rates
  - Faculty and staff are eligible for the program
  
- ❑ **Grant (\$1.5 million)**
  - \$500,000 – purchase 15 electrical vehicles (EV)★
  - \$450,000 – install 15 electrical vehicle charging stations (EVCS)★
  - \$550,000 – operation/administration of carsharing program
  
- ❑ CMO MPV grant is eligible to reimburse RCCD \$450,000 for 15 EVCS infrastructure/equipment that is part of the District Solar Project

# District Carsharing Program - Next Steps



## ❑ Board Policies:

1. EVCS Parking/Fee Structure
2. District Carsharing Program

Clean Mobility Options Pilot Program  
District Carsharing Program

# Questions

**BOT Committee Meeting**

**March 5, 2024**

# Districtwide Solar & Battery Project

## Construction Update

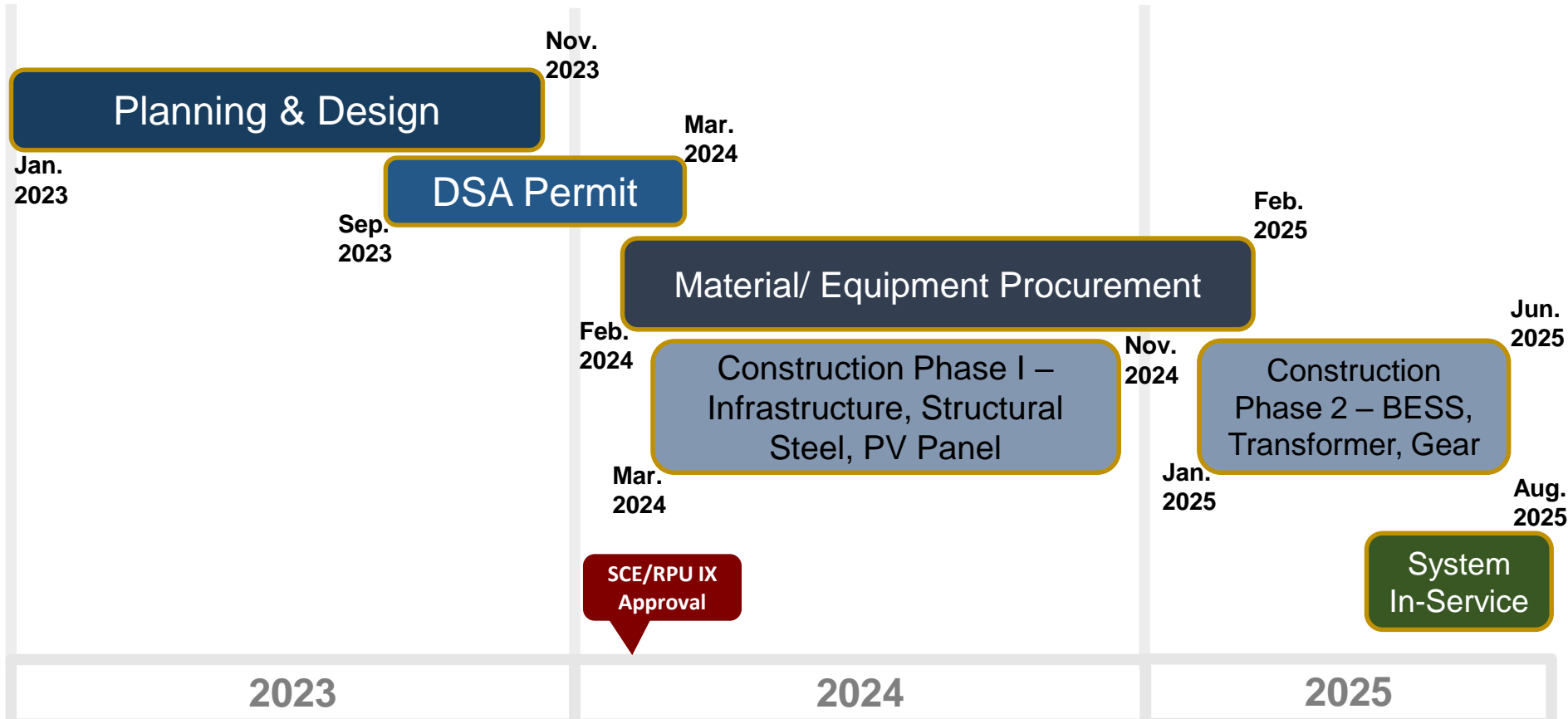
**BOT Committee Meeting**

**March 5, 2024**

# Background

- ❑ **Contract:** BOT approved TotalEnergies Contract in December 2022
- ❑ **Services:** Design, Permit, Construction, and 25-Year Maintenance/Operation
- ❑ **Deliverables:** Solar Photovoltaic (PV) System, Battery Energy Storage System (BESS), and Electrical Vehicle Charging Stations (EVCS)

# Project Schedule Milestone



SCE & RPU Interconnection (Jan. 2023 – Aug. 2025)



# MVC Solar Project



# MVC Construction Plan

- Ground Mount Solar Array 1,028.16 kW DC
- Carport Solar PV Array Parking Lot B 670.68 kW DC
- 24 Dual or 48 EVCS @ Parking Lot B
- BESS 1,993 kWh

## Battery Storage

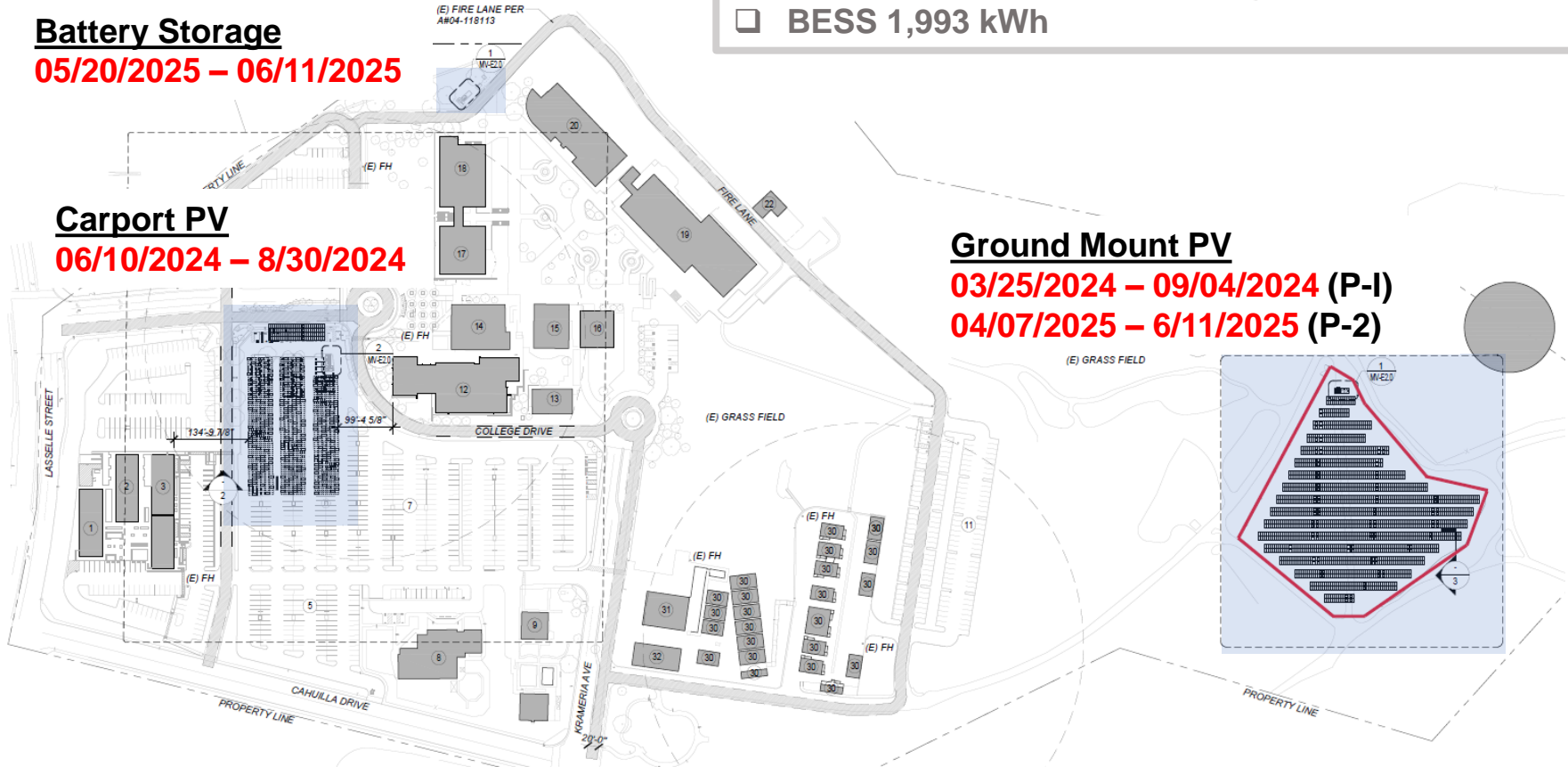
**05/20/2025 – 06/11/2025**

## Carport PV

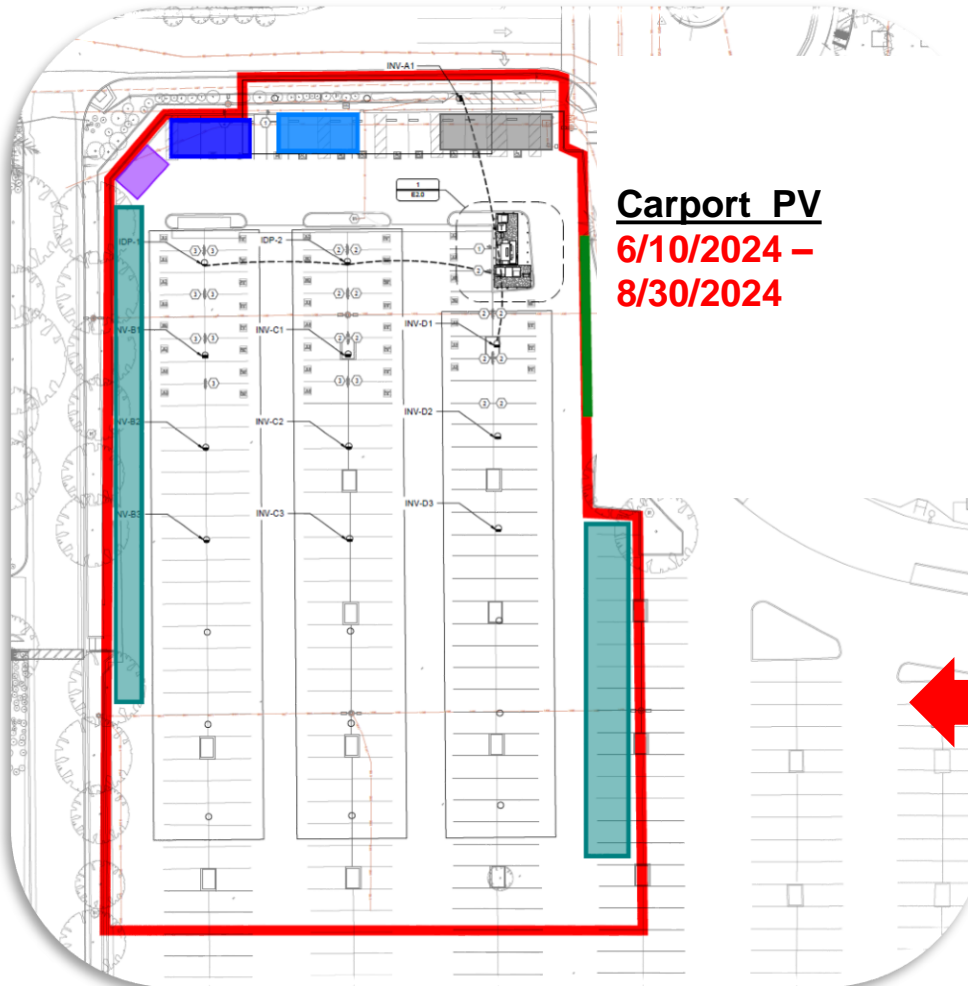
**06/10/2024 – 8/30/2024**

## Ground Mount PV

**03/25/2024 – 09/04/2024 (P-1)**  
**04/07/2025 – 6/11/2025 (P-2)**



# MVC Parking Lot B



**Carport PV**  
**6/10/2024 –**  
**8/30/2024**

- Carport Solar PV – Parking Lot B
- Impacts 221 Stalls (213 students & 8 ADA)
- Alternative – Overflow College Park (150)

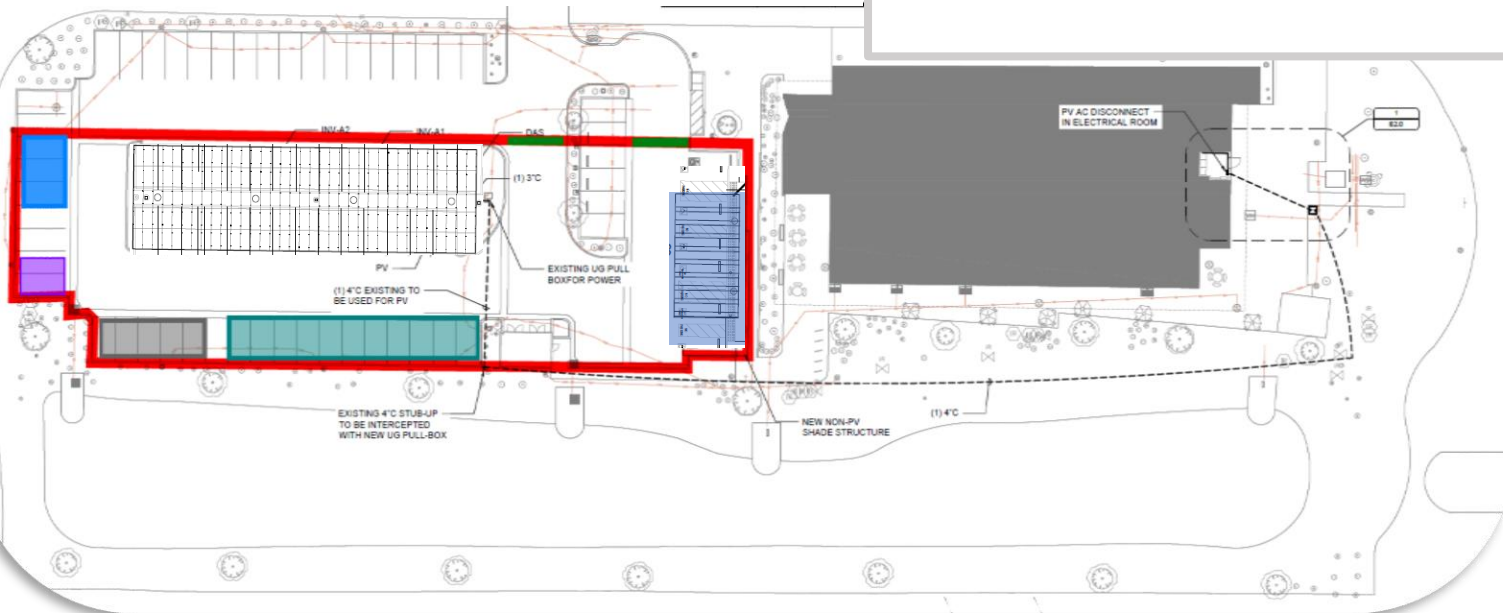


# BCTC Construction Plan

## Construction

04/08/2024 – 06/07/2024

- Carport Solar PV Parking Lot 94.5 kW DC
- Impacts 64 Parking Stalls (56 students/Staff, 4 ADA, 4 EVCS)
- Alternative Parking – BCTC County Parking Lots

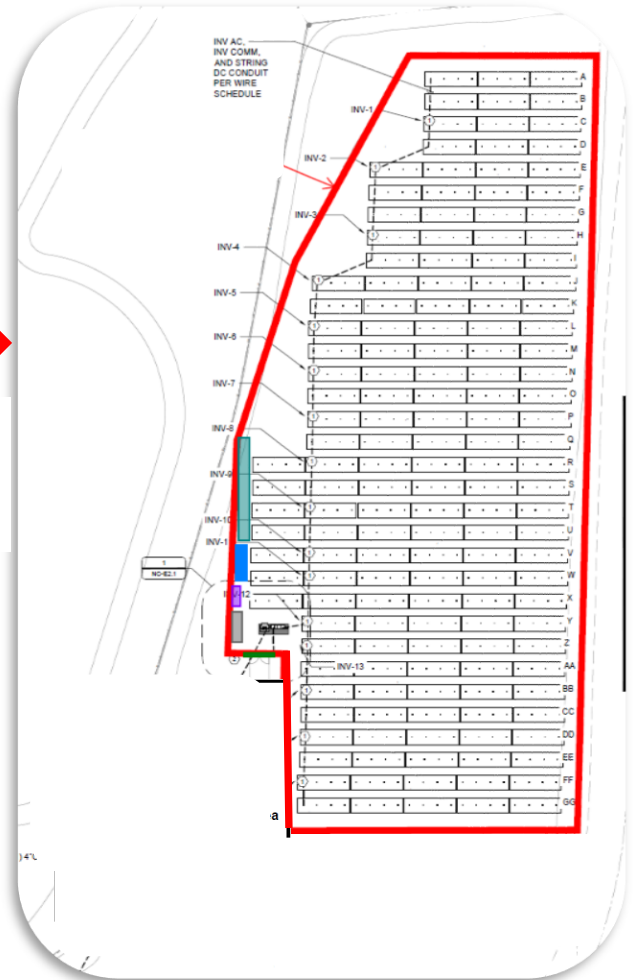
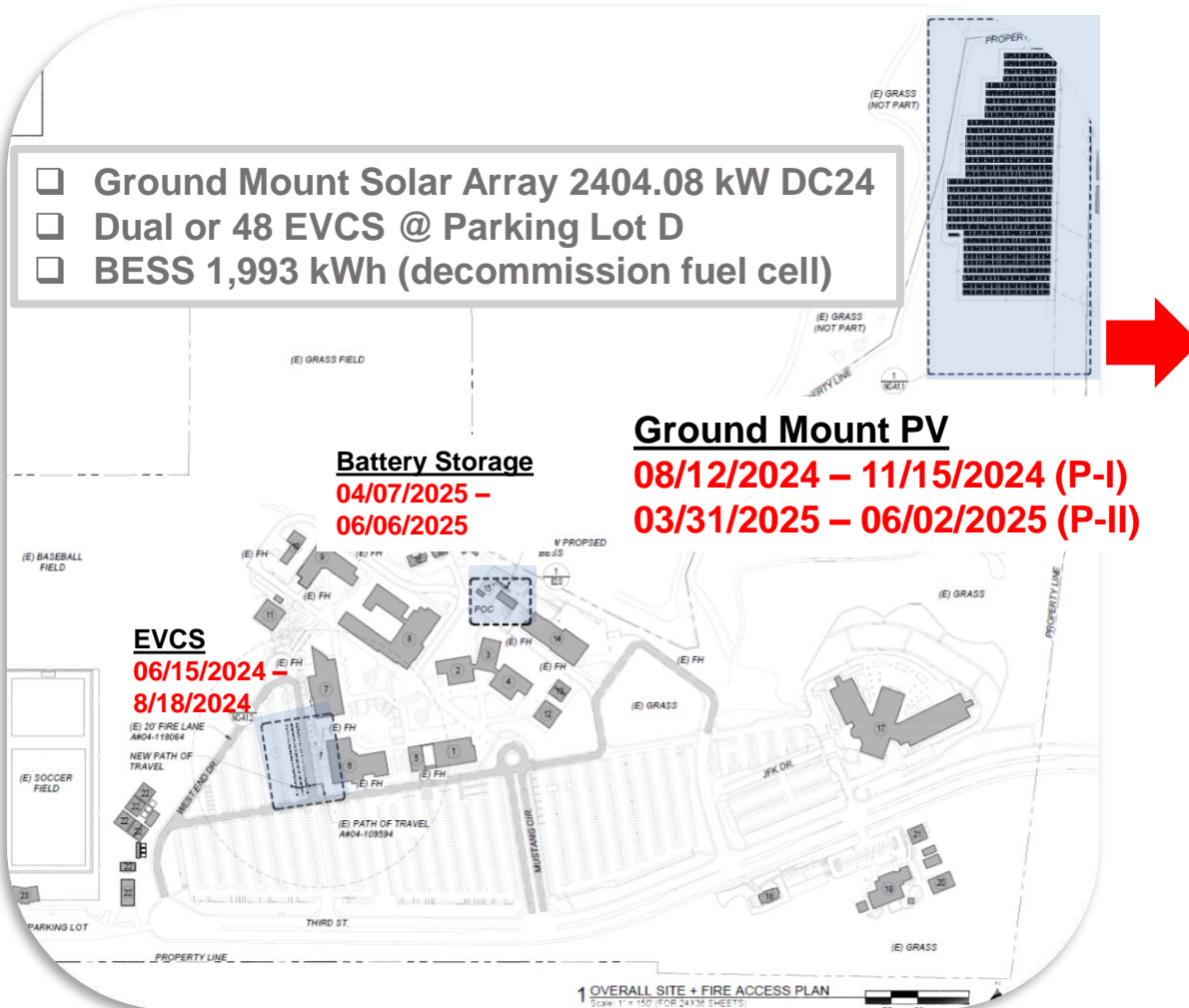


# NC Solar Project



# NC Construction Plan

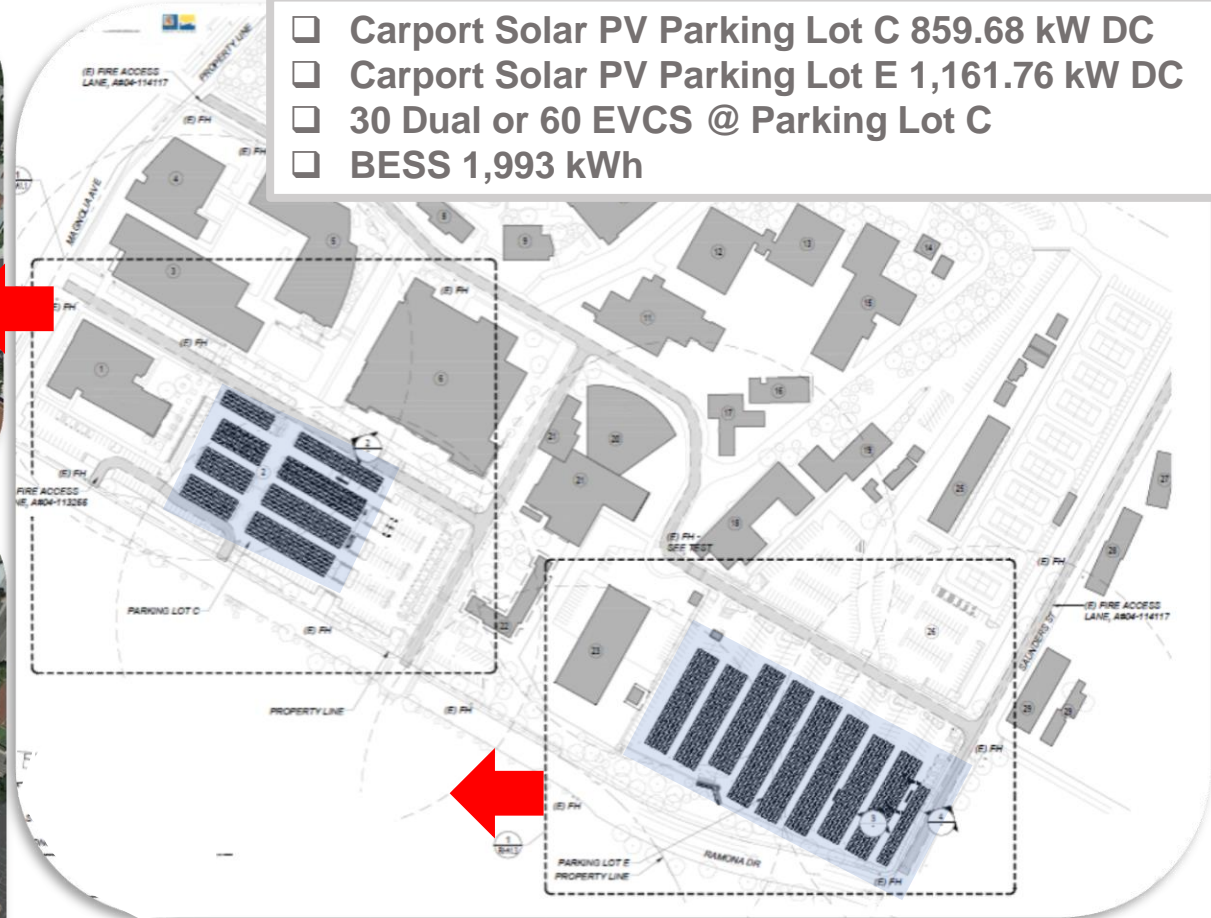
- Ground Mount Solar Array 2404.08 kW DC24
- Dual or 48 EVCS @ Parking Lot D
- BESS 1,993 kWh (decommission fuel cell)



# RCC Project Rendering

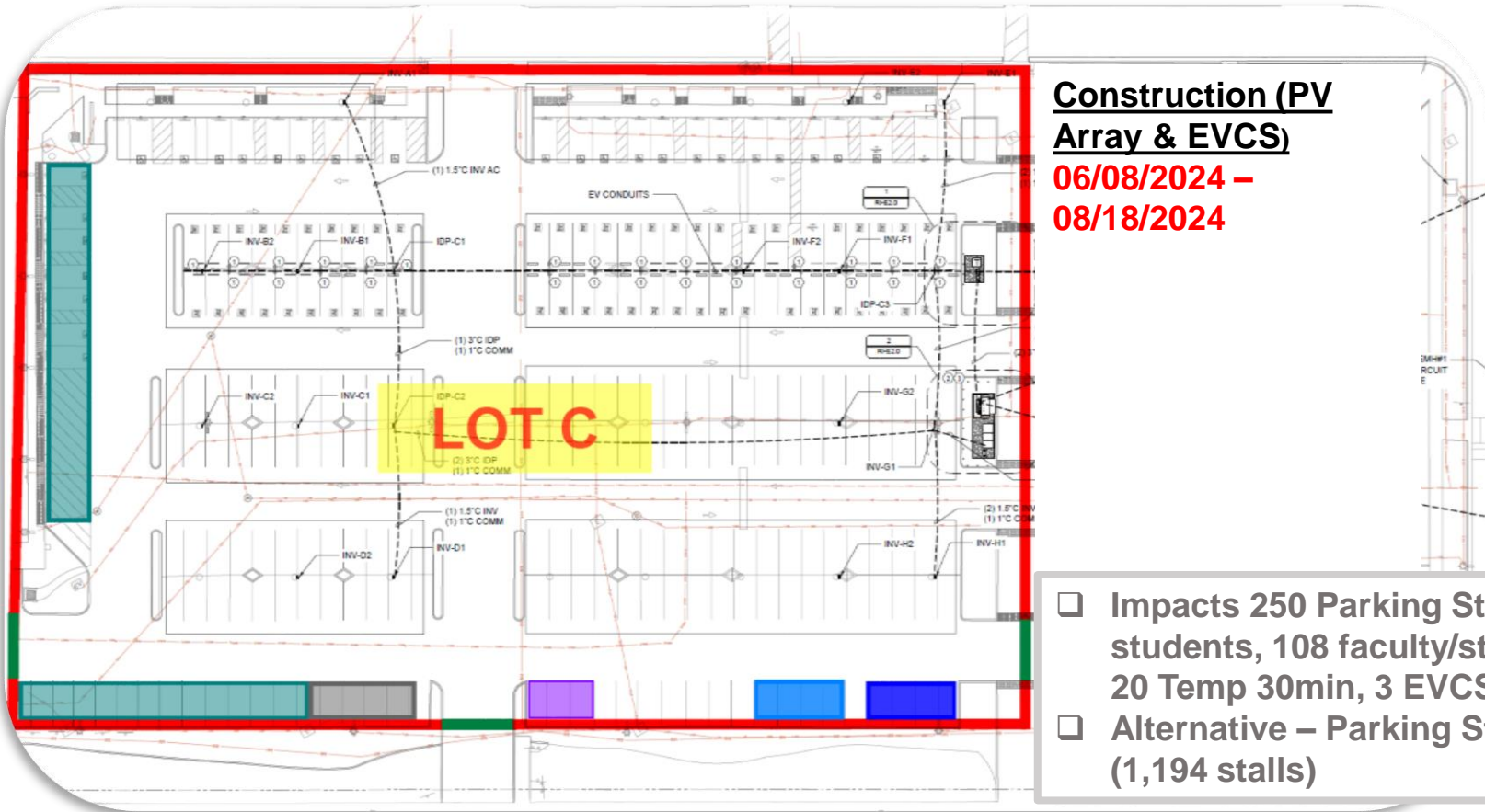


# RCC Construction Plan





# RCC Lot C – Carport Solar PV



**Construction (PV Array & EVCS)**

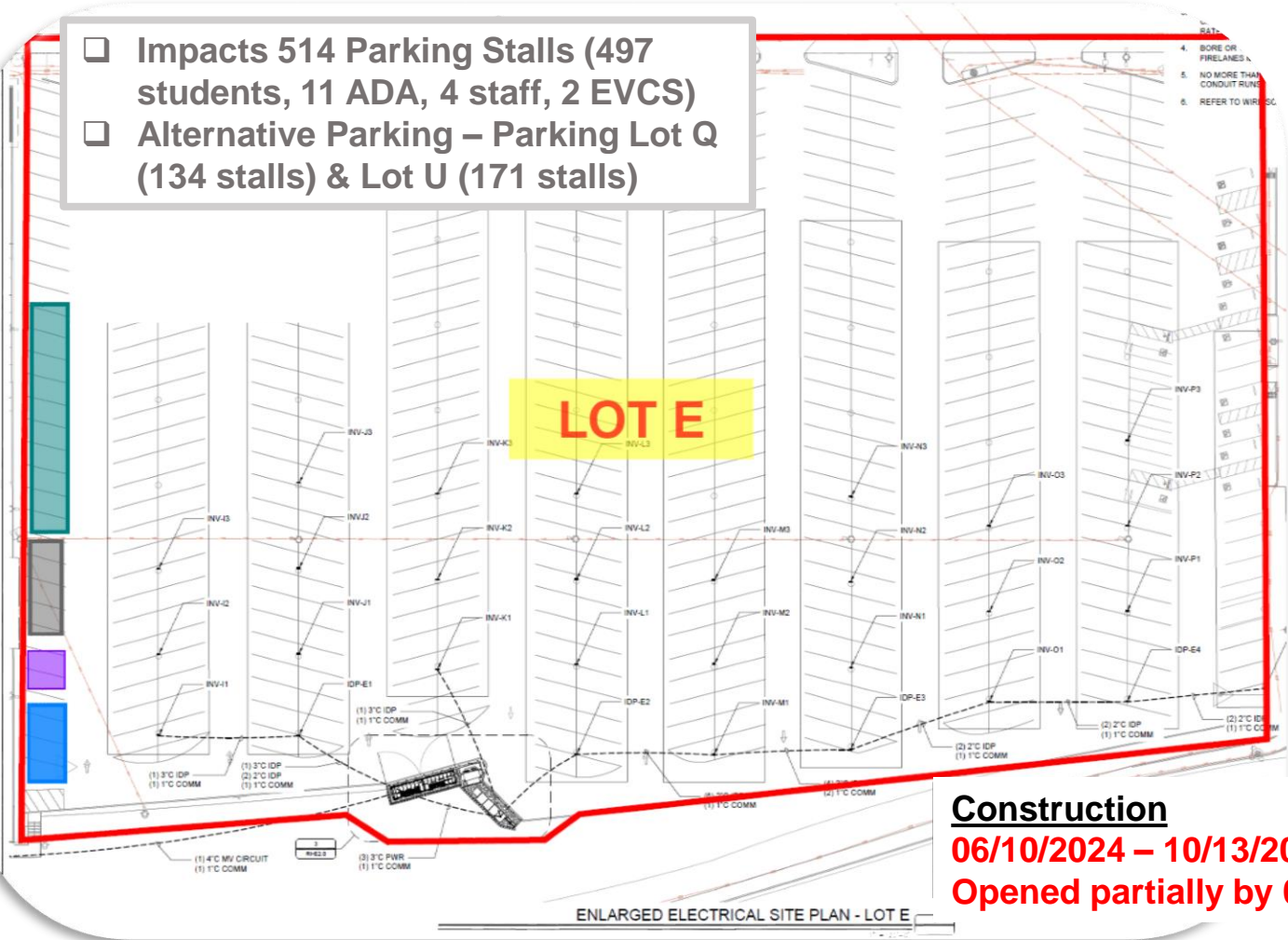
**06/08/2024 – 08/18/2024**

- ❑ Impacts 250 Parking Stalls (86 students, 108 faculty/staff, 26 ADA, 20 Temp 30min, 3 EVCS, 7 Reserved)
- ❑ Alternative – Parking Structure (1,194 stalls)

## RCC Lot E – Carport Solar PV

- ❑ Impacts 514 Parking Stalls (497 students, 11 ADA, 4 staff, 2 EVCS)
- ❑ Alternative Parking – Parking Lot Q (134 stalls) & Lot U (171 stalls)

**LOT E**



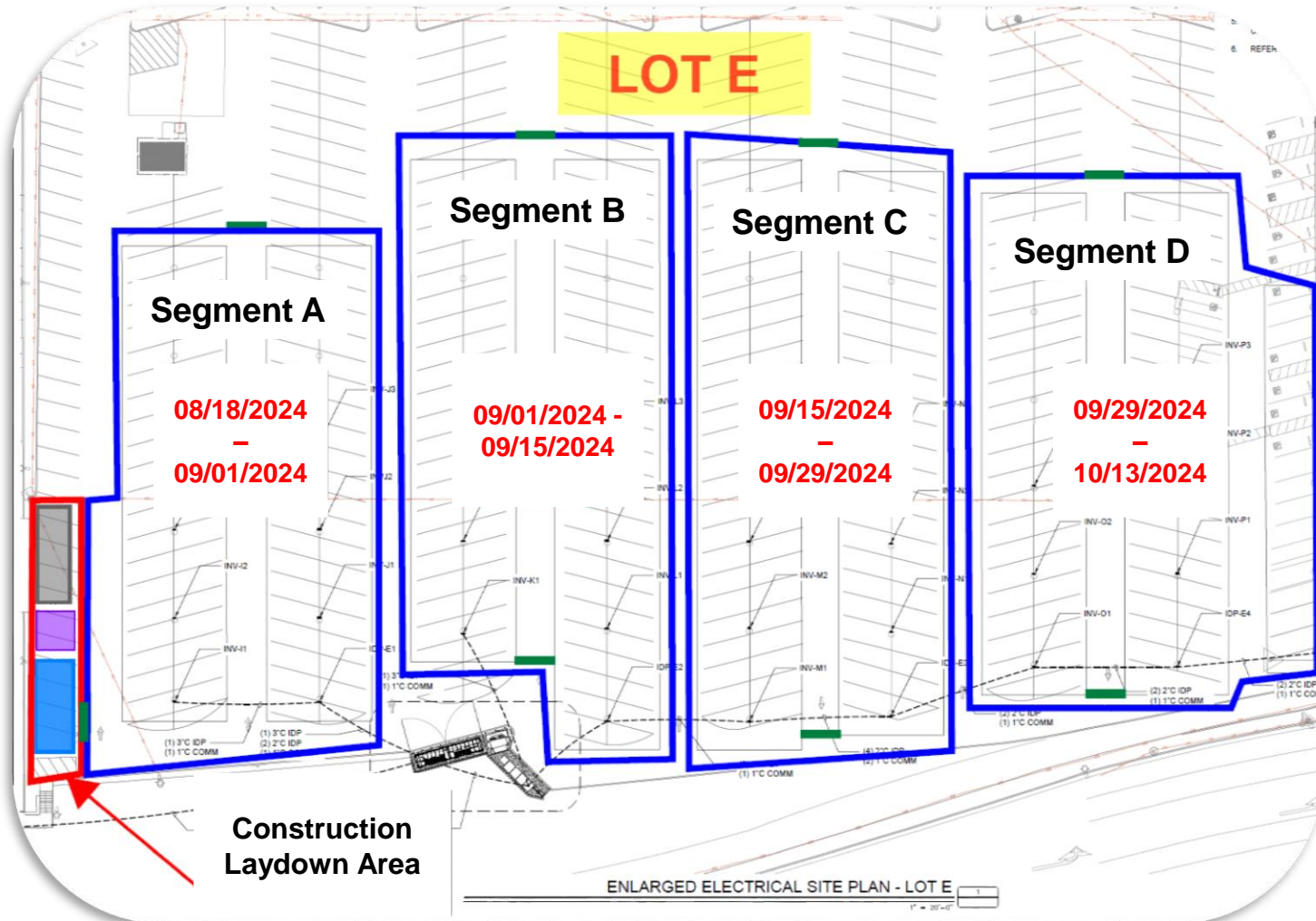
**Construction**

**06/10/2024 – 10/13/2024**

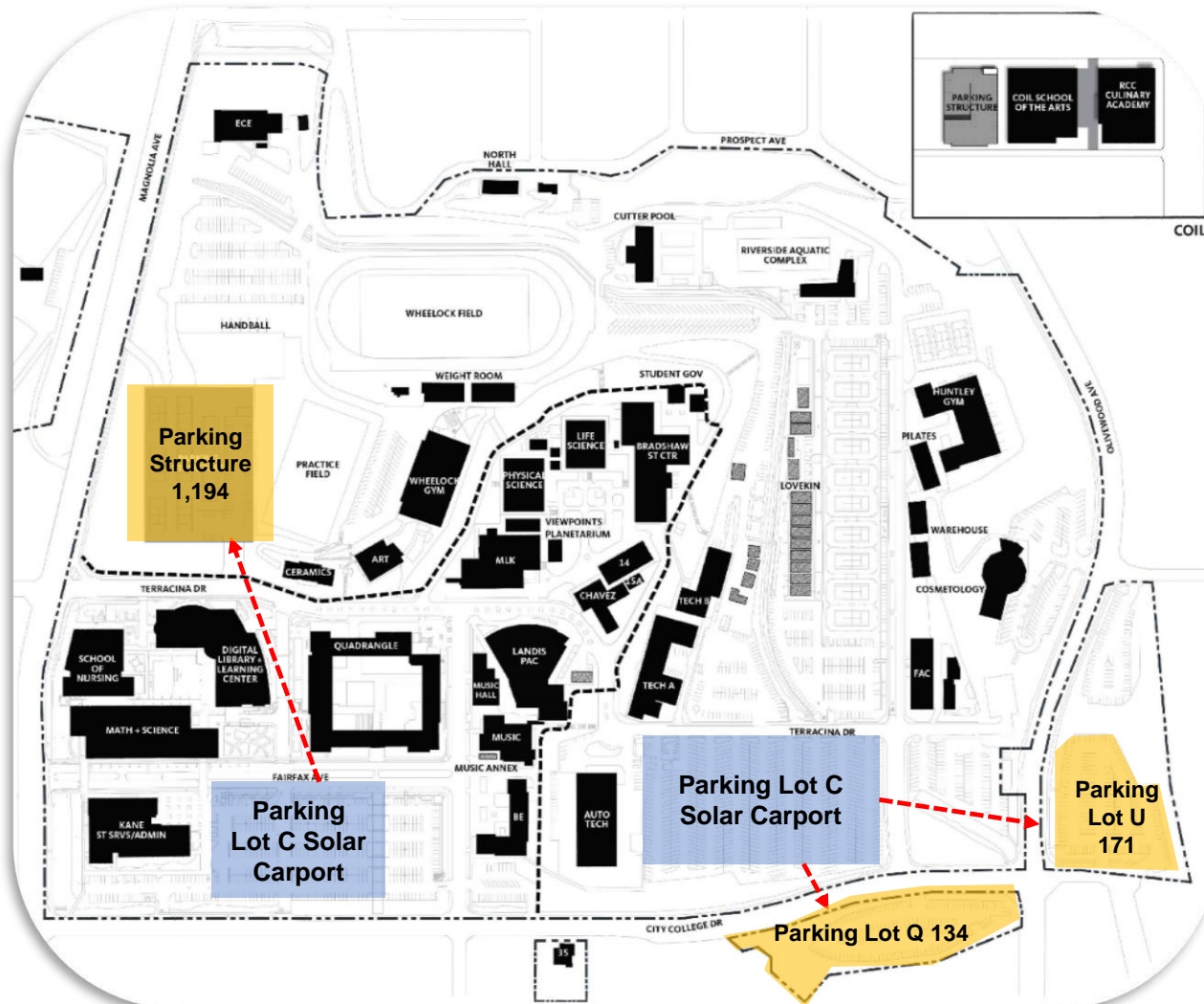
**Opened partially by 08/18/2024**

## RCC Lot E – Carport Solar PV

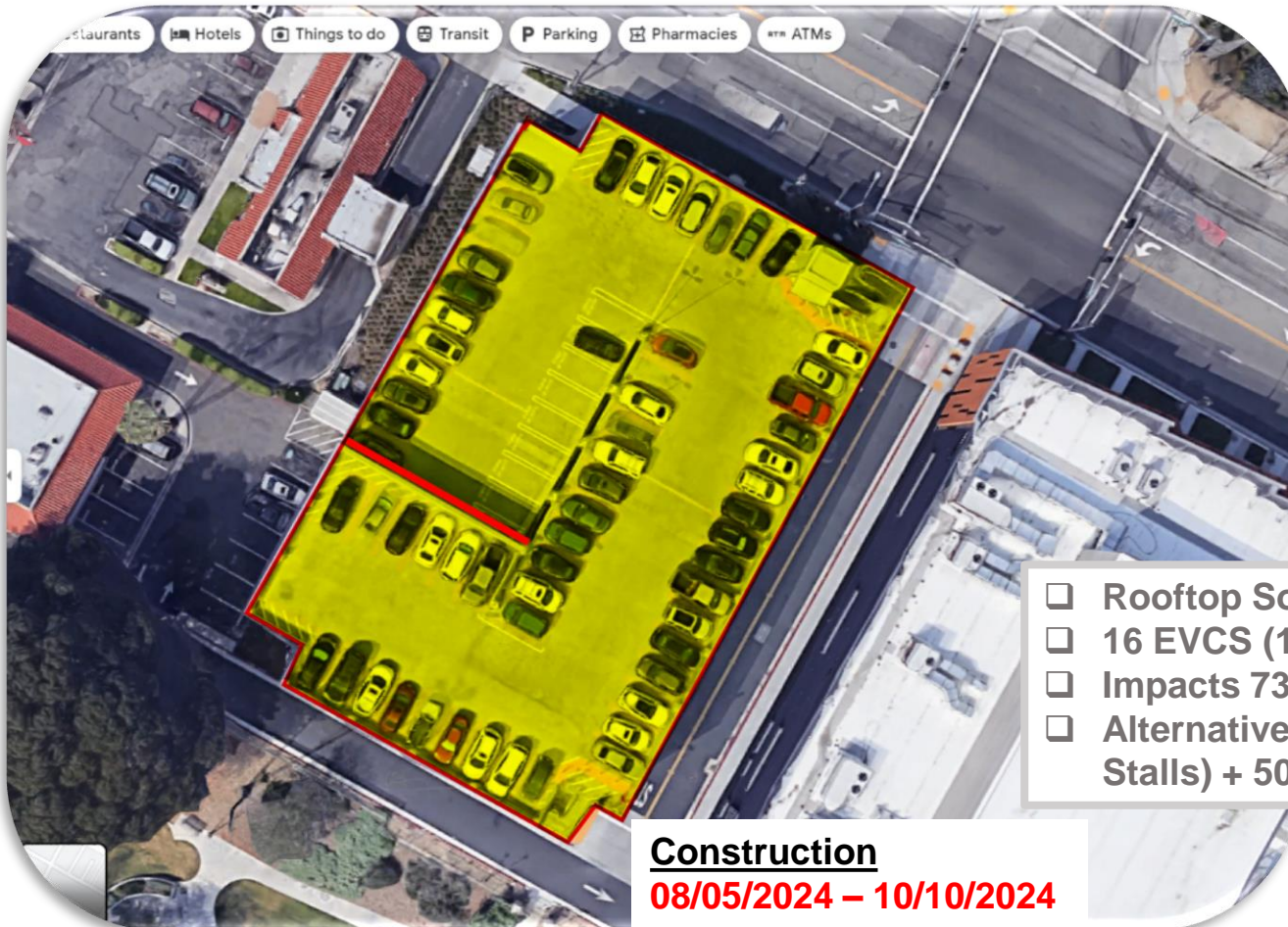
- Segment A**  
Impacts (100) Student Stalls
- Segment B**  
Impacts (100) Student Stalls
- Segment C**  
Impacts (103) Student Stalls
- Segment D**  
Impacts (109) Stalls:  
104 student & 5 ADA
- Alternate Parking**  
Parking Lot “Q” and Lot “U”



# RCC Alternative Parking Plan



# CAADO Construction Plan



- Rooftop Solar PV Canopy
- 16 EVCS (10 ground floor + 6 roof)
- Impacts 73 Parking Staff Stalls at Roof
- Alternative Parking – Fox Theatre (100 Stalls) + 50 Stalls Mission Square Garage

**Construction**

**08/05/2024 – 10/10/2024**

# CAADO Alternative Parking Plan



## Districtwide Solar & Battery Project Construction Update

# Questions

**BOT Committee Meeting**


**March 5, 2024**



(/)

# LATEST NEWS: ARTICLES



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# CCFC Responds to MS4 Stormwater Permit Proposal

18 hours ago

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([/#facebook](#)) ([/#x](#)) ([/#email](#))  
([https://www.addtoany.com/add\\_to/linkedin?linkurl=https%3A%2F%2Fcaccfc.org%2Fnews%2Fnews.asp%3Fid%3D663857&linkname=CCFC%20Responds%20to%20MS4%20Stormwater%20Permit%20Proposal%20Community%20College%20Facility%20Coalition&linknote=%20](https://www.addtoany.com/add_to/linkedin?linkurl=https%3A%2F%2Fcaccfc.org%2Fnews%2Fnews.asp%3Fid%3D663857&linkname=CCFC%20Responds%20to%20MS4%20Stormwater%20Permit%20Proposal%20Community%20College%20Facility%20Coalition&linknote=%20))

## Municipal Stormwater Permit Proposes to Designate Community Colleges

The State Water Resources Control Board is drafting an updated MS4 municipal stormwater permit, with the intention of designating community colleges as “non-traditional permittees.” By designating community colleges and K-12 schools, the Water Board seeks to expand implementation of the Federal Clean Water Act in California.

### Proposal

Under the draft permit, many community colleges would be required to develop and implement a major stormwater management program for their sites, including but not limited to:

- Public outreach and education
- Illicit discharge detection and elimination
- Pollution prevention and good housekeeping for operations
- Total Maximum Daily Loads and water quality monitoring
- Prescribed design standards
- Assessment and reporting requirements.

### Timeline

The Water Board is developing an informal draft, with plans to post it for public review as soon as February 2024. Their initial goal was to begin the formal stakeholder review in early 2024, with the Water Board adopting the final permit in late 2024. However, it is possible the timeline for final adoption will extend into 2025.

### CCFC's Initial Response

CCFC leadership reviewed an informal working version of the draft permit, to provide preliminary feedback to Water Board staff. We submitted a letter ([https://cdn.ymaws.com/caccfc.org/resource/resmgr/email\\_handouts/20231220\\_ccfc\\_stormwater\\_letters.pdf](https://cdn.ymaws.com/caccfc.org/resource/resmgr/email_handouts/20231220_ccfc_stormwater_letters.pdf)) raising significant concerns with the framework and details of the proposal. While we agree that water quality is a vital goal, and that contaminated water is a critical health and safety risk, we disagree with the approach taken by the permit. Our primary concerns include:

- *Jurisdictional Issues* – The draft permit mandates that community colleges perform roles that are well outside their statutorily-defined jurisdiction, creating a program unenforceable. Community colleges do not have the authority to police, certify, or inspect pursuant to the permit’s requirements. Community colleges cannot require violators to cease and desist their actions, nor can they train, manage, or regulate third parties like developers, contractors, plan reviewers, inspectors, and code enforcement staff.
- *Major Cost Concerns* – The permit would create massive operational and cost pressures, at a time when the state is facing a large budget deficit and community colleges experience cuts to their operational budgets. Unlike other public agencies and municipalities already subject to the permit, community colleges cannot raise fees to cover the costs associated with implementing the program. If the state does not provide adequate additional funding to implement the costly provisions of a stormwater management program, community colleges would have to divert Proposition 98 funds from classroom instruction, classified employees, student supports, and vital services. Colleges may also be required to redirect local bond funds to costly capital upgrades.

Additionally, the permit would create overly-prescriptive design standards that use a one-size-fits-all approach to elements that should instead be designed to unique local conditions.

### Next Steps

CCFC will remain vigilant and notify our members when the informal draft is available for public review. We will also educate our policymakers about the concerns raised above. In the meantime, if you would like more information, please do not hesitate to email CCFC’s legislative advocate Rebekah Kalleen (<mailto:rkalleen@m-w-h.com>).

Rebekah Kalleen  
CCFC Executive Director

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1/10/2024

[Governor Releases FY 24-25 Budget Proposal: State School Bond, Student Housing, and More \(/news/662206/Governor-Releases-FY-24-25-Budget-Proposal-State-School-Bond-Student-Housing-and-More.htm\)](#)

12/8/2023

[Budget Deficit Looms & Preparing for 2024 \(/news/659994/Budget-Deficit-Looms--Preparing-for-2024.htm\)](/news/659994/Budget-Deficit-Looms--Preparing-for-2024.htm)

9/19/2023

[State School Bond Bill and Affordable Student Housing \(/news/651906/State-School-Bond-Bill-and-Affordable-Student-Housing.htm\)](/news/651906/State-School-Bond-Bill-and-Affordable-Student-Housing.htm)

## CALENDAR

[more \(/events/event\\_list.asp\)](/events/event_list.asp)

The upcoming calendar is currently empty.

[Click here to view past events and photos » \(/events/event\\_list.asp?cid=&show=past\)](/events/event_list.asp?cid=&show=past)

## CONTACT

Community College Facility Coalition  
1303 J Street, Suite 520  
Sacramento, CA 95814

Phone: (916) 446-3042

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December 20, 2023

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### LEGISLATIVE ADVOCATE

Murdoch, Walrath & Holmes  
1303 J Street, Suite 520  
Sacramento, CA 95814

**Rebekah Kalleen**  
T (916) 446-3042  
F (916) 441-3893

[www.caccfc.org](http://www.caccfc.org)

Jonathan Bishop  
Chief Deputy Director, State Water Resources Control Board  
Water Quality and Financial Assistance

Dear Mr. Bishop:

On behalf of the Community College Facility Coalition (CCFC), I am writing to provide preliminary feedback on the proposed MS4 Permit (“Informal Draft – Partial Release of Sections, May 30, 2023”). These comments are specific to *Attachment E – Provisions for Non-Traditional Small MS4 Permittees*, which are proposed to apply to community college districts.

CCFC agrees that water quality is a vital goal, and that contaminated water is a critical health and safety risk. However, we disagree with the approach that is taken by the Informal Draft Permit (Permit), which would create monumental new costs to community college districts – at the expense of our core mission to educate students. This letter seeks to address two primary issues that are central to the framework of the Permit: jurisdictional/enforcement issues and significant costs to community colleges.

Under the Permit, community colleges would be required to create and implement a complex stormwater management program that includes program management, enforcement, stormwater asset management, data collection/analysis/reporting, construction pollution prevention and management, post-construction best management practices, trash provisions, and more. These costly new mandates include, but are not limited to:

- Public Education, Outreach, Involvement, and Participation Program (E2)
- Illicit Discharge Detection and Elimination Program (E3)
- Pollution Prevention and Good Housekeeping for Permittee Operations Program (E4)
- Water Quality Monitoring (E8)
- Program Effectiveness Assessment and Improvement (E9) and Reporting Program (E10)

#### K-12 and Community Colleges Should Be Covered by the Same Permit

The Permit treats K-12 schools and community colleges differently, with K-12 schools subject to a new schools-specific permit in *Attachment F*, and community colleges added to the non-traditional permit outlined in *Attachment E*. K-12 schools and community colleges should be regulated by the same permit structure, as their issues and challenges would be very similar and unique from other public buildings. Both education segments are governed by Education Code and abide by the California Building Code and the Field Act, which stipulates school-specific requirements to ensure K-14 schools are built to some of the highest structural standards in the state. Both K-12 schools and community colleges receive their operational funding from the constitutional formula known as “Proposition 98.” See below for more information why this is significant for K-14 schools.

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## Major Jurisdictional Issues Aboard

The Permit mandates community colleges to perform roles that are well outside their statutorily-defined jurisdiction. Community colleges are not an “Authority Having Jurisdiction” to police, certify, or inspect pursuant to the Permit. Such a structure creates policy that is inherently unenforceable and ultimately contrary to the goals of the Permit. Colleges focus their attention and expertise on directly educating students, while hiring experts to perform a myriad of other functions within the law. This protects students, the Board of Trustees, and the Administration from the liability and risk associated with activities that are not central to nor within a college’s core educational mission.

Please see the attachment for specific references to the Permit sections identified below.

### *Community Colleges are Not Law Enforcement and Do Not Have Police Powers in Statute*

The Permit mandates community colleges to directly enforce the new stormwater program. Community colleges do not have the authority to detain violators, enforce codes, or assess fines for third-party violators. The Permit requires a community college to review and revise its ordinances, policies, and other regulatory mechanisms to “obtain legal authority [...] to reduce or eliminate pollutants discharging from its storm drain system pursuant to the requirements of this Order” [E1.1]. Community colleges do not have the executive powers to grant themselves legal authority. Policies adopted by a Board of Trustees help administer existing law and provide internal operational guidance; they cannot be used to expand authority. As written, this appears to require community colleges to pursue amendments to state law to grant such powers. The Permit also requires “responsible parties to promptly cease and desist discharging and cleanup and abate actual and threatened discharges” [E1.1.9]. A community college cannot compel compliance by responsible parties; this duty is the responsibility of an “Authority Having Jurisdiction.”

### *Community Colleges Cannot Train, Manage, or Regulate Third Parties*

The Permit mandates community colleges train, manage, and/or regulate entities with whom they would interact in the development and implementation of a stormwater management program. This is not within the jurisdiction of community colleges. For example, the Permit expects community colleges to provide education on construction and post-construction requirements to third parties such as developers and contractors [E2.3.2], and to “adequately train” third-party staff such as plan reviewers, stormwater inspectors, and code enforcement staff to implement the runoff control program [E5.5]. Community colleges do not have the capacity or the legal jurisdiction or wherewithal to ensure that third-party professionals are properly trained to perform their own professional duties.

### *Community Colleges Are Not Inspectors, Engineers, or Plan Reviewers*

The Permit mandates community colleges to perform duties that are typically within the jurisdiction of other professionals, such as inspectors, engineers, and plan reviewers. The Permit requires community colleges to “inspect” projects and “enforce the Permittee’s stormwater pollution prevention ordinance(s)” [E5.4.2]. It also stipulates that community colleges shall only “approve” projects that meet specific design standard criteria. However, community colleges do not approve projects; we hire engineers and design professionals to design projects that comply with all statutes and codes, such as the California Building Code et al. and the Education Code. The Division of the State Architect reviews and approves plans to ensure compliance with state requirements.

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### Exorbitant Costs Would Come at the Expense of Student Instruction and Success

The core mission of community colleges is to educate the future workforce of California, and the north star is the concept of “student success” – improving the rates of degrees, certificates, and transfers to four-year institutions. Unlike other local agencies, K-12 schools and community colleges cannot impose user fees to cover cost increases. If the state does not provide adequate additional funding to implement the costly provisions of a stormwater management program, colleges would have to divert Proposition 98 funds from classroom instruction, classified employees, student supports, and vital services that support disadvantaged students. This is untenable, especially at a time when the state faces a projected \$68 billion deficit in the coming fiscal year, and K-14 is bracing for potential reductions to the Proposition 98 Minimum Guarantee for funding.

Some colleges have local voter-approved bonds to construct and renovate critical facilities like classrooms, labs, and student centers. Most bonds are passed under the provisions of Proposition 39 (2000), requiring K-14 schools to provide voters with a list of projects that could be funded by the proceeds of a bond. Such project lists for previously-approved bonds do not include projects to implement this stormwater program. Additionally, colleges with local bonds have already completed extensive master plans outlining their community’s priorities for use of bond proceeds.

While some of the provisions in the permit would create capital costs, many are operational expenses that could not be funded by local bonds or other capital sources. This includes the hiring and training of internal staff and/or hiring external consultants to perform functions such as developing the multiple required plans and performing water quality tests. The Permit includes extensive requirements that would impact the operations and maintenance of a community college, including overly burdensome employee training requirements [E3.6] and inventories of activities and materials that could potentially discharge pollutants [E4.6].

Because there is no specific funding to do this, it would come at the expense of classroom instruction and other core educational priorities. Additionally, we question whether the existing consulting industry has the capacity to take on the work that would be generated by 115 community colleges and approximately 1,000 school districts with an estimated 10,000 sites.

Regarding the Public Education Program, we question why community colleges should create and implement a costly program to educate students and staff about stormwater, when most people on a community college campus already receive such education from the municipality in which they live. To create a duplicative education program at the expense of the community college’s *core* educational mission seems like a wasteful and misplaced use of taxpayer resources.

### Additional Issues

We have many additional concerns about the detailed provisions of the Permit. Below is a brief overview of some of these concerns.

*Design Standards are Overwhelmingly Prescriptive*

The Permit's design standards contained in "E6.7 Low Impact Development Design Standards" are too prescriptive and should be left to Subject Matter Experts (SMEs) to determine the best way to achieve specific policy goals. In particular, the potential runoff reduction measures contain overly-prescriptive specifications for items such as:

- Maximum paved and rooftop area that may drain into a single vegetated area [E6.7.4.1]
- Landscaping choices such as soil volume per estimated square foot of mature tree canopy, mulch layer specifications, and the prohibition on the use of dwarf and palm trees [E6.7.4.2]
- What types of pervious pavement systems can be used [E6.7.4.3]
- Green roofs [E6.7.4.4] (Note that green roofs are unsuitable for use on most community college buildings because they are prone to water infiltration that can lead to structural damage.)
- Minimum vegetation cover requirements at plant maturity for Bioretention Stormwater Control Measures [E6.7.6.1.a].


Landscape architects, engineers, and other design professionals should create design solutions that are unique to local conditions and standards, such as weather, water availability, climate, soil, topography, and other factors specific to each campus. While this section specifies measures that *may* be used, we believe it is a bad precedent to set stringent and restrictive standards that will inhibit the use of such tools if full compliance cannot be achieved.

*Implementation Timeline is Unreasonable*

Throughout the draft Permit, community colleges are required to achieve most items in one to three years, and some in five years. This timeline is overly aggressive and will be difficult if not impossible to achieve. With a large budget deficit looming, and a probable reduction in Proposition 98 Minimum Guarantee funding, K-14 schools will struggle to maintain their current level of educational service while likely receiving *less* funding from the state within the time period of implementation for this Permit.

We appreciate the opportunity to provide these comments, and look forward to continuing the conversation. We hope that a resolution can be found that addresses the important goal of clean water while recognizing the unique nature of schools and community colleges.

Sincerely,



Rebekah Kalleen  
CCFC Executive Director

cc: Mary Boyd, Municipal Storm Water Unit, State Water Resources Control Board  
Paul Levy, Municipal Stormwater Unit, State Water Resources Control Board

## ***Attachment***

### ***Sections Referenced from Informal Draft Attachment E – Provisions for Non-Traditional Small MS4 Permittees***

#### ***Community Colleges are Not Law Enforcement and Do Not Have Police Powers in Statute***

Examples include but are not limited to:

- E1.1 & E1.2 – Legal Authority – Renewal and New Permittees – This section indicates that a Permittee’s ordinances, policies, or other regulatory mechanisms shall be reviewed and revised to “obtain legal authority [...] to reduce or eliminate pollutants discharging from its storm drain system pursuant to the requirements of this Order” and shall include authority to prohibit dumping, non-stormwater discharges, and illegal connections to the Permittee’s storm drain system. Community colleges do not have the executive powers to grant themselves legal authority. Policies adopted by a Board of Trustees help implement existing law and provide internal operational guidance; they can’t be used to expand authority. As written, this appears to require community colleges to pursue amendments to state law to grant such powers. Absent this authority, community colleges cannot update their policies pursuant to this section.
- E1.1.9 – This section requires “responsible parties to promptly cease and desist discharging and cleanup and abate actual and threatened discharges,” with specific requirements outlined. These activities should be the job of an “Authority Having Jurisdiction” as a community college cannot compel compliance by responsible parties.

#### ***Community Colleges Cannot Train, Manage, or Regulate Third Parties***

Examples include but are not limited to:

- E2.3.2 – Construction and Post-Construction Education – This section requires the community college to “develop and implement a strategy to educate project proponents, designers, and implementors of Regulated Construction and Post Construction projects. This shall include providing training to “key stakeholders, including developers, contractors, construction site operators, and owner/builders on the Permittee’s post-construction requirements and permitting process.” Community colleges do not have the expertise or jurisdiction to provide such training.
- E5.5 – Permittee Construction Staff Training – This section indicates that “the Permittee shall ensure that all Permittee and Third-Party Plan Reviewers, Permitting, Stormwater Inspectors, and Code Enforcement staff” implementing the runoff control program are “adequately trained.” Community colleges do not have the capacity or the jurisdiction to ensure that third-party professionals such as Code Enforcement and inspectors are properly trained to perform their own professional duties.

#### ***Community Colleges Are Not Inspectors, Engineers, or Plan Reviewers***

- E5.4.2 – Construction Site Inspection – This section requires the Permittee to inspect all Regulated Construction Projects and “enforce the Permittee’s stormwater pollution prevention ordinance(s).” The section specifically identifies the minimum inspection requirements.

## ***Attachment***

Community colleges do not have the jurisdiction or legal authority to inspect projects in this manner, nor do they have the authority to “enforce” the program.

- E6.7 – Low Impact Development Design Standards – This section indicates that the “Permittee shall only approve projects that meet” specific design standard criteria. Community colleges do not approve projects; they hire engineers and design professionals to design projects that comply with all codes, such as the California Building Code, California Education Code, and other statutory requirements. These plans are reviewed and approved by the Division of the State Architect to ensure compliance with such requirements.

### *Exorbitant Costs Would come at the Expense of Student Instruction and Success*

Examples include but are not limited to:

- E3.6 – Illicit Discharge Detection and Elimination Staff Training – The Permittee shall “implement a biennial training program for all Permittee staff who, as part of their normal job responsibilities, may be notified of, come into contact with, or otherwise observe a spill, illicit discharge or illegal connection to the storm drain system.” There are additional requirements related to staff assessment and the timeline for conducting such training for new employees. Biennial training is onerous given the multitude of other training requirements for community college employees.
- E4.6 – Permittee Operations and Maintenance Activities – The Permittee “shall assess its operation and maintenance for potential discharge pollutants in stormwater,” with very prescriptive requirements outlined. The Permittee “shall identify all materials that could be discharged from each of these operation and maintenance activities, and the pollutant characteristics of the materials” and shall “develop, implement, and document best management practices” to “reduce or eliminate pollutants in stormwater and non-stormwater discharge.” This is excessive, especially given a lack of resources to complete these activities. This would come at the expense of other mission-critical operations, such as student-focused learning outcomes.

### *Design Standards are Overwhelmingly Prescriptive*

Below are examples of runoff reduction measures that may be used per “E6.7 Low Impact Development Design Standards.”

- E6.7.4.1 Impervious Connection to Vegetated Areas – This section sets maximum paved area and maximum rooftop area that may drain to a single vegetated area. This will present major design issues on campuses that have already been designed and built out. Such policy will exponentially impact inner city, urban, suburban, and low socio-economic areas. The section also states that “vegetated areas shall be [...] free of erosion,” which is not reasonable nor possible to achieve.
- E6.7.4.2 Interceptor Tree Planting and Preservation – This section is too prescriptive, with detailed descriptions about soil volume per estimated square foot of mature tree canopy, mulch layer specifications, etc. This section also indicates that “Dwarf, palm, and invasive species are not acceptable.” Some geographic or climate zonal regions of the state are significantly limited by the type of vegetation they can successfully grow. A duly licensed landscape architect should determine the appropriate specifications to achieve runoff reduction measures for a specific site.



### ***Attachment***

- E6.7.4.3 Pervious Pavement Systems – This section provides a specific definition of the types of systems that could be used. Specificity of this should be in due consideration of the unique soil classification at the respective site, informed by a soils report outlining the stratigraphy and soil mechanics. Lack of flexibility does not allow for consideration of unique variables on a school site.
- E6.7.4.4 Green Roofs – This section provides specifications for the use of green roofs. However, the permit should not provide design requirements to achieve this. Green roofs are cost prohibitive for many schools; they create significant additional maintenance obligations and impact insurance rates and overall insurability. They are prone to water infiltration that can lead to structural damage and/or failure. It should also be known that water infiltration is the preeminent claim for latent/patent defects associated with design.
- E6.7.6.1.a Selection of Permanent Stormwater Control Measures for Stormwater Retention and Treatment – This section states that Bioretention Stormwater Control Measures “shall be vegetated and include at least 51 percent vegetation cover at plant maturity.” It also provides specific requirements for Bioretention Stormwater Control Measures, such as specifications on minimum planting medium depth, sand mixtures, mulch, and more. Such details should be determined by engineering disciplines and landscape architects based on local conditions and standards. Such prescriptive policy implies compromise of the “standard of care” for design professionals.

## Agah, Hussain

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**From:** Division of the State Architect <DSACommunications@public.govdelivery.com>  
**Sent:** Wednesday, January 17, 2024 4:51 PM  
**To:** Agah, Hussain  
**Subject:** [EXTERNAL SENDER] Document Update: IR A-22 has been Revised and Updated



## Document Update: IR A-22 has been Revised and Updated

The Division of the State Architect (DSA) has revised [Interpretation of Regulations \(IR\) A-22: Construction Projects and Items Exempt from DSA Review](#). This IR clarifies when plans and specifications for alteration, reconstruction, or small new construction projects on existing public (K–12) school and community college sites are not required to be submitted to DSA for review and approval.

The construction cost thresholds in this IR have been increased in accordance with the Engineering News-Record's U.S. 20 City Construction Cost Index for 2024.

Items eligible for exemption from DSA review (Items 36 and 37 of the IR A-22 Appendix) have been updated for the 2022 California Administrative Code (CAC) as adopted by the 2022 Intervening Cycle.

Please direct any questions to Ryan Turner, Supervising Structural Engineer, Code and Standards Unit, at [ryan.turner@dgs.ca.gov](mailto:ryan.turner@dgs.ca.gov).

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GENERAL SERVICES

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# CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW

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**Disciplines:** Structural, Fire and Life Safety,  
Accessibility

**History:** Revised 01/17/24  
Original Issue 08/15/08

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Division of the State Architect (DSA) documents referenced within this publication are available on the [DSA Forms](#) or [DSA Publications](#) webpages.

## PURPOSE

This Interpretation of Regulations (IR) clarifies when plans and specifications for alteration, reconstruction or small new construction projects on existing public (K–12) school and community college sites are not required to be submitted to DSA for review and approval, and to clarify project inspection, testing and DSA construction oversight requirements for such projects. This IR is not applicable to state-owned or state-leased essential services facilities.

## BACKGROUND

Certain alteration, reconstruction or small new construction projects on existing public (K–12) school and community college sites, regardless of previous construction date, may be exempt from DSA plan review and approval and construction observation as described in this IR. **When authorizing construction of exempt projects, the school district assumes responsibility to assure compliance with all code provisions.** In authorizing and completing the design and construction of exempt projects, the school board assumes the responsibility for employing appropriately licensed architects or registered engineers to prepare the construction documents. The school district also assumes the responsibility for employing inspectors and laboratories to provide for the required testing and inspection of materials and work of construction.

For this IR, “design professional in responsible charge” or “design professional” shall mean the architect, structural engineer, or professional engineer (e.g., mechanical engineer for mechanical-only projects; electrical engineer for electrical-only projects) who is responsible for the completion of the project design work. Architects and engineers providing project design and/or construction oversight must be licensed to practice in California as required by the rules governing the licensing of architects and engineers and in accordance with *IR A-19: Design Professional’s Signature and Seal (Stamp) on Construction Documents*. See California Business and Professions Code Sections 6735 and 5535 through 5538.

DSA concurrence that a project is exempt is not required; however, written concurrence may be requested in accordance with DSA Procedure (*PR*) 14-02: *Exempt Concurrence*. Refer to Section 2.1.2 below for exempt items which are submitted as part of a larger project.

## 1. CALIFORNIA BUILDING STANDARDS CODE COMPLIANCE

All public school construction projects, including exempt projects, must comply with the currently effective Title 24, California Code of Regulations (CCR) as adopted and amended by the State Fire Marshal and DSA, or where denoted in this IR as adopted by the California Building Standards Commission (CBSC).

**Exception:** For reconstruction projects due to fire damage, Education Code, Section 17280 allows using construction documents approved for the original construction. (See *IR A-32: Partial Demolition* for additional information.) Reconstruction cost thresholds noted in Section 1.3.2 below apply. However, such work is considered an alteration project for Access Compliance (AC) requirements and will require access compliance review and approval.

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## CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW

**Note:** For the purposes of this IR, unless noted otherwise, project construction cost shall be the entire contracted scope of work, including exempt items (see *IR A-23: Construction Cost Reporting and DSA Fees* for DSA fees based on project construction costs).

### 1.1 “Access Only” Projects

Projects receiving only access compliance review and approval from DSA do not receive DSA construction oversight, nor certification. School districts should be aware this may lead to DSA approval difficulties for future projects relying on that prior completed construction work as an existing compliant path of travel (see *PR 15-01: Required Information for Path of Travel Upgrades on Construction Documents*) or unreasonable hardship determinations (see *IR 11B-10: Scoping and Path of Travel Upgrade Requirements for Facility Alteration, Addition and Structural Repair Projects*).

### 1.2 Project Exempt Based on Project Scope Regardless of Construction Cost and Subject to Title 24, CCR Adopted by CBSC

The work in Sections 1.2.1 through 1.2.3 below do not require DSA structural (SS) and fire and life safety (FLS) review and approval and construction oversight and are exempt from the Field Act. This work shall comply with all currently effective design, construction, inspection and material testing provisions of the CCR, Title 24, as adopted by CBSC. Plans and specifications shall be prepared by appropriately licensed architects or registered engineers. It is acceptable, though not required, to use DSA-certified inspectors and Laboratory Evaluation and Acceptance (LEA)-accepted laboratories to meet applicable verification requirements of materials and construction work; however, adequate testing and inspections must be provided per the CCR, Title 24, as adopted by CBSC.

**1.2.1** Structures or items not considered a school building per California Administrative Code (CAC), Section 4-314 and identified in the Appendix below. DSA access review may be required per the Appendix.

**1.2.2** Non-school structures per CAC Section 4-310 and maintenance of those structures. In accordance with CAC Section 4-310, a copy of the resolution passed by the school board shall be submitted to DSA, and the signage restricting pupil and teacher entry and stating the structure or building does not meet the structural standards imposed by law for earthquake safety shall be posted on these non-school structures. Additionally, measures shall be taken to prevent such use and prevent injuries to pupils or teachers as a result of collapse of such structures. Protection is most commonly provided utilizing fencing located a distance away from the structure’s perimeter at least equal to the structure height. DSA access compliance review may be required per the Appendix.

**1.2.3** Charter schools not funded under the Charter School Facilities Program (CSFP), administered by the Office of Public School Construction (OPSC), in accordance with DSA Policy (*PL*) 17-01: *Charter Schools Enforcement Jurisdiction*.

### 1.3 Project Exempt Based on Project Scope, and for Reconstruction and Alteration to School Buildings Project Cost, and Subject to Title 24, CCR Adopted by DSA

Unless otherwise noted, the work in Sections 1.3.1 through 1.3.3 below do not require DSA review and approval and construction oversight. However, this work shall comply with all currently effective design, construction, inspection and material testing provisions of Title 24, CCR, adopted by DSA. Construction documents shall be prepared appropriately by a California licensed or registered design professional and shall comply with Section 2 below. Inspection shall be performed by a DSA-certified project inspector. Material testing shall be performed by a laboratory accepted under the DSA LEA Program.

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## CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW

**1.3.1** Maintenance work per CAC Section 4-315 as defined in CAC Section 4-314.

**1.3.2** Reconstruction or alteration projects to school buildings less than specified construction cost thresholds.

**Note:** Site improvement projects and solar system installation or alteration projects, are not exempt under the construction cost threshold exemptions.

**1.3.2.1** SS, FLS and Access (AC) reconstruction or alteration projects not in excess of \$128,342 in cost for 2024 (adjusted annually per CAC Section 4-308 by using the first January issue of *Engineering News-Record's U.S. 20 City Construction Cost Index*).

**1.3.2.2** SS and FLS reconstruction or alteration projects in excess of \$128,342 but less than \$288,769 in cost for 2024 (adjusted annually per CAC Section 4-309(a) same as Section 1.3.2.1 above) when **all** of the following conditions are met:

**1.3.2.2.1** A California-registered structural engineer shall examine the project and prepare a written statement certifying that the project does not contain any work of a structural nature. Work of a structural nature includes modifications to the building structure and any new or changes to nonstructural components attached to the building structure that are required by the California Building Code (CBC) to resist structural loads, such as equipment, ceilings, partitions, cabinets, veneer, solar systems or elements, etc. The statement must attest that the work does not cause any alteration or reconstruction of structural elements nor trigger structural rehabilitation per CAC Section 4-309(c). This statement shall bear the signature and stamp or seal of the structural engineer and shall be filed with the appropriate DSA regional office.

**1.3.2.2.2** The design professional in responsible charge of the project shall prepare a statement certifying that the plans and specifications (1) contain no work that is regulated by the accessibility standards of Title 24, (2) contain no work that triggers accessibility upgrades to existing buildings or facilities and (3) meet all applicable fire and life safety standards. This statement shall bear the signature and stamp or seal of the design professional and shall be filed with the appropriate DSA regional office.

**1.3.2.2.3** Within 10 days of the project completion, a DSA-certified project inspector shall sign and submit a verified report, form *DSA 999: Inspection Verified Report for Projects Exempt from DSA Approval*, to DSA indicating that the completed project is in conformance with the plans and specifications. For other exempt alteration or reconstruction projects, form DSA 999 is **not** required.

### **1.3.2.3 Project Cost Determination**

For projects under Section 1.3.2 above, the construction cost shall be determined at the completion of project design (to be included on the form *DSA 1: Application for Approval of Plans and Specifications*) and at the completion of construction. If the final actual project cost exceeds the specified cost thresholds, the project is no longer exempt and will require submittal to DSA for approval and construction oversight.

For the purpose of determining project cost, the scope of the project shall be limited to construction on one site only.

In accordance with Education Code, Section 17280, the construction cost used in determining exemption from DSA review shall not include the cost of air-conditioning equipment (see **Note 1** below) and insulation materials (see **Note 2** below), and installation cost of such equipment and materials when such installation does not cause structural alterations (see **Note 3** below) to a school building (i.e., affects primary or secondary framing members). In cases where such installation causes structural alterations to a school building, the provisions of CAC Section 4-309 will apply and the project may require DSA review and approval.

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## CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW

### Note 1

For purposes of this provision, air-conditioning equipment includes heating, ventilation and air-conditioning (HVAC), air-conditioning units, heating units, or ventilation units, and does not include ductwork or utility services (i.e., electrical and/or gas service) to the equipment.

### Note 2

For purposes of this provision, insulation materials must be of the same type as previously installed in accordance with building standards.

### Note 3

For purposes of this provision, the exclusion of HVAC-related cost is valid only when a determination of no structural alteration is made by a California-registered structural engineer in accordance with requirements of Section 1.3.2.2.1 above.

#### 1.3.2.4 Subdivision of Projects Prohibited

Construction projects shall not be subdivided for the purpose of obtaining exemption from DSA review and approval.

**1.3.3** Certain partial demolition work identified in IR A-32 as exempt from DSA review.

#### 1.3.4 Projects Not Limited by Construction Costs

For projects in which the scope of work consists entirely of exempt structures or items not considered a school building or maintenance listed in the Appendix, the estimated construction cost limitations per CAC Sections 4-308 and 4-309(a) will not apply.

## 2. CONSTRUCTION PROJECTS AND ITEMS ELIGIBLE FOR EXEMPTION

Where indicated in Section 1 above, see Appendix for a list of construction projects and items eligible for exemption from DSA SS, FLS and/or AC plan review and approval and construction oversight. Footnotes clarify any special conditions.

**2.1** Items listed in the Appendix are exempt only when complying with one of the following:

**2.1.1** The item(s) constitutes the entire scope of a project.

**2.1.2** The item(s) is part of a set of plans submitted to DSA for approval for a larger school project and Section 2.1.2.1 below and, when applicable, Section 2.1.2.2 below are provided:

**2.1.2.1** A note on the construction documents stating the item(s) is “not part of the DSA approval.” Without this note, DSA will treat this item(s) as described in Section 3 below.

**2.1.2.2** For occupiable buildings identified in the Appendix, a letter by the school district board, superintendent, or facilities director acknowledging the item will not be approved or certified by DSA.

## 3. VOLUNTARY SUBMITTAL

This interpretation does not preclude a design professional or school district from choosing to submit plans and specifications for exempt projects defined in Section 1 above, with the appropriate fee, to DSA for review. Voluntary submittal of an exempt project or item will trigger full DSA plan review for code conformance and construction oversight, including inspections and materials testing.

## 4. EXEMPT PROJECT CERTIFICATION REQUIREMENTS

DSA will neither supervise nor certify the construction for exempt projects not submitted to DSA or for projects consisting of access compliance work only, and, except as noted in Section 1.3.2 above, the reporting requirements for certification of construction per the CAC will not be required to be submitted to DSA.

**CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW****Appendix – Construction Projects and Items Eligible for Exemption****Disclaimer**

If using assistive technology to read this document, please adjust your settings to recognize footnotes.

<b>Project Description</b>	<b>Is SS Review Required?</b>	<b>Is AC Review Required?</b>	<b>Is FLS Review Required?</b>	<b>IR Section Reference</b>
1. Cell or antenna towers and poles less than 35 ft. tall supported on grade (lighting poles, flag poles, poles supporting open mesh fences, etc.).	<b>No</b> <sup>7</sup>	<b>No</b>	<b>No</b> <sup>7, 18</sup>	<b>1.2.1</b>
2. Cell or antenna towers and poles 35 ft. tall or greater supported on grade.	<b>Yes</b> <sup>6</sup>	<b>No</b>	<b>Yes</b> <sup>18</sup>	-
3. Soil retaining walls less than four feet tall above the top of foundation without surcharge or a sloping backfill.	<b>No</b>	<b>No</b>	<b>No</b>	<b>1.2.1</b>
4. Baseball dugouts less than 250 sq.ft. of interior floor area with lightweight roof construction.	<b>No</b>	<b>Yes</b> <sup>1</sup>	<b>No</b>	<b>1.2.1, 2.1.2</b>
5. Ball walls or yard walls less than six feet above grade.	<b>No</b>	<b>Yes</b> <sup>4, 12</sup>	<b>No</b> <sup>18</sup>	<b>1.2.1</b>
6. The following free standing elements with apex less than eight feet above adjacent grade: signs, variable message signs and scoreboards.	<b>No</b>	<b>No</b> <sup>3</sup>	<b>No</b>	<b>1.2.1</b>
7. Solid clad fences of which the apex is less than eight feet above the highest adjacent grade and <b>not</b> constructed of concrete or masonry.	<b>No</b>	<b>Yes</b> <sup>4</sup>	<b>No</b> <sup>18</sup>	<b>1.2.1</b>
8. Bleachers and grandstands five rows of seats or less with the first row starting at ground level.	<b>No</b>	<b>Yes</b> <sup>2, 12</sup>	<b>No</b>	<b>1.2.1</b>
9. Ancillary accessory facilities to athletic fields (one-story, not over 250 sq.ft. of floor area, used for equipment storage [no fuel or flammable storage allowed, except that amount necessary for maintenance purposes and operation of equipment], toilets, snack bar, ticket booths, etc.).	<b>No</b>	<b>Yes</b> <sup>2, 12</sup>	<b>No</b>	<b>1.2.1, 2.1.2</b>
10. Playhouses less than 250 sq.ft. of floor area and playground equipment of any size.	<b>No</b> <sup>15</sup>	<b>Yes</b> <sup>2, 12</sup>	<b>No</b> <sup>25</sup>	<b>1.2.1, 2.1.2</b>
11. Open-mesh baseball backstops less than 35 ft. in height consisting of cantilevered pole systems.	<b>No</b> <sup>7</sup>	<b>Yes</b> <sup>4, 12</sup>	<b>No</b> <sup>7</sup>	<b>1.2.1</b>
12. Open-mesh fences less than 35 ft. in height or ornamental and security fencing with spaced rails and pickets less than eight feet in height not	<b>No</b> <sup>7</sup>	<b>Yes</b> <sup>4</sup>	<b>No</b> <sup>7, 18</sup>	<b>1.2.1</b>

**CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW**

<b>Project Description</b>	<b>Is SS Review Required?</b>	<b>Is AC Review Required?</b>	<b>Is FLS Review Required?</b>	<b>IR Section Reference</b>
affecting egress.				
13. New or replacement of exterior walking surfaces.	<b>No</b>	<b>Yes</b> <sup>12</sup>	<b>No</b> <sup>18</sup>	<b>1.2.1</b>
14. Landscaping consisting of vegetation, irrigation and ground cover.	<b>No</b>	<b>No</b> <sup>23</sup>	<b>No</b>	<b>1.2.1</b>
15. Replacement in-kind of mechanical (including, but not limited to, heating, ventilation, air-conditioning) and electrical units.	<b>No</b> <sup>9</sup>	<b>No</b> <sup>13, a</sup>	<b>No</b> <sup>9, b, c</sup>	<b>1.3.1</b>
16. Replacement of plumbing fixtures.	<b>No</b> <sup>9</sup>	<b>Yes</b> <sup>12</sup>	<b>No</b> <sup>9</sup>	<b>1.3.1</b>
17. Cosmetic maintenance work such as painting, wallpapering, etc., as defined in Title 24, Part 1, Section 4-314.	<b>No</b>	<b>No</b>	<b>No</b>	<b>1.3.1</b>
18a. Replacement of interior floor coverings of like material.	<b>No</b>	<b>No</b> <sup>32</sup>	<b>No</b>	<b>1.3.1</b>
18b. Replacement of interior floor coverings: change of floor material.	<b>No</b>	<b>Yes</b> <sup>33</sup>	<b>No</b>	<b>1.3.1</b>
19. Installation or replacement of synthetic (artificial turf) play fields or running tracks.	<b>No</b>	<b>Yes</b> <sup>12</sup>	<b>No</b>	<b>1.2.1</b>
20. Installation of new parking areas.	<b>No</b>	<b>Yes</b> <sup>12</sup>	<b>No</b> <sup>18</sup>	<b>1.2.1</b>
21a. Installation of new surface over existing parking areas (such as asphalt overlays or seal coat) last improved prior to January 1, 2014.	<b>No</b>	<b>Yes</b> <sup>34</sup>	<b>No</b> <sup>18, 26</sup>	<b>1.2.1</b>
21b. Installation of new surface over existing parking areas with matching striping (such as asphalt overlays or seal coat) last improved January 1, 2014 and later.	<b>No</b>	<b>No</b>	<b>No</b> <sup>18, 26</sup>	<b>1.2.1</b>
22. Removal and replacement of existing parking area surface.	<b>No</b>	<b>Yes</b>	<b>No</b> <sup>18, 26</sup>	<b>1.3.1</b>
23. Batting cages with open-mesh sidewalls and loose netting roof: batting cages consisting of cantilever poles with loose netting sidewalls and roofs.	<b>No</b>	<b>Yes</b> <sup>2, 12</sup>	<b>No</b>	<b>1.2.1, 2.1.2</b>
24. Reroofing with in-kind roof or "cool" roof or replacing with light-weight, non-metal, non-tile roof and insulation system.	<b>No</b> <sup>10</sup>	<b>No</b> <sup>11</sup>	<b>No</b> <sup>d</sup>	<b>1.3.1</b>
25. Weatherization/caulking.	<b>No</b>	<b>No</b> <sup>11</sup>	<b>No</b>	<b>1.3.1</b>
26. Window glazing replacement only (does not include the replacement of the window frame assembly or affect window operability, fire rating, or safety glazing).	<b>No</b>	<b>No</b> <sup>11</sup>	<b>No</b>	<b>1.3.1</b>



**CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW**

<b>Project Description</b>	<b>Is SS Review Required?</b>	<b>Is AC Review Required?</b>	<b>Is FLS Review Required?</b>	<b>IR Section Reference</b>
27. Window shading devices—window screens (applied to glazing only), and solar shading devices as furnishings and requiring no structural attachment.	<b>No</b>	<b>No<sup>a</sup></b>	<b>No<sup>27</sup></b>	<b>1.3.1</b>
28. Energy Management Systems.	<b>No</b>	<b>No<sup>13</sup></b>	<b>No</b>	<b>1.3.2</b>
29. Lighting upgrade of buildings: re-lamping, ballast replacement, luminaire replacement.	<b>No</b>	<b>No<sup>13, a</sup></b>	<b>No</b>	<b>1.3.1</b>
30. Crossarm and/or luminaire replacement on light poles greater than 35 ft in height.	<b>Yes<sup>6</sup></b>	<b>No<sup>13</sup></b>	<b>Yes<sup>6</sup></b>	<b>-</b>
31. Water-heating upgrades, not including solar thermal installations on roofs.	<b>No<sup>17</sup></b>	<b>No<sup>13</sup></b>	<b>No<sup>b</sup></b>	<b>1.3.1</b>
32. Small skylights, including tubular, installations for which no structural framing member is altered or penetrations of fire-resistance-rated assemblies.	<b>No<sup>14</sup></b>	<b>Yes<sup>12</sup></b>	<b>No</b>	<b>1.3.2</b>
33. Fire alarm systems: Includes new systems and replacements or alterations to existing systems.	<b>No</b>	<b>No<sup>8</sup></b>	<b>Yes<sup>8</sup></b>	<b>-</b>
34. Greenhouses, barns and materials or equipment storage sheds used exclusively for plant or animal production or protection and not used for classroom instruction.	<b>No<sup>20</sup></b>	<b>Yes<sup>12, 20</sup></b>	<b>No<sup>20</sup></b>	<b>1.2.1, 2.1.2</b>
35. Temporary student constructed structures not located within a building.	<b>No<sup>21</sup></b>	<b>No<sup>21</sup></b>	<b>No<sup>21</sup></b>	<b>1.2.1, 2.1.2</b>
36. Buildings or structures used solely for, warehouses and storage buildings, storing buses and minor mechanical equipment or for non-school use where such buildings or structures do not provide facilities for either pupils or teachers and are not intended to be entered by them as such for school purposes.	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>1.2.2, 2.1.2</b>
37. Residential dwelling units for teachers or district employees or their family, regardless of location; district-wide administrative buildings on locations separated from school sites.	<b>No<sup>19</sup></b>	<b>Yes<sup>19</sup></b>	<b>No<sup>19</sup></b>	<b>1.2.2, 2.1.2</b>
38. School-based health centers, social services, or support services qualifying under the provisions of Ed Code 17296.	<b>No<sup>19, 22</sup></b>	<b>Yes<sup>19, 24</sup></b>	<b>No<sup>19, 22</sup></b>	<b>1.2.2, 2.1.2</b>
39. Underground utility replacement in-kind of water piping and sewer (including,	<b>No<sup>30</sup></b>	<b>No<sup>29, 30</sup></b>	<b>No<sup>18, 30</sup></b>	<b>1.3.2</b>



**CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW**

<b>Project Description</b>	<b>Is SS Review Required?</b>	<b>Is AC Review Required?</b>	<b>Is FLS Review Required?</b>	<b>IR Section Reference</b>
but not limited to, septic tanks and leach fields).				
40. Site improvements <b>only</b> involving grading, fill placement, paving, storm drains, or other work <b>not</b> supporting structures <b>nor</b> involving their utilities.	<b>No</b> <sup>28</sup>	<b>Yes</b>	<b>No</b> <sup>18, 28</sup>	<b>1.2.1</b>
41. New installations or alterations to roof- or ground-mounted solar systems, elements, equipment, storage devices and associated utilities.	<b>Yes</b> <sup>31</sup>	<b>Yes</b> <sup>31</sup>	<b>Yes</b> <sup>31</sup>	<b>1.3.2</b>
42. Installation of or alteration to underground fire service water piping for fire hydrants or automatic fire protection systems.	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>1.3.2</b>
43. Installation of or alteration to underground conduits containing fire alarm system conductors or cables.	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>1.3.2</b>

## Notes:

1. Baseball dugouts of any size and construction are not exempt from AC review.
2. Required for all; specified area limits, height limits, or construction materials provide no exception for AC review.
3. AC review of variable message signs is required if scoping provisions of CBC Chapter 11B require compliance. Scoping provisions apply only to variable message signs for transportation facilities and buildings designed as emergency shelters.
4. AC review required to determine if an accessible route is affected by, required to the area, or crosses the installation of the wall, fence or gate.
5. Not used.
6. For any component, regardless of size, type, or cost, added to an existing tower or pole, the tower or pole and the component connection to the tower or pole will require DSA SS and FLS review. The cost exemptions of Section 1.3.2 above do not apply since this work is an addition and not an alteration. Installation of additional cellular equipment or replacement of existing cellular equipment mounted at grade will require DSA review unless the equipment is confined within an enclosed (fenced) area previously approved and certified by DSA for cell tower equipment, and the equipment is located a minimum distance from the fence equal to the height of the structure.
7. If open-mesh fences or backstops exceeding eight feet in height are clad with windscreens, slats, signs, or similar attachments, DSA SS and FLS review will be required.
8. Review of fire alarm system components that affect accessibility will be provided by DSA FLS staff as part of the FLS review process. AC review fees are not required.
9. Mechanical, electrical and plumbing unit replacement "in-kind" includes any or all units on a building when all of the following requirements are met:
  - Each new unit must be of equal or lesser weight to the existing unit being replaced, and weigh no greater than 2000 lbs.

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**CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW**

- Each new unit must be placed in the same location as the existing unit.
  - Each new unit must be placed without requiring alteration to the existing structural framing or altering existing supporting curb or platform. Exception: Adaptive metal curbs may be utilized provided the applied combined gravity plus lateral forces to the structure are not increased.
  - Each new unit must be placed without requiring alteration to the existing ceiling.
  - Each new unit must be placed without requiring replacement of ductwork, grilles, electrical components, etc.
10. Weight of new roof covering and insulation must not exceed the weight of the removed existing roof covering and insulation, except that “in-kind” replacement of tile roof systems will not be exempt and will require submission to DSA. Changes in roofing systems are limited to lightweight non-metal, non-tile roof and insulation systems; if such changes weigh significantly less than the previous roofing system, the change shall be considered an alteration, not maintenance, and the cost thresholds in Section 1.3.2 above apply. Applications of an in-kind second roofing layer may be exempt provided the additional layer does not exceed the weight of the original roofing material. Note: If dry-rot or other issue requiring structural repair is found during a reroofing only project, such repair shall be considered an alteration, not maintenance, and the repair shall be considered in cost thresholds in Section 1.3.2 above.
11. Considered normal maintenance.
12. Defined as an alteration per CBC Chapter 2; therefore, work is subject to *path of travel* improvements per CBC Section 11B-202.4.
13. Work consisting of changes to mechanical and electrical systems only are not subject to *path of travel* improvements. Structural improvements related to mechanical and electrical system installations do trigger access compliance review and *path of travel* improvements.
14. The installation of tubular or small skylights (2 ft. x 2 ft. max.) in which no structural framing member is altered shall be exempt unless the number of skylights would cause more than 5 percent of the roof diaphragm to be removed.
15. SS review is required for shade canopies that are provided by the playground equipment manufacturer as a feature integral with playground equipment unless both the following requirements are satisfied:
- Plan area of shade canopy does not exceed 120 sq.ft.. Where individual elements (e.g., sails) overlap or make up a larger canopy, the square footage used in the exemption determination is the sum of each separate element with no discount for overlapping area, and
  - Shade canopy design provides a dedicated structure (independent but not necessarily separate) to the ground that does not rely on playground equipment for vertical support.
- When not eligible for exemption from SS review, shade canopies integral with playground equipment are permitted to be a deferred submittal. All members, components and connections in the load path(s) resisting the code-prescribed forces applied to the shade canopy shall be evaluated (e.g., foundation, columns, poles, shade support members, etc.). Other playground equipment components (e.g., platforms, slides, climbing walls, etc.) outside these load paths and not directly supporting the shade canopy need not be reviewed.

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**CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW**

16. Not used.
17. Tankless systems exceeding 20 pounds located in any location are NOT exempt from DSA SS review.
18. Noted item, including gates, shall not impede egress or reduce required egress width, or be located in, or impede designated fire lane(s) or emergency access routes.
19. Upon completion, such structures are not used for school purposes nor intended to be entered by pupils, teachers or school employees for school purposes.
20. Small groups of pupils and teachers may enter these structures for short periods of time.
21. Upon completion, such structures are not used for school purposes nor intended to be entered by pupils, teachers or school employees for school purposes. These structures shall not remain onsite for more than 90 days following completion, unless all provisions of CAC Section 4-310 are met.
22. Proof of qualification from other agencies and copy of building permit from the local building official shall be provided to DSA prior to start of construction.
23. Landscape only projects are exempt from DSA review. See Section 1 above. Projects submitted to DSA for review that have landscape elements must submit a form *DSA 1-L: Outdoor Water Use Self-Certification of Landscape Irrigation Design and Documentation*.
24. If completely privately-funded, see footnote 22. If ANY school funds are provided, AC review is required.
25. FLS review is required when playhouses or structures are placed within building(s) protected by automatic sprinkler systems.
26. FLS review is required where reconfiguration or restriping of parking lots incorporate fire apparatus access routes (fire lanes).
27. Shading devices and films shall not be applied to fire-resistance-rated glazing.
28. Refer to *IR A-9: Site Improvements for School Building Projects* for additional information and requirements.
29. Paved surfaces that are part of an accessible route shall be subject to AC review.
30. New or replacement water supply wells require DSA review and approval.
31. Installation of new and alterations to existing solar systems are not exempt from DSA review. The cost exemptions of Section 1.3.2 above do not apply since this work is an addition and not an alteration. See *IR 16-8: Solar Photovoltaic and Thermal Systems Review and Approval Requirements* for structural and fire and life safety, and *IR 11B-9: Accessibility Requirements for Solar Photovoltaic Systems at School Sites* for access compliance pertaining to solar systems.
32. A change in floor material from like product to like product does not require access review by DSA. The school district is still required to comply with federal law and CBC which requires *path of travel* improvements to be undertaken.
33. A change in floor material from the product installed (i.e., carpet to vinyl tile) will require AC review. *Path of travel* improvements are also required.
34. AC review is required due to CBC changes effective January 1, 2014 which requires 1 van accessible space for every six accessible spaces. Per CBC Section 11B-202.4 Exception 5, *path of travel* improvements are not required.

Code requirements related to the exemption or non-exemption:

- a. Controls require compliance with the operable parts requirements of CBC Chapter 11B.

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## CONSTRUCTION PROJECTS AND ITEMS EXEMPT FROM DSA REVIEW

- b. Fuel-burning appliances/equipment shall not be located in, or have direct communication with classrooms.
- c. Ensure automatic shutoff of HVAC units where CFM exceeds 2000 (see California Mechanical Code).
- d. For buildings and structures located within a designated hazardous fire area, all roof materials and assemblies shall have Class A fire hazard classification.

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### REFERENCES:

California Code of Regulations (CCR) Title 24

Part 1: California Administrative Code (CAC), Sections 4-306, 4-308, 4-309, 4-310, 4-314, 4-315, 4-406, 5-102

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This IR is intended for use by DSA staff and by design professionals to promote statewide consistency for review and approval of plans and specifications as well as construction oversight of projects within the jurisdiction of DSA, which includes State of California public schools (K–12), community colleges and state-owned or state-leased essential services buildings. This IR indicates an acceptable method for achieving compliance with applicable codes and regulations, although other methods proposed by design professionals may be considered by DSA.

This IR is subject to revision at any time. Please check DSA's website for currently effective IRs. Only IRs listed on the webpage at [www.dgs.ca.gov/dsa/publications](http://www.dgs.ca.gov/dsa/publications) at the time of project application submittal to DSA are considered applicable.

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# **POLICY: COMMUNITY COLLEGE STUDENT HOUSING PROJECTS SUBMITTED TO DSA**

Division of the State Architect (DSA) documents referenced within this publication are available on the [DSA Forms](#) or [DSA Publications](#) webpages.

## **DISCIPLINE(S)**

Structural Safety, Fire and Life Safety, Accessibility.

## **PURPOSE**

This policy document is provided to inform the decisions of community college districts (CCD) regarding student housing projects.

## **BACKGROUND**

AB 358 (Chapter 83, Statutes of 2023) amended Education Code (EDC) 81050.5 which exempts student housing provided by a CCD from DSA plan approval and construction oversight required under EDC Article 7 and Article 8, commonly known as the Field Act, and access compliance plan approval requirements under Government Code (GOV) 4453. DSA authority for fire and life safety plan review and approval under GOV 14963 was not addressed in AB 358. Under the new law, the CCD can elect to submit to DSA for plan approval.

### **1. EARLY PROJECT PLANNING: SELECTION OF JURISDICTION**

The selection of jurisdiction should occur early in project planning and be informed by this policy, project location, program, and design criteria.

**1.1** The following CCD student housing projects are **not** exempt from DSA approval and construction oversight:

- Student housing projects that contain programmatic areas that will be utilized by the CCD for educational purposes.
- Student housing projects that contain shared spaces such as dining facilities or other support services that are offered to all students of the CCD.

**1.2** The statutory requirements of the EDC only exempt the residential building from DSA review, approval, and construction oversight. Student housing projects co-located on a campus with other Field Act structures are required to submit site development work for the project, including utilities, to DSA for review, approval, and construction oversight if such work extends beyond five feet from the building footprint. DSA advises a pre-application meeting to confirm areas of the CCD student housing project for which DSA retains jurisdiction.

**1.3** EDC 81160 specifies that any building that is not constructed in accordance with Article 7 and was not repaired, reconstructed, or replaced in accordance with Article 8 requires a public notice stating that the building does not meet the structural standards imposed by law for earthquake safety. For the protection of students and faculty on the campus, DSA will enforce this requirement, or a measure of equivalent means, for CCD student housing projects that do not meet Field Act requirements.

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## COMMUNITY COLLEGE STUDENT HOUSING PROJECTS SUBMITTED TO DSA

**1.4** CCD projects under DSA jurisdiction are exempt from local requirements. CCD student housing projects submitted to the local jurisdiction for review, approval, and construction inspection may be subject to the following requirements:

- Local planning process
- Local impact fees
- Local building code amendments
- Local energy ordinances
- CALGreen residential mandatory measures
- Scheduling of inspections
- Issuance of a Certificate of Occupancy

### **2. CCD STUDENT HOUSING PROJECTS SUBMITTED TO DSA AFTER JANUARY 1, 2024**

CCD student housing projects submitted to DSA for review will be reviewed for structural safety, fire and life safety, and access compliance requirements, except for projects submitted for access compliance only review as described in Section 3 of this document.

**2.1** DSA approval and certification of a CCD student housing project confirms compliance with Field Act requirements, including but not limited to the enhanced structural safety requirements (DSA-SS CBC amendments), and continuous inspection during construction by a DSA-certified Project Inspector.

**2.2** If a CCD student housing project submitted to DSA elects to conform to the alternate structural safety requirements (DSA-SS/CC CBC amendments) in accordance with EDC 81050.5, then DSA approval and certification will confirm compliance with the alternate requirements.

### **3. CCD STUDENT HOUSING PROJECTS SUBMITTED TO THE LOCAL JURISDICTION**

CCD student housing projects submitted to the local jurisdiction will have all building disciplines within the footprint of the building reviewed by the local jurisdiction, including fire and life safety review.

**3.1** CCD student housing projects that are not, or will not be in the future, co-located on a site with other Field Act structures will have site development work reviewed by the local jurisdiction.

**3.2** CCD student housing projects must meet the California Building Code Chapter 11B accessibility requirements for *housing at a place of education* and *public housing*. Prior to AB 358, DSA had sole jurisdiction for access compliance for student housing projects at public educational institutions. To ensure access compliance, CCD student housing projects submitted to the local jurisdiction may also be submitted for concurrent access compliance-only plan approval by DSA.

**3.2.1** Access compliance only projects shall be submitted to the DSA regional office in the region the project resides through the regular project submission process including payment of applicable fees.

**3.2.2** Projects submitted for access compliance-only review by DSA are not eligible for certification.

**3.2.3** DSA will not hold approval of the access compliance only project awaiting approval by the local jurisdiction, nor will DSA require the concurrence of the local jurisdiction.

**3.2.4** DSA will not engage with the local jurisdiction to resolve issues of differing interpretation and such responsibility will remain with the architect of record.

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## COMMUNITY COLLEGE STUDENT HOUSING PROJECTS SUBMITTED TO DSA

### ADDITIONAL RESOURCES:

Bill text: [AB 358: Community College Student Housing](#)

Access Compliance Resources:

[DSA Academy](#): Housing at a Place of Public Education.

This on-demand course is an overview of federal and state regulations, guidelines, and standards for housing at a place of education that is also public housing. Attendees will understand how to analyze and apply the CBC regulations for accessibility to projects that are newly constructed housing at a place of public education. The session will also compare the CBC to the ADA and FHA requirements for accessibility of housing at a place of public education. Lastly, attendees will understand how to analyze and apply the CBC regulations for accessibility to alterations and additions to housing at a place of public education, including path of travel improvements.

[DSA IR 11B-11: Bathrooms in Newly Constructed Housing Facilities for Undergraduate Students at a Public School, College or University](#)

Bathrooms in Newly Constructed Housing Facilities for Undergraduate Students at a Public School, College, or University.

[DSA Access Compliance Reference Materials](#)

Including the Access Compliance Advisory Manual and the Guide to Public Housing.

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### REFERENCES:

Education Code section 81050.5

Government Code section 4453

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A DSA Policy is a formally established set of governing statements based on law and code objectives, addressing any aspect of DSA's review and approval of plans and specifications and construction oversight programs that is not clearly addressed by code. A Policy also may specify administrative or technical requirements that are not yet addressed within Title 24 but are deemed important and necessary to fulfill code objectives in advance of adoption into the code.