

Facilities Planning and Development Council

*September 29, 2022
Zoom Conference Call
10:00a.m. – 11:30a.m.*

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

- A. August 25, 2022

III. FACILITIES PLANNING UPDATES

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

IV. COVID-19 AND FACILITIES IMPACTS

- A. Construction under COVID-19

V. PROJECT UPDATES

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

VI. OTHERS

- A. Facilities Dedications Events (Ground Breaking & Grand Opening)

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

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

VIII. GUESTS

- A. None



FACILITIES PLANNING and DEVELOPMENT COUNCIL

August 25, 2022 Zoom Conference Call

10:00a.m. – 11:30a.m.

MEETING MINUTES

MEMBERS AND ATTENDEES:

Name	Title	Present YES/NO
Majd Askar	Moreno Valley College – Vice President Business Services	YES
Ron Kirkpatrick	Moreno Valley College – Director of Facilities M&O	YES
Robert Fontaine	Moreno Valley College – Faculty Representative, CTA/AS	YES
Monica Hernandez	Moreno Valley College – Faculty Representative, CTA/AS	NO
TBD	Moreno Valley College – Classified Representative, CSEA	NO
Michael Collins	Norco College – Vice President Business Services	NO
TBD	Norco College – Director of Facilities M&O	NO
Travonne Bell	Norco College – Manager of Facilities, Grounds, & Utilization	YES
Kimberly Bell	Norco College – Faculty Representative, Academic Senate	YES
TBD	Norco College – Classified Representative, CSEA	NO
Robert Beebe	Riverside City College – Director of Facilities M&O	YES
Krystin Mendez	Riverside City College – Assistant Director of Facilities M&O	YES
TBD	Riverside City College – Faculty Representative, CTA/AS	NO
Laneshia Judon	Riverside City College – Faculty Representative, CTA/AS (Rotating)	NO
Don Wilcoxson	Riverside City College – Faculty Representative, CTA/AS (Rotating)	NO
TBD	Riverside City College – Faculty Representative, CTA/AS (Rotating)	NO
TBD	Riverside City College – Classified Representative, CSEA	NO
Misty Griffin	District – Director of Business Services	NO
Susanne Ma	District – Director of IT, Infrastructure and Systems	YES
Beiwei Tu	District – Director of Risk Management	NO
Rochelle Durant	District – Student Trustee	NO
Hussain Agah	District – Associate Vice Chancellor, FPD	YES
Mehran Mohtasham	District – Director of Capital Planning	YES
Bart Doering	District – Facilities Development Director	YES
Myra Nava	District – Facilities Planning Specialist, Support Services	YES
Janna Accomando	District – Facilities Planning Specialist, Accounting	NO
Evelyn Ault	District – FPD (Recorder)	YES
Ann Volz	Guest – Volz Company	YES
Ted Risher	Guest – The Scion Group	YES
Michael Oliphant	Guest – The Scion Group	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 July 28, 2022 Meeting Minutes by Askar. Second by Mohtasham.

ACTION: *None*

III. FACILITIES PLANNING UPDATES

A. Facilities Master Plans Updates

1. **MVC:** The College's facilities master plan (FMP) was BOT approved in June 2019. **No update.**
The college's comprehensive master plan (E/PMF) was BOT approved in August 2021.
2. **NC:** The College's facilities master plan (FMP) was BOT approved in June 2019. **No update.**
3. **RCC:** The College's facilities master plan (FMP) was BOT approved in December 2018. **No update.**
4. **District Unified FMPs:** The district-wide unified FMP's prioritized projects list "preliminary" was posted under the District website, including project descriptions and conceptual budgets. **No update.**
 - i. Agah stated that the District Unified FMP's will need to be updated regularly and should reflect the Educational/Facilities Master Plan updates.

B. CCCC'O Facilities Planning Update:

1. **Five-Year Capital Construction Plans (5YCCP) & Capital Outlay Program:**
 - i. **2022 Five-Year CCP:** The 5YCCP was submitted to the June BOT and to the state by the deadline of August 1, 2022. The state did not require hard copies to be mailed and asked to receive all documents by email. The District 5YCCP will be presented to BOT on June 14, 2022. The 5YCCP included the following submissions with updated projects budgets that reflect today's market condition and updated schedule for when it will be funded:
 - ii. **RCC:**
 - a) New FPP – Cosmetology Project (Growth).
 - b) IPPs – 1. Visual Arts Complex (Phase I) (Growth); 2. Advanced Technology (Growth); 3. MLK Modernization.
 - iii. **MVC:**
 - a) Revised FPP Library Learning Resource Center (Growth).
 - b) IPPs – 1. Biological & Physical Sciences (Growth); 2. Kinesiology, Athletics (Growth); 3. Ben Clark Training Center Education Center Building Phase II (Growth) and is lining up as a standalone FPP next year; 4. Fine & Performing Arts Complex (Growth).
 - iv. **NC:**
 - a) New FPP – Library Learning Resource Center and Student Services (Growth).
 - b) IPPs – 1. STEM Phase I (Growth); 2. Student Services Welcome Center (Growth); 3. Social & Behavioral Science Phase I (Growth).

ACTION: *None*

- v. **State Capital Outlay Re-categorization and Prioritization (New Scoring Methodology):** All FPPs submitted in 2022's 5YCCP for consideration for the 2024/2025 spending plan will be scored using the new metrics. The DOF approval requires 25% local contribution for FPPs. Colleges' FPPs are not eligible for hardship waivers.

ACTION:

- *No update*

- 2. **Building Naming Reconciliation:** FPD will be working with colleges to reconcile the building names in FUSION and college Live 25 system to reflect FTES and FTEF.

ACTION:

- *No update*

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

- i. **2021-2022:** Agah stated the district received \$14.1M, \$10.5 towards scheduled maintenance and \$3.6 towards instructional support. Griffin stated the funding has been split by the current year BAM allocation.
- ii. Mohtasham stated that 5Y Instructional Support Plan was submitted to the state on December 13, 2021.
- iii. **2022-2023:** The district is receiving \$19M for Scheduled Maintenance and Instructional Support. That is less than what was anticipated because the state has a formula for distribution, it increased the base allocation from \$2M to \$4M. Then the additional criteria was based on the FTES. Two categories were added, the Renewable Energy "Solar"/Battery and the Energy Efficiency projects. Due dates to submit Scheduled Maintenance Certifications, PFP, 5 Year Scheduled Maintenance Plan will be October 24, 2022. Nava received the preliminary MVC plan; the final allocation may change their plan.
- iv. RCCD contacted the state and requested an increase to the permit and soft cost elements on the SM form, the CCCC'O accepted the changes and it was updated in the call letter for the entire system.

ACTION:

- *Streamline the PPIP process so administering the program will be more efficient; identify SM funds for the Solar/BESS project and allocate the remainder to the colleges' SM funds*

4. **Space Inventory (SI)**

- i. **2022 SI Submittal:** The current SI reports from FUSION were sent to the colleges with a deadline of August 31, 2022 to make any changes. Alma Strategies has requested a meeting with the colleges. FPD reached out to the colleges before that meeting to determine if there were specific questions about their SI reports. The State due date is October 3, 2022. Nava provided an update on the status for each college.

ACTION:

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

5. **Facilities Conditions Assessment (FCA)**

- i. Agah requested that the colleges use the FCA for the development of the 5-Year Schedule Maintenance Plan. NC stated the assessments have not been used yet. RCC uses it as a database and has not used the assessment as yet. Agah has recommended that these databases be used for 5YSMP.
- ii. Nava stated the Facilities Condition Assessment scores on the FCI will affect the scoring on the modernization projects as well as the FTES.
- iii. A strategy to complete the floor plan updates is being discussed for all the colleges. FPD will update all of the floorplans in FUSION with help from the colleges.
- iv. Nava stated the district is far down on the state's list, the assessment may be scheduled in late 2023. The state will send an update when they have a better timeframe.

ACTION:

- *No update*

C. Policies and Procedures:**1. Board/Administrative Policies:**

- Under the Public Contract Code 20651 during a bid process the communication protocol guidelines must be followed and the college should direct vendors/bidders to Purchasing (in writing) to avoid interference.

2. Land Use Development and Public-Private-Partnership

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

ACTION:

- *The Scion Group is helping the District with the new BP/AP regarding land use development & Public-private-development. No Update*

3. Milestone Signoff Documents:

- Doering reviewed and described the **Capital Construction Project Design Milestone** form and the **Certificate of Substantial Completion Milestone** form. The Capital Construction Project Design Milestone form shows all stakeholders involved and will be utilized for larger projects to approve the design and moves the project from one phase to another. The Certificate of Substantial Completion Milestone form lets the college know that the construction contracts show they are substantially complete and the building can begin to be occupied. It is a contractual requirement and is the last step in getting the project closed out. A similar form will be developed for a CM Multi Prime.

ACTION:

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

4. Prequalification List and Process:

- 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.
- Construction Services:** FPD has established a process to prequalify general contractors/primes in compliance with Public Contract Code section 20651.5 that requires a public agency like RCCD to establish a procedure to include a standardized questionnaire, financial statement, and an appeals process.
- CUPCCCA:** Vendors can register for a prequalification on Purchasing's website throughout the year.
- Professional Services Qualification Process:** Agah shared the PowerPoint presentation for the new transparent boilerplate qualification RFQ/P process that was formulated to prequalify professional services such as CM's, architects and specialty consultants. The RFQ/P has specific questions for specific trades and services, and specific scoring for each. The process is tailored to specific projects using a standard scoring metrics and includes the appropriate agreement as part of the packet. Interviews of the three to five highest scoring proposals will be conducted. A committee will be formulated each time and will be asked to look at all of the qualifications independently. The committee will be provided with pre-RFQ/P training.
- Vendors Debrief:** FPD has provided debriefs with many vendors that have not been selected. They want to know what the criteria is. The process is always explained, the selection criteria is reviewed, and the diverse committee members is discussed with objective review and selection approach. They are all told that the committee's decision is not a personal decision, and previous work with the District is not a guarantee of selection.

ACTION:

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

5. Consultants Engagement Process:

- Askar/Agah discussed and presented the prequalified consultant engagement process in alignment with the District BP/AP and best practices as follows:
 - 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.
 - Over \$25,000 to \$99,100:** 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.
 - Over \$99,100:** 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.
- The administrative policy, regarding the process, will also be developed.
- Askar reviewed the internal process for obtaining quotes using prequalified lists. The BP/AP talks about the different thresholds but does not include the section for professional services.

ACTION:

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

6. Sustainability & Climate Action Policies:

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

D. Long-Term Capital Facilities Program

- The LTCFP was BOT approved on March 17, 2020. Some budget has been identified for the critical mission plans: Sustainability initiatives, integrated energy and infrastructure.
 - Agah stated the NC Center for Human Performance & Kinesiology Capital Facilities project is in the preliminary planning phase, FPD provided the 2011/12 design standard to DLR group. Using an outdated design specification is a concern. The goal is to update the district standard and college design guidelines, it requires approximately \$150,000-\$250,000 to complete depending on the level of detail. VCBFS has added this item to the District Strategic Plan request. FPD can work with the college to use the standard as a guideline.
 - Collins stated NC will utilize the same standards that were used on the Veterans Resource Center project.
 - Ma stated the cabling specifications have not changed too much, they are not that outdated, and the networking equipment has been quoted per project, so it is ok. The only problem is the room size, the rack changes and what technology is planned to be in the room.

ACTION:

- **No update**

2. Total Cost of Ownership (TCO):

- Agah stated that the district will be working with the colleges to develop a TCO prototype metrics districtwide. The TCO is a requirement for Accreditation, and GO Bond and best practices. It will capture all utilities, scheduled maintenance, capital renewal, custodial and grounds, staffing requirements for new funded/approved projects, cradle to grave concept. It is recommended to use APPA Standards.
 - Agah stated that part of DLR's sustainability scope of work and deliverables is to help the district create a TCO prototype.
- Mohtasham stated FPD is working with DLR and District IT to determine how the TCO and Energy dashboards can be migrated from the DLR iCloud server to the District's iCloud server.
- The TCO dashboard is up and running, the TCO requires some modification so another meeting will be scheduled by the end of September 2022 to finalize all of the times in the TCO model. Then next step is to migrate the

application from DLR's website to the district's network. The final TCO dashboard should be completed before the end of 2022.

ACTION:

- *A meeting with Coast CCD, FPD, the colleges and DLR is being considered*

E. Climate Action and Sustainability Stewardship (SCAP)

1. Districtwide Sustainability & Environmental Responsibility Planning Update:

- The committee resumed meetings for 2022. The committee discussed the charge, mission and vision of the District Sustainability Committee, discussed the proposed change to some of the language and began reviewing the details of each of the impact areas (Decarbonization/Climate Justice, Water/Ecosystem, Waste/Procurement, Academic, Engagement, Health/Wellbeing, Resiliency, Trust/Transparency), and develop specific goals, objectives, measures, metrics and milestone for each one of them.
- SCAP development updates were provided to the Board of Trustees on June 14, 2022.
- Reminders were sent to the colleges to review the plan, the draft has been formalized and is under review, and only a few comments have been received. A meeting will be scheduled for the SCAP Page Turn for the committee to provide their input.
- The plan is about 85% complete. Some meetings have been requested with the committee to finalize the plan and submit to the BOT in November 2022.

ACTION: *Complete the SCAP and present to the board for approval in December 2022.*

2. Solar Planning Initiative (Solar Plan):

- The project is in the procurement phase (GC 4217).
- The CEQA consultant, Dudek, filed all exemptions for the solar projects and was approved by BOT in August 2021. The initial/feasibility assessments on the hillsides site require a Mitigated Negative Declaration (MND).
- The Solar Planning Committee selected Total Energies, formerly SunPower. Contract negotiations are ongoing for approximately \$29M to do all of the solar system and battery storage across five sites - BCTC, MVC, NC, RCC and district office. A negotiations meeting occurred on July 5, 2022.
- The loan won't be secured until the District reached an agreement with TotalEnergies and submit the design-build contract to the board for approval.
- Total Energies continues to work on the electrical audit at CAADO, CSA and Norco College. There is no electrical audit required at RCC and MVC due to the tie in to the 12KV Loop. A meeting with SCE was requested regarding MVC and NC equipment to see if it is owned by the college and maintained by SCE and to see if permission is needed to tap into that equipment. There has been no response to the request.
- FPD is meeting with SCE and TotalEnergies to complete due diligence and schedule surveys like Topo and Geo on the campuses to devise a plan for the construction. FPD has requested information from Riverside Public Utilities that TotalEnergies needs to complete the contract negotiations and be able to complete a contract. CEQA is in place but are waiting to get feedback from the Tribes. Feedback from DTSC is needed for final approval.
- The financial analysis was provided to VC Brown, he is working to get the funding in place. Our legal and general council will meet to review the draft design build energy service agreement.

ACTION:

- *Recommend a successful design-build solar provider to BOT in October or November 2022; present DTSC CEQA to BOT in October or November 2022; begin design and construction*

3. Energy Management and Dashboard:

- Agah provided an update regarding the dashboard as part of the Integrated Energy Master Plan. DLR had the framework for the dashboard a couple of weeks ago.

- ii. The Energy Calculations from the last year will be submitted to the state on January 27, 2022. The usage for the last fiscal year was calculated and the data was entered into the reports provided to the council.
- iii. Mohtasham stated the process is more than 95% done in regards to collecting the information and doing the meter mapping. There are some unknown metering and feedback from the campuses that is needed. DLR put together a draft dashboard. FPD is working collectively with the District IT on the Dashboard and how it will be hosted in our system.

ACTION:

- *Complete an interactive dashboard for the district. **No update***

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

- i. The final report was submitted to the State at the end of October 2021. The District is waiting for the grant application in spring to submit the project and design application for up to \$1.0 million in grant funding.
- ii. Harris discussed the disadvantages for students in trying to afford to buy cars and that the Carsharing program will be a great opportunity for everyone.
- iii. Agah discussed the potential grants (EV Charge Ready) where the utility companies will fund all of the infrastructure to get EV charging stations. There is a pilot program that will be used as a case study that provides full or significant funding from the utility companies. That is for MVC and NC. The same thing will be explored with RPU for RCC in the future.

ACTION:

- ***No update***

5. On-Bill Financing (CCC/IOU) & Energy Audits:

- i. This California Community Colleges/Investor Owned Utilities (CCC/IOU) program is under the state Chancellor's office umbrella. It is an opportunity to provide an energy audit to the college facilities to determine suitable energy efficient projects from SCE and SCG. The on-bill-financing has no obligation or contract between the district and SCE and SCG. The advantage is the zero financing for items over \$250,000. Anything under \$250,000 can be part of the incentives, it would pay up to \$4M for electrical and \$2M for gas upgrades for each campus and can be paid back in ten years. Some processes and procedures must occur before the on-bill financing happens. The utility company requires a survey and energy audit of the building systems at each college to determine deficiencies. When approved by the utility company the deficiencies identified can be converted to a project and paid for by the utility company, if the college does not have the funds. The program would replace chillers, boilers, HVAC, lighting, controls, etc., and pay for installation, equipment, and commissioning. The program was discussed with the Directors of Facilities at the kick-off meeting that occurred on March 29, 2021.
- ii. Agah stated this is still an opportunity for the district if some of the projects will qualify and can take advantage of this program. FPD spoke to NC and DLR about the Central Plant and some outdated chillers. This program could qualify the chiller upgrade. DLR visited the NC site as part of the Sustainability effort and should be able to identify the cost and the best economic way of doing this project.

ACTION:

- ***No update***

F. Students Housing

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

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

- ii. The Scion Group completed the initial student housing survey, market demand analysis and financial modeling for MVC, Norco and Riverside City College. Final (DRAFT) reports were provided to the colleges for review and comments.
- iii. Scion Group provided a PowerPoint presentation on Student Housing and answered questions from the council.

ACTION:

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

2. SB 169 Affordable Student Housing Grant Program:

- i. The State budget has \$2B identified for UC, CSU and California Community Colleges for student housing.
- ii. Agah provided an update and stated SB169 was signed by the governor on September 23, 2021, to provide \$2B for affordable student housing grant program. The guidelines were provided on October 12, 2021, the application was submitted on the October 31, 2021 due date. The funding will assist with feasibility and financial studies and preliminary planning. The application was provided in the minutes and the SB169 forms were reviewed by Agah.
- iii. On March 1, 2022 the District received a notification that the DOF has recommended the approval of the feasibility and planning applications for the three colleges in the total amount of \$1.6 million. RCCD will have access to the \$1.6 million as of July 1, 2022 for the student housing planning at each college.
- iv. The district engaged The Scion Group as a student housing advisory consultant and project manager as well as HED Architects to assist the colleges with the construction grant applications.

ACTION:

- *Submit the construction application by the due date October 2022*

G. Legislative and Regulations Updates:

- i. **School Bonds:** Agah provided an update regarding AB-75 and SB-22 that places a new “potential” state school bond on the November 2022 ballot. Nobody knows yet how much that statewide bond would be, and it could bundle K-12 with CCD’s, CSU’s and the UC System. AB-75 and SB-22 will not go to the November 2022 ballot due to the surplus funding. The state allocation of Prop 51 for the statewide bond has been diminished and already allocated. The next window for the statewide bond will be 2024.
- ii. **Student Housing:** There are two bills, AB1602 that discusses the revolving loan fund in the amount of \$5B for 2022/23 for zero interest rate, and AB1764 that discusses the need for exemption of community college student housing from DSA requirements and for colleges to provide data about students and their needs for housing.
- iii. **Classroom Air Quality and Ventilation Requirements:** If approved, AB2232 bill would have two provisions; the first requires Community College Districts and other school districts to conduct a comprehensive HVAC inspection every 5 years and provide an HVAC Test Technician report to identify the inefficiencies in the HVAC system for classrooms, offices, etc. The second requires installation of CO2 monitors in all classrooms. The funding source is not known at this time.
- iv. **CEQA Exempt for Student and Faculty Housing:** If approved, SB886 bill provides a CEQA Exemption for qualifying student and faculty housing projects that could be approved.

ACTION:

- *No update*

IV. COVID-19 IMPACTS (FACE-TO-FACE INSTRUCTION, CONSTRUCTION)**A. Impact of BOT Resolution No. 02-21/22 COVID-19 Vaccination Mandate on Construction**

1. Agah stated that the BOT removed the vaccination requirement and the Cleared4 monitoring. Thus, the district and colleges are no longer requesting it from vendors. However, when there is construction operations at district sites, the contractors will comply with OSHA requirements which has provisions regarding COVID-19.

ACTION:

- *No update*

B. Safety and Risk Management

1. Tu provided additional information related to AB 685. Timely notifications of positive COVID-19 cases is crucial and required by the colleges and contractors. The need to respect each person's privacy is very important; no identification regarding who is positive is allowed to be shared.
2. Tu discussed the threshold for JPA reporting when starting a new project. A project questionnaire is needed to keep JPA informed so they can put the project in the profile, especially when the project is complete. Expensive projects, if over \$25M, need to go to the underwriter.
3. Tu stated there is a grant from the insurance carrier to mitigate property risk, a matching fund of up to \$25K.

ACTION:

- *No update*

C. Construction under COVID-19

1. Doering stated the issue is supply chains, they are out of product and cannot keep up with demand and staff is down. It takes 6–7 months to receive product so orders are being placed early. Receiving furniture orders has also been an issue.
2. Ma stated effective December 1, 2021 pricing is going up 7% for networking equipment.

ACTION:

- *The District continues to connect with other districts and industry partners to seek feedback/updates. No updates*

V. PROJECT UPDATES**A. Master Projects List/Calendar/Capital Project Summary Form**

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

ACTION:

- *No Update*

B. Division of the State Architects (DSA)

1. Agah provided a DSA regulations update regarding IR A-22 and IR A-9 for School Site Improvements and Project Exception. Even if a project is DSA "exempt", it still needs to comply with Title 24 and CA Building Code regardless of project size to avoid any liability and comply with the State codes.
2. 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.
3. Mohtasham reviewed "revised" IR A-22 and stated there are two changes submitted: 1) Threshold increase to \$119,230 and 2) Two items for the playground canopy. Mohtasham shared the details of the playground canopy requirements.

ACTION:

- *No Update*

C. Capital Projects Status Report

1. Riverside City College:

- i. **RCC Life Science/Physical Science Reconstruction Project:** Based on the schedule, construction should begin in September 2022. Approval from DOF was received for the Working Drawings and the job walk occurred on June 30, 2022. Bids were received on July 19, 2022. The project is still on schedule and within budget, Alternates #1 and #2 were approved. After the August 16 BOT all documentations were sent to the State, we are waiting to receive approval from DOF to issue the Notice to Proceed to the GC lowest bidder. Construction can begin after the NTP is issued, potentially by end of September or early October 2022.

ACTION: *None*

- ii. **Gomez ADA Phase 2 Campus Improvement Project:** The project is funded by General Funds and 2021/22 SM Funds. FPD sent the City of Riverside an email identifying the areas they are responsible for. FPD worked with the college to coordinate the laydown area and construction sequencing. FPD is working with contractor, the IOR is on site and is trying to get work done before school starts.

ACTION: *None*

- iii. **Digital Library Building STEM Engagement Center:** This is a \$5,000,000 project locally funded from RCC General Funds. It will renovate the existing Digital Library to become a STEM Engagement Center. It is a priority 1 item in the FMP. DSA approval is expected in September/October 2022. The project is still under review by DSA, comments have been received, and Gensler was on site to verify more items for DSA to respond back to, hope to get DSA approval by early October 2022 and start construction after TSS is moved to the newly renovated Financial Services Building.

ACTION:

- *Receive DSA approval; receive priority list from the college*

- iv. **Makerspace at Digital Library:** This is not a DSA project, however, due to the critical nature of the project FPD is working to expedite and help the college move forward. The project is on schedule. It is under construction and the IOR is onsite. Some of the items have a long lead-time, the order is being placed as soon as possible and should be complete by mid October 2022.

ACTION:

- *Provide furniture contract details to user group*

- v. **RCC Printing Press:** The contractor completed the work, the area is ready for the printer to be delivered in mid-September/October 2022. The electrical work was completed however, it did not pass the electrical engineer's inspection. The project was scheduled to be done, the contractor had a problem with the supplier, Graybar who said it will be several months before they could get the correct parts delivered. RCC provided the contractor an email to use against Graybar citing activation of liquidated damages (LD) at \$250/day and that the LD would be activated if they did not get the parts delivered. In the timeframe that Graybar stated, that would amount to \$16,000. Graybar's subcontractor informed RCC they will have everything delivered by the end of this week.

ACTION:

- *No update*

- vi. **TSS Staff Relocation:** This is a DSA project. TSS staff are scheduled to move into the old Financial Services building. This project is a secondary effect of the Digital Library STEM Engagement Center. It is on the same 12 KV loop as the Printing Press project. It will have a modular outside of the Tech area. The key component is that occupants must be moved into TSS before any construction can start on the STEM Engagement Center project. FPD is researching the possibility of the project being funded with Scheduled Maintenance funds based on the

design. Received DSA approval. The project and project budget is scheduled to be submitted to the September 20 BOT for approval, DSA approval was received. Now a GC and CM can be prequalified and construction can begin.

ACTION: *None*

- vii. **Football Field and Running Track Replacement (Feasibility Studies):** The feasibility studies architect will provide scope of work, physical options for the project, DSA ADA requirements and design and estimated total cost of the project. Three options were presented to the college to review. The three options included the cost estimates to provide a good understanding of what the project will cost before moving forward. The goal is to have a project completion date of August 15, 2023. The architect has been selected and the project has moved into design with the user group. The project will go to the September 20 BOT for approval. If DSA approval can be received by the end of November, materials orders can be placed in late December and early January 2023 to meet the deadlines and open the fields by August 30, 2023.

ACTION: *This is a critical mission project to RCCD Tigers and it has been prioritized and moving concurrently with the design, procuring materials and prequalifying contractors.*

2. Moreno Valley College

- i. **Student Services Renovation:** This is a DSA project and funded through Measure C. The Renovated Student Services Building will be available for the relocation of student services programs currently located in the temporary structures within the Parkside Complex, such as Human Services, Health Services, Food Bank, and Veterans Resource Center. The total ASF is 9,000. The project was submitted to DSA on May 25, 2022, it received partial comment only. Received DSA comments and responded back. DSA is asking for additional changes at the parking lot that was approved for the Welcome Center to comply with a new code. Approval is anticipated by the end of September 2022 then the project can move forward with the bidding process. The RFP to select a Construction Management firm is being finalized.

ACTION:

- *Conduct a final review of the budget after DSA approval is received*
- ii. **BCTC Education Building (Phase I):** The project is currently 89% complete and is on schedule. The furniture is in; move-in is scheduled for September 12, 2022. The IT equipment has been delivered. District IT is scheduled to install their equipment on August 11, 2022. Change orders are being worked on to ensure the project stays on budget. Some issues with SCE have been resolved; HVAC should be online by the end of the week; furniture installation is expected to be completed August 30, 2022.

ACTION: *Building turnover by September 16, 2022.*

3. Norco College:

- i. **Early Childhood Center Project at Stokoe:** The project is moving forward, there is an agreement between the college and Alvord USD regarding the next steps. FPD is working with Dr. Collins and Dr. Fleming to keep the project going and to begin the design as soon as possible. Going through the design phase and programming at this time. When complete a preliminary design will be provided to the team. A Site visit occurred on July 19, 2022 and included the District, Norco College, Westberg White Architect, RCOE and Alvord District stakeholders. A meeting to review the plans and go over the design occurred the second week of August 2022 to complete the programming and submit to DSA. The plans will be ready within 3 – 4 weeks and will be shared with the user groups.

ACTION: *None*

- ii. **Center for Human Performance & Kinesiology Project:** The project is in the design phase (preliminary plans and programming). The project is over budget by \$13 million due to the state construction budget shortfall that did not address the ongoing inflation and utilizing outdated cost estimating models and other FUSION restrictions. FPD has contacted the DOF and the State Chancellor's office about the actual project cost. The project is still pending approval by the DOF. Preliminary plans were submitted to the state in late December 2021, approval to start developing the working drawings is still needed. DTSC results from the Dudek survey were received, questions regarding the survey were sent back to DTSC to receive their feedback and be implemented as the sole management plan. CEQA will be completed then mitigation measures will be received as suggested by Dudek for the Tribes consultation. A last design meeting with the committee was conducted, the VE plans were provided to the Cabinet on March 21, 2022. The new budget includes the rest of the design, which is the WD phase, however we still have not received the authorization to move on with the working drawings. Waiting to receive feedback from the state regarding the release the next round of funding so the working drawings can move forward and the project can proceed with the design and DSA approval. The architect stated that the drawings need to be submitted by December 2022 or the project will have to comply with the new 2023 building code, which has requirements that are more stringent and are more costly.

ACTION:

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

D. Scheduled Maintenance Projects Updates

1. **Moreno Valley College:**
 - i. **Review the SM Project Log and report DSA projects**
2. **Norco College:**
 - i. **Review the SM Project Log and report DSA projects**
3. **Riverside City College:**
 - i. **Review the SM Project Log and report DSA projects**

VI. OTHERS**A. Integrated Waste Management**

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

ACTION:

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

B. District Strategic Planning Council (DSPC)

1. FPDC membership has been formed pending representatives from the CSEA.

ACTION:

- ***No update***

C. Parking/Traffic Study, RCC, & Districtwide

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

ACTION:

- *No update*

D. Norco College Fuel Cell

1. NC is paying Doosan \$120,000 a year to maintain a Fuel Cell at the college and keep it running efficiently. The removal of the NC Fuel Cell is in the Solar Planning RFQ/P that is being issued. That cost of the removal can be a separate discussion. DLR has been tasked to provide an engineering study on the fuel cell and its negative impact to the college in alignment with the District Sustainability and Climate Action Plan. The Fuel Cell is being included in the District Solar procurement. It is believed that the system is probably at the end of its life span and the recommendation by the team will be to remove it.

ACTION:

- *Discuss the removal of the fuel cell and the negative impact it has had on the college. No update*

E. Facilities Use Fees

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

ACTION:

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

F. Projects Groundbreaking & Grand Opening Ceremonies

1. Agah provided updates on upcoming groundbreaking & grand opening ceremonies.
 - i. BCTC Education Building (Phase 1) Grand Opening Ceremony: October 7, 2022

ACTION: *None*

VII. NEW ITEM(S)

A. Districtwide Wireless Project

1. Ma provided details regarding the District outdoor wireless projects that are continuing. IT is engaging the college's Directors during the process to ensure the work is being conducted appropriately and respectfully on each campus. The indoor component will be conducted at a later date.

B. Gifting Public Funds

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

End of Meeting Minutes-

Facilities Planning & Development Projects Status Update Report

September 29, 2022

Updated by: Bart Doering
Mehran Mohtasham
Janna Accomando
Myra Nava

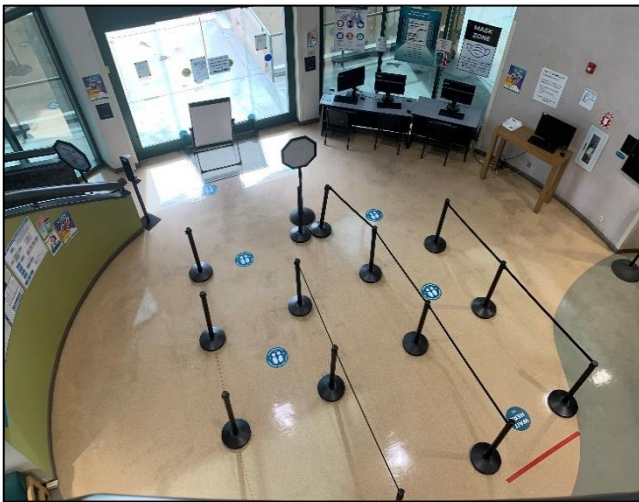
MVC Student Services Renovation

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

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

Project Status In December 2021, the college approved adding the STU 101 (lecture hall, 2,888 sq. feet) on the first floor to be added to the project scope of work to be renovated for the Food Bank and Clothing Closet. 19Six architect postponed the DSA submission by 8 weeks and worked with the user group to design the new space. Site walk was completed on January 21, 2022. The added scope added \$1.5M to the overall project cost. The user groups approved the new design/space programs for the added scope. The Architect is working on construction drawings. Received first round of VE items, up to \$300K, the architect and the CM are working on additional VE items as well as completing the first floor 50% CD plans for the added scope. The final VE items will be reviewed during the week of April 25, 2022. The Plans were submitted to DSA on May 25, 2022 and received DSA comments. Working with 19Six in order to respond back and obtain approval by October 2022. Next Step: send RFP out to select a CM for the project construction phase.

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



MVC Student Engagement Center Projects

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

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

Project Status: HGA Architect provided 90% CD plans. Based on their recommendation, this project does not need DSA review. The committee reviewed the final plans and had a page turn with the MVC Facilities/IT team in February 2022. Received 100% CD plans and provided comments to HGA to revise and resend by April 20, 2022. Next Step: Bid out the project and finalize the furniture selection. The College Leadership Team reviewed the documents and advised to remove the SAS 224 from the bid package as there is available space in the New Welcome Center that can be utilized for the same purpose of the engagement center. This action will allow the college to keep the existing classroom in the SAS building. HGA sent the revised plans, they have been routed to IT and then purchasing for

bidding. Expected start date of renovation is mid-October 2022. Due to the change in the design per college feedback, project is on hold to determine the changes.

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

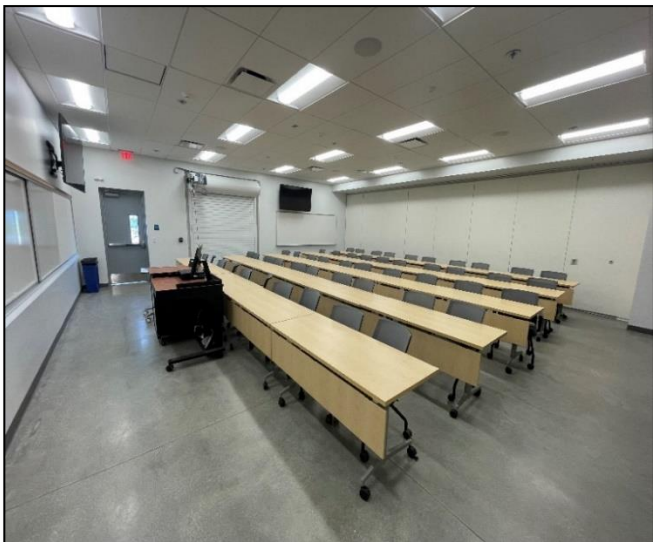
MVC BCTC Education Center Building (Phase I)

Project Description: The Education Building Ph.1 facility is designed to provide an educational training facility including Administration of Justice, EMT, Fire Technology, and Homeland Security programs in a new classroom, lab, office, and other student and faculty support spaces.

Project Manager:	Bart Doering	Fund Allocation:	Measure C: \$13,000,000
Architect & DSA:	SVA Architects, DSA	Project Phase:	Construction (99%)
Duration:	14 months	Delivery Method:	CM Multi-Prime, CW Driver

Project Status: Finishing hydroseeding, HVAC/Trash bin metal gates are being installed. Contractor is working on punch list items and finishing up remaining change order work. CM preparing final closeout documents.

Issues: Delay in start of construction from September 1, 2021 to September 15, 2021 due to CEQA requirement on monitoring burrowing owl prior to the start of construction. The concrete Masonry Unit (CMU) contractor has notified C.W. Driver that they will not be able to complete their work in the contract timeframe. C.W. Driver issued notice to the contractor for a recovery schedule and worked with the contractor to extend the duration to two weeks. WMWD added costs for inspections causing usage cost to come in higher than expected. There is a delay in electrical switch gear arrival. CM is looking at alternates for temporary power until switch gear can arrive.



MVC Organic Chemistry Lab

Project Description: This project is designed to address the loss of students at MVC due to the absence of organic chemistry labs; students take these classes at other CCDs and do not return to MVC.

Project Manager:	Mehran M.	Fund Allocation:	TBD
Architect & DSA:	TBD	Project Phase:	Initial Project Placement
Duration:	TBD	Delivery Method:	TBD

Project Status: FPD developed a schematic design, the building size is based on the college's academic requirements of 34 students. FPD placed the building on the campus site plan per the college, identified areas and discussed pros and cons for each location with the college. FPD to develop a rough order of magnitude (soft and hard cost) and a schedule milestone after receiving all of the college's requirements. The District needs to hire an architect to begin the design studies. Project is on hold until a funding source is allocated.

MVC Humanities SAS Security Installation

Project Description: Replace the non-working security panel in the MVC Humanities building and install new door contacts and motion detectors in all hallways. Replace the Student Academic Services alarm panel and re-wire all of the doors/motion detectors from the C-CURE 9000 to the new DMP security panel.

Project Manager:	Bart Doering	Fund Allocation:	Scheduled Maintenance \$100,000
Architect & DSA:	District Design	Project Phase:	Construction 100%
Duration:	21 days	Delivery Method:	C-10

Project Status: The project is finished.

Issues: Security devices on backorder. Not sure when the products will be delivered.

MVC College Park Project

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

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

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

Issues: Original agreement wasn't clear on responsibility, or costs.

Norco Early Childhood Center Project at Stokoe

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

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

Project Status: Site visits were conducted with Alvord District, RCCD, Norco College staff and faculty, as well as WW Architects. Meetings have been scheduled with Alvord USD, RCOE and NC user group; space programming meetings have been scheduled. The architect received feedback from the NC faculty. Alvord and RCOE are working on preliminary plans. An IT meeting occurred on April 18, 2022 with the NC faculty/staff and the District IT to discuss the IT requirement for the project. Conducted site walk with Alvord IT/Facilities and Admiin, RCOE, Head Start, Norco College Faculty, RCCD IT and FPD, and the Westberg White Architect team on July 19, 2022. Received very useful information during the site visit. Additional user group meetings added to the calendar until end of November 2022. Design is in progress.

Issues: None

Norco Center for Human Performance & Kinesiology

Project Description: The Norco College has been in existence since 1993 and over the past 20 years the campus has not been able to provide a comprehensive Physical Education Program because of a lack of space. This project constructs a 55,081 gsf/ 39,282 asf Center for Human Performance and Kinesiology at the Norco College campus. The building spaces include 1,500 asf of lab for Kinesiology, 1,140 asf of office, 33,710 asf in Physical Education spaces and 2,932 asf in other space. The project scope includes all code required site development and utilities for

the building. The new Center for Human Performance and Kinesiology Building will replace the 5,020 gsf #13 CTR Applied & Comp Tech building, the 3,360 gsf #14 Multipurpose W1 & W2 building, and the 1,920 gsf #24 West End Quad W8 Building.

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

Project Status: 100% DD plans will be done by Mid-March and will be reviewed by the cabinet and the user group. Dudek completed field survey, the results were sent to DTSC by February 20, 2022. GEO technical report has been submitted to the CGS for their review and received comments from CGS, revised version will be submitted by mid-October 2022. Received approval on Prelim Plans and move on Working Drawings from DOF. DLR will resume the design and is scheduled to submit to DSA in April 2023.

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



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

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

Project Manager:	Mehran Mohtasham / Bart Doering	Fund Allocation:	State: \$28,977,000 Measure C: \$6,100,563 RCC GF: \$3,059,437
Architect & DSA:	19.6 Architects / DSA	Project Phase:	GC Contract Phase
Duration:	51 months (overall)	Delivery Method:	D-B-B

Project Status: Received 5 bids on July 19, 2022. Based on the lowest bid, the project is within the budget. In addition, it is feasible to accept Alternate No. 1 and 2 in the bid package and still be within the budget via the received lowest Bid. The lowest bidder was BOT approved at the August 16, 2022 board meeting. Received DOF approval to proceed with construction. The construction will start the first week of October.

Issues: The project requires mandatory structural seismic upgrades due to California Administrative Code that required additional budget which was not included in the original FPP total project cost. The college has been appraised. FPD has informed the State Chancellor Office about the structural issue, and after submitting official request for additional funds to the state, received a verbal confirmation in January 2021 that the State will provide 76.24% of the requested amount and the rest shall be provide by local funds. The CEQA report noted the mural as a historical item in the building which is located on the exterior south wall of the Life Science building. The cost estimate based on 100% CD plans was over by \$377K and the CM and 19Six provided VE items. The college approved some of the items and after applying the savings, the project is over budget by \$190K. Received DSA comments on October 21, 2021, 19Six team is working to respond to the comments. DSA final approval is estimated to be received by the end of January 2022.



RCC Football Field and Track Replacement

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

Project Manager:	Mehran Mohtasham	Fund Allocation:	TBD
Architect & DSA:	Gensler (Feasibility Study)/DSA	Project Phase:	Feasibility Study Phase
Duration:	28 Months	Delivery Method:	D-B-B

Project Status During the kick-off meeting with LPA on August 26, 2022 the committee voted for Astro-Turf for the football field and Mondo for the track. Design is in progress. Geo tech survey is scheduled on September 23 and 24, 2022. Working on additional info for Topo survey.

Issues: There is no budget for this project and the college needs an estimated total project cost in order to see if it's feasible to move forward with this project.



RCC Throwing Sports Project

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

Project Manager:	Robert Beebe	Fund Allocation:	College Local Fund
Architect & DSA:	LPA / DSA	Project Phase:	Planning
Duration:	1 Year	Delivery Method:	D-B-B

Project Status: The college obtained the approval for the project and project budget at the BOT on September 20, 2022. After September 15, 2022 LPA will continue working on the CD plans and submit to DSA. The 2022/23 Scheduled Maintenance fund is allocated to be used for this project. Estimated project cost: \$2M. LPA will continue working on CD drawing in order to submit to DSA.

Issues: The recent estimate is \$2M.



RCC Digital Library STEM Engagement Center Project

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

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

Project Status: The Chancellor and Dr. Anderson supported the removal of the KRSS/Media Distribution space from the DL lower level to provide more space for STEM engagement center. Gensler provided renderings and 3D floor plans on December 3, 2021 to the user group and received good comments. Meetings with the user group will continue in January and February 2022 to go over AV/IT and FF&E items. Gensler provided a project cost estimate, the project was over by \$450K. After reviewing VE items, the project estimated cost is within the budget at this time. Gensler submitted the DD plans to DSA for review on April 4, 2022. DSA provided comments, Gensler will prepare a response by the end of July 2022. Expected to received DSA approval in November 2022. Old Financial Services has to be remodeled for TSS relocation first before we can start construction at Digital Library for Stem Engagement Center.

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

RCC Old Financial Services Renovation for TSS

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

Project Manager:	Robert Beebe	Fund Allocation:	General Fund
Architect & DSA:	SGH/DSA	Project Phase:	Bidding Phase
Duration:	12 Month	Delivery Method:	D-B-B

Project Status: Received DSA Approval on July 19, 2022. BOT approved the project budget on September 21, 2022. Next step: send RFP to select a CM and start the construction.

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

District RCC Gomez Case Ph. IV

Project Description: This project is the completion (last phase) of the RCC Gomez case. These ADA barriers include-inaccessible pedestrian paths of travel from bus stops to buildings throughout the campus; inadequate restrooms clear floor space located throughout the campus; steep slopes and heavy doors; campus parking, improper signage, missing designated ADA accessible parking spaces; doors with inadequate strike side clearance and requiring excessive force to open.

Project Manager:	Bart Doering	Fund Allocation:	Scheduled Maintenance, Worker's Comp, GL&P \$1.2M
Architect & DSA:	Westberg White & DSA	Project Phase:	Construction 11%
Duration:	9 months	Delivery Method:	General Contract

Project Status: The contractor is currently working on several areas on the campus. Landis auditorium seating is being removed to allow for two new ADA seating areas. In Parking lot "E" the existing planter section has been removed in preparation for new ADA sidewalk and curb. Contractor has laid out the new ADA ramp next to the elevator near ceramics.



RCC Makerspace Project at the Digital Library

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

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

Project Status: Construction began on July 22, 2022. Anticipated completion is end of October 2022 due to shortage of supplies.

Issues:

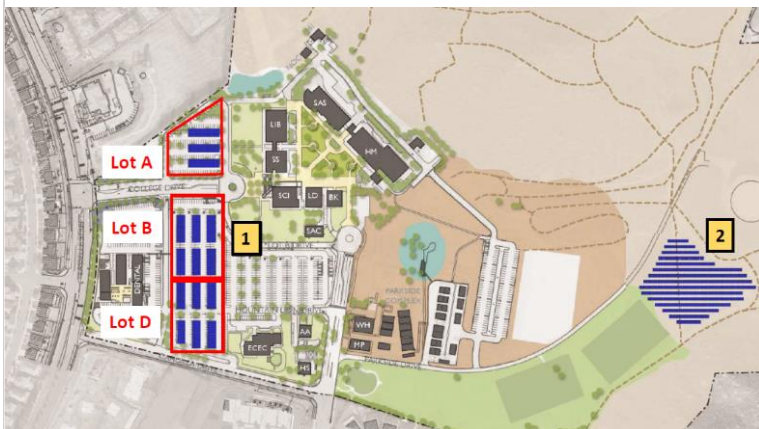
District Solar PLanning Initiative

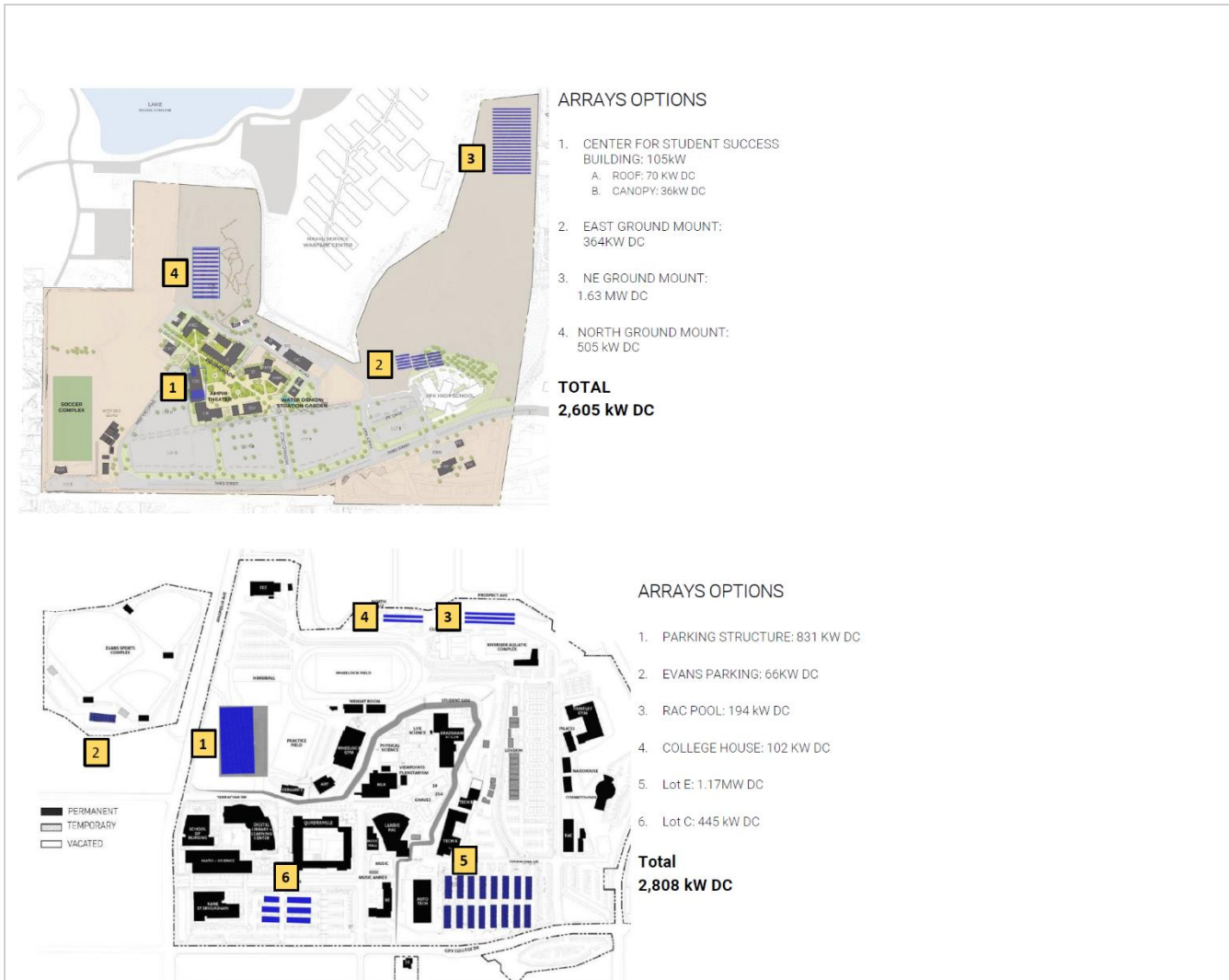
Project Description: The solar planning initiative is in alignment with the District board policy 5775, sustainability and environmental responsibility. The outcome will be a Districtwide Solar Plan (including battery storage) that aligns with the strategic planning objectives to achieve economic, social,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

Project Manager:	Hussain A / Mehran M / Bart D	Fund Allocation:	Loan/Finance Option
Architect & DSA:	DLR Group / DSA	Project Phase:	Feasibility and Planning
Duration:	TBD	Delivery Method:	D-B

Project Status: Negotiations with TotalEnergies continues. The firm is conducting several surveys, such as the electrical audit and soils testing, at the campuses to provide final pricing.

Issues: Complete evaluation and finalize scoring; start contract negotiations.





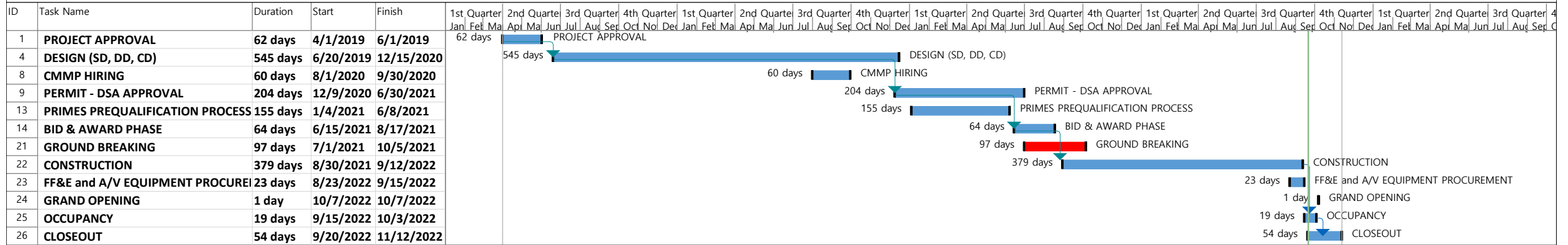
Notes:

- 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 - BEN CLARK TRAINING CENTER - EDUCATION CENTER BUILDING (PH. 1)

(MEASURE C - \$13,000,000)



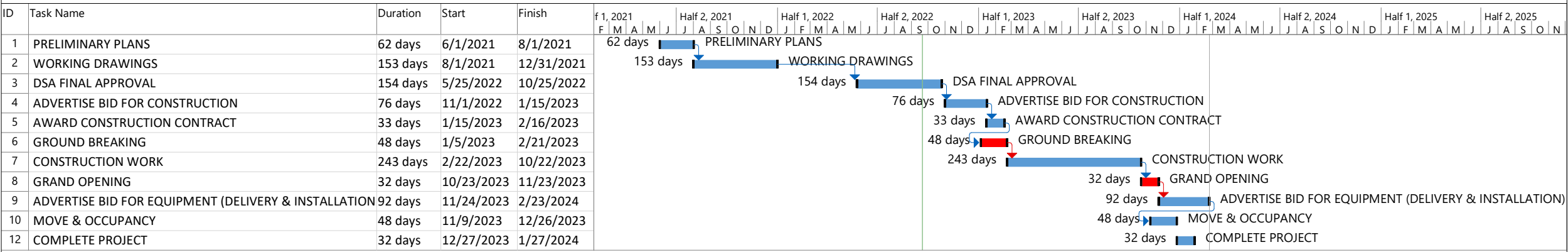
Project: MVC - BCTC - EDUCATION CENTER BUILDING (PH.1)
Date: 9/21/2022



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 - Student Services Renovation

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



Project: MVC - Student Services Renovation
Date: 9/21/2022

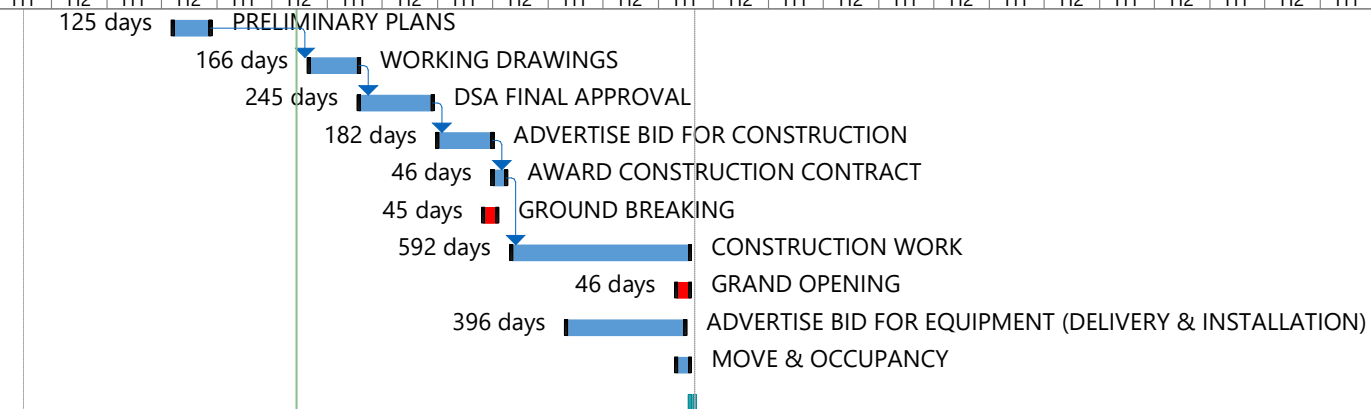


Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

NORCO COLLEGE - CENTER FOR HUMAN PERFORMANCE & KINESIOLOGY

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

ID	Task Name	Duration	Start	Finish	2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032
					H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1
1	PRELIMINARY PLANS	125 days	8/8/2021	12/10/2021																									
2	WORKING DRAWINGS	166 days	11/1/2022	4/15/2023																									
3	DSA FINAL APPROVAL	245 days	4/15/2023	12/15/2023																									
4	ADVERTISE BID FOR CONSTRUCTION	182 days	1/1/2024	6/30/2024																									
5	AWARD CONSTRUCTION CONTRACT	46 days	7/1/2024	8/15/2024																									
6	GROUND BREAKING	45 days	6/1/2024	7/15/2024																									
7	CONSTRUCTION WORK	592 days	9/1/2024	4/15/2026																									
8	GRAND OPENING	46 days	3/1/2026	4/15/2026																									
9	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	396 days	3/1/2025	3/31/2026																									
10	MOVE & OCCUPANCY	46 days	3/1/2026	4/15/2026																									
11	COMPLETE PROJECT	16 days	4/15/2026	4/30/2026																									



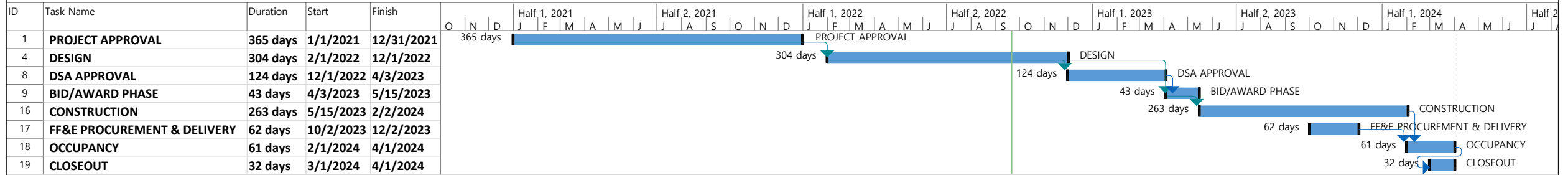
Project: NC - CHP+K
Date: 9/21/2022



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)



Project: NC - Early Childhood Education Center at Stokoe
Date: 9/21/2022



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




















RIVERSIDE CITY COLLEGE - DIGITAL LIBRARY STEM ENGAGEMENT CENTER

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

ID	Task Name	Duration	Start	Finish	2020		2021		2022		2023		2024		2025		2026		2027
					Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1	Qtr 3	Qtr 1
1	PRELIMINARY PLANS	106 days	9/1/2021	12/15/2021					106 days										
2	WORKING DRAWINGS	138 days	12/15/2021	5/1/2022					138 days										
3	DSA FINAL APPROVAL	181 days	4/4/2022	10/1/2022					181 days										
4	ADVERTISE BID FOR CONSTRUCTION	81 days	10/1/2023	12/20/2023									81 days						
5	AWARD CONSTRUCTION CONTRACT	30 days	1/1/2024	1/30/2024									30 days						
6	CONSTRUCTION WORK	275 days	2/1/2024	11/1/2024									275 days						
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	153 days	11/1/2023	4/1/2024									153 days						
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: 9/21/2022




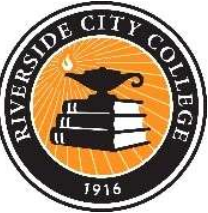

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Riverside City College - Football Field and Running Track Replacement

FUNDING - TBD

ID	Task Name	Duration	Start	Finish	Timeline (O N D Half 1, 2022 Half 2, 2022 Half 1, 2023 Half 2, 2023 Half 1, 2024 Half 2, 2024)																											
1	FEASIBILITY & PLANNING PHASE	152 days	12/15/2021	5/15/2022	152 days [Gantt bar]																											
2	RCC APPROVAL (PROJECT/FUNDS)	94 days	5/15/2022	8/16/2022	94 days [Gantt bar]																											
3	BOT APPROVAL (PROJECT/FUNDS)	33 days	8/14/2022	9/15/2022	33 days [Gantt bar]																											
4	DESIGN PHASE	76 days	9/1/2022	11/15/2022	76 days [Gantt bar]																											
5	DSA PHASE	78 days	11/15/2022	1/31/2023	78 days [Gantt bar]																											
6	BID/AWARD	29 days	2/15/2023	3/15/2023	29 days [Gantt bar]																											
7	CONSTRUCTION	153 days	4/1/2023	8/31/2023	153 days [Gantt bar]																											

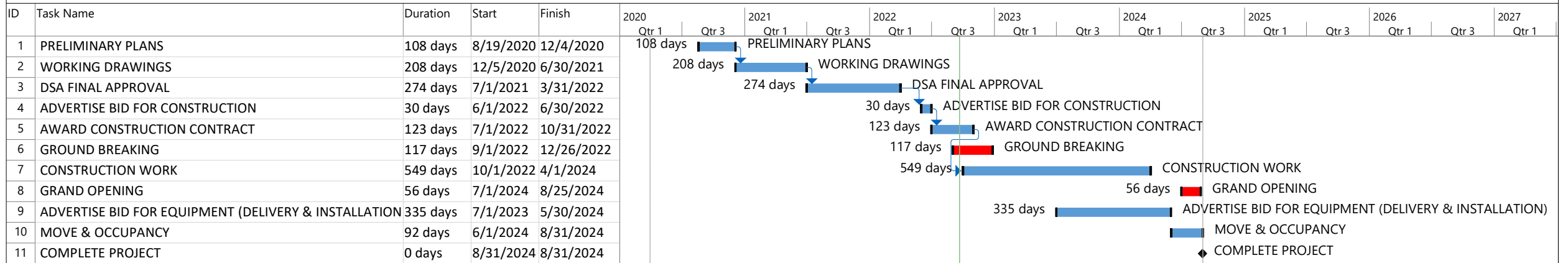
Project: RCC - Football Field and Running Track Replacement
Date: 9/21/2022

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 - LIFE SCIENCE/PHYSICAL SCIENCE RECONSTRUCTION (FOR BUSINESS EDUCATION + COMPUTER INFORMATION SYSTEMS)

(STATE CAPITAL OUTLAY, MEASURE C, LOCAL RESOURCES - \$35,004,000)



Project: RCC - LS/PS Reconstruction for Business + CIS
Date: 9/21/2022

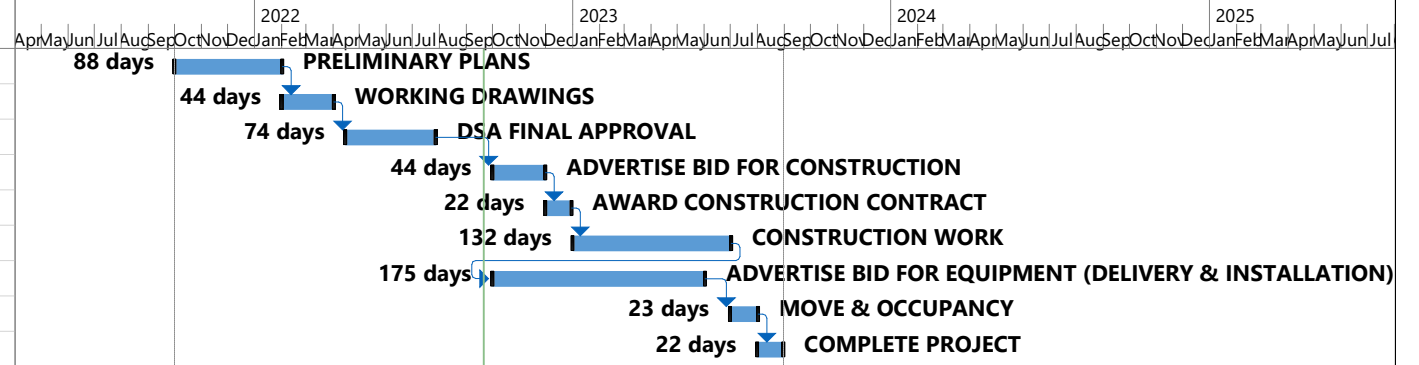


Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

RIVERSIDE CITY COLLEGE - TSS DEPARTMENT RELOCATION

(FUNDING SOURCE - PROJECT COST)

ID	Task Name	Duration	Start	Finish
1	PRELIMINARY PLANS	88 days	10/1/2021	2/1/2022
2	WORKING DRAWINGS	44 days	2/1/2022	4/1/2022
3	DSA FINAL APPROVAL	74 days	4/15/2022	7/27/2022
4	ADVERTISE BID FOR CONSTRUCTION	44 days	10/1/2022	11/30/2022
5	AWARD CONSTRUCTION CONTRACT	22 days	12/1/2022	12/30/2022
6	CONSTRUCTION WORK	132 days	1/1/2023	7/1/2023
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	175 days	10/1/2022	6/1/2023
8	MOVE & OCCUPANCY	23 days	7/1/2023	8/1/2023
9	COMPLETE PROJECT	22 days	8/1/2023	8/30/2023



Project: RCC - TSS Department Relocation
Date: 9/21/2022



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

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

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

ID	Task Name	Duration	Start	Finish	2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter									
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1	DESIGN (SD, DD, CD)	306 days	7/1/2020	5/2/2021	306 days																																				
2	PERMIT - DSA REVIEW/APPROVAL	215 days	5/2/2021	12/3/2021	215 days																																				
3	CM COST PROPOSAL FOR CONSTRUCTABILITY REVIEW	15 days	2/1/2022	2/15/2022	15 days																																				
4	IOR / SPECIAL INSPECTION COSTS	28 days	5/4/2022	5/31/2022	28 days																																				
5	BID/AWARD PHASE	69 days	5/4/2022	7/11/2022	69 days																																				
6	CONSTRUCTION	245 days	7/15/2022	3/16/2023	245 days																																				
7	CLOSEOUT	32 days	3/17/2023	4/17/2023	32 days																																				
8																																									

Project: RCCD - RCC ADA Gomez (Ph. II)
Date: 9/21/2022



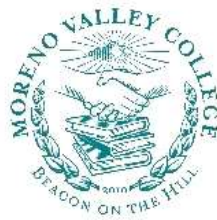
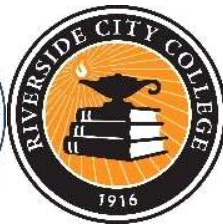

Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

RIVERSIDE COMMUNITY COLLEGE DISTRICT - SOLAR PLANNING INITIATIVE DISTRICTWIDE SOLAR PLAN

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

ID	Task Name	Duration	Start	Finish	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half				
					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				
1	PROJECT APPROVAL	72 days	1/6/2020	3/17/2020	PROJECT APPROVAL												
2	FEASIBILITY & PLANNING PHASE	409 days	3/17/2020	4/30/2021	FEASIBILITY & PLANNING PHASE												
3	DEVELOPMENT PHASE	123 days	5/1/2021	8/31/2021	DEVELOPMENT PHASE												
4	EXECUTION PHASE	731 days	8/31/2021	8/31/2023	EXECUTION PHASE												

Project: RCCD - Districtwide Solar Plan
Date: 9/21/2022



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:
9/19/2022

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
ECEC Flooring	\$ 87,822	Sent to Purchasing 1-18-22	No	2-21-22 to 3-01-22	7-15-22 to 8-1-22	No	Mike's Flooring NOC submitted 8/23
Fire Alarm Upgrades - install beam detectors	\$ 27,804	N/A	119402	N/A	Completed 2/2/22	No	Fire Alarm Upgrades C007159
Replace exhaust supply fans - Library, Sci & Tech Bldgs	\$ -	deleted	No	TBD	N/A	No	Project deleted, funds transferred
Replace playground equipment - ECEC	\$ 205,400	In Progress	Yes	TBD	Dec 22'	No	Submitted check to DSA 9/7/22
Replace Burglar alarm system - Humanities & SAS	\$ 87,600	Sent to Purchasing 3-3-22	No	3/30/2022	4-1-22 to 4-29-22	No	Submitted NOC 9/2/22
Replace Camera System - Warehouse	\$ 24,395	N/A	No	3/14/2022	4-1-22 to 4-29-22	No	Awarded to Avidex
Repair Dry Rot & Flooring	\$ 10,700	In Progress	N/A	Completed	Completed	No	Project Completed 12/31/21 \$10,700
Replace Chillers - Mech. II	\$ 1,123,432	In Progress	No	TBD	TBD	No	CPSF submitted
Replace Fan Coils and Blowers - student services	\$ 200,000	Will Be processed with SS Renovation Project	No	Dec 22'			DSA notes ADA access
Remodel Faculty Offices - Humanities	\$ 192,460	Sent to Purchasing 3-3-22	No	4/5/2022	7/3/22 To 8/1/22	No	NOC submitted 8/15/22
Replace Lighting w/LEDs - Lion's Den	\$ 66,400	In progress	No	5/1/2022	6/1/22 to 6/10/22	Yes	Awarded to Solar Pro Electrical
Library 3rd Floor Camera	\$ 30,128		No	6/22/2022	10/1/22 - 11/1/22	No	Awarded to Avidex
Remodel Study Rooms - Library	\$ 22,000		No	6/9/2022	8/06/22 -8/30/22	No	Snyder and Snyder completed
Replace A/C Units PSC-1 & Student Activities	\$ 22,000		No	9/31/22	12/1/22 -1/31/23	No	receiving proposals
Replace flooring at Science and Tech	\$ 47,891		No	TBD	TBD	No	User groups meetings
Total	\$ 2,148,032						
Total 2021-22 SM Allocation	\$ 2,148,032						

Funds must be encumbered by: 6/30/2023

Funds must be expended by: 6/30/2023

Norco College

2021-22 SM Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form to FPD	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Elevators: ATECH, SSV & Theater	\$ 515,000	Submitted 10-6-21/ Sent to Purchasing 11/30/2021	Yes	Complete	1/3/22-9/9-22	No	Anticipated start date 11/14/22
3rd St & Access Road AC Repairs	\$ 447,500	Submitted 10-6-21	Yes	10/25/21-11/16/21	1/10/22-1/31/22	No	DSA review for: Access Compliance, Fire & Safety, & Structural Safety
Library footings: Water repair	\$ 40,000	Submitted 10-6-21	No	11/2/21-11/30/21	1/10/22-1/24/21	No	Completed
Emergency Lighting backup repairs	\$ 100,000	Submitted 10-6-21	No	11/2/21-11/30/21	1/10/22-1/24/22	No	Bids Due 9/22/22
Roof Repairs: STEM 200, 300 & WEQ W4, W5, W6, W8 & W9	\$ 418,978	Submitted 10-6-21 - Sent to Purchasing 11/12/2021	No	11/2/21-11/30/21	1/10/22-2/7/22	No	Completed
Irrigation Controller replacement	\$ 373,773	Submitted 10-6-21 - Sent to I.T. for review 2/10/22	No	3/21/22-4/26/22	6/13/22-7/29/22	Yes	Developing scope of work for project
VRC Hillside landscape improvements	\$ 35,000	Submitted 10-6-21 - Sent to Purchasing 12/8/2021	No	3/21/22-4/26/22	6/13/22-7/13/22	No	Completed
Caulking and window seals: Lib & CSS	\$ 150,000	Submitted 10-6-21 - Sent to purchasing 2/9/2022	No	3/1/22-4/5/22	6/13/22-7/5/22	No	Bids Due 9/9/22
Fire alarm panel replacements	\$ 150,000	Submitted 10-6-21 - Sent to purchasing 11/12/2021	Yes	3/1/22-4/5/22	6/13/22-7/5/22	No	Project will be replaced & updated at a later date still working to identify which project will replace this one.
WEQ Concrete replacement	\$ 10,000	Submitted 10-6-21	No	3/7/22-4/12/22	6/13/22-6/27/22	No	Project completed.
Irrigation & Site plumbing isolation valve replacement	\$ 100,000	Hold for 22/23 FY	No			No	Developing scope of work for project

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

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

Riverside City College

2021-22 Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replace Roofs - Tech A & Elevator Tower	\$ 180,000	Sent to Purchasing 2-9-22	N	4-4-22 to 4-13-22	6-13-22 to 7-13-22	No	Architect has been selected and working on design
Replace Floor Tile & Expand Doorways - Bradshaw	\$ 650,000	Sent to Purchasing 1-25-22	N	4-4-22 to 4-13-22	6-13-22 to 8-19-22	No	A formal cost estimate was performed by Cumming. The anticipated costs are within expected budget. Next step will be for architect to submit to DSA.
Upgrade Faraday System - ECS	\$ 125,000	Sent to Purchasing 2-9-22	Y	4-25-22 to 5-5-22	6-13-22 to 7-13-22		This project may be tabled because State of California code only permits soft costs, which include architectural and DSA fees, may not exceed 11% of the construction costs. This project was estimated between \$100k and \$130k, which means architectural costs could not exceed \$14k. The lowest architectural quotes for this project have been at \$17,500.
Replace Chiller, Air Handlers, Boilers, and Controllers - Cosmetology Bldg	\$ 650,000	Feasibility Study in Progress	N				feasibility study by an engineer estimates that this project will now cost approximately \$1.2M - \$1.4M. Other projects may be eliminated in order to fund this project. RCC Facilities is working with RCCD Facilities to evaluate/create a plan.
Replacement of Two 10-ton HVAC Units - Bradshaw (Hall of Fame)	\$ 125,000	Sent to Purchasing 2-9-22	Y	4-1-22 to 4-15-22	6-13-22 to 7-13-22	No	Currently waiting on Notice of Award for selected contractor.
Replace HVAC Controllers- MLK	\$ 300,000	Sent to Purchasing 1-24-22	Y	4-1-22 to 4-15-22	6-13-22 to 8-19-22		This project will likely be tabled in order to fund the Controller and HVAC project at Cosmetology, which is in a more severe situation.
Replace Boilers - Digital Library	\$ 182,000	Sent to Purchasing 1-25-22	N	2-15-22 to 3-15-22	6-13-22 to 8-12-22		Job walk was conducted on 9/12/22. Bids due 9/28/22.
Renovate Restrooms & Expand Doorways to ADA Compliant QUAD	\$ 400,000	Sent to Purchasing 1-10-22	Y			No	Project on hold due to inspection finding the restrooms may already be in compliance.
Evans Complex Upgrades	\$ 350,000	Sent to Purchasing 1-10-22	Y			No	Submitted to DSA 8/22
Replace Roof - Facilities Bldg	\$ 140,000	Sent to Purchasing 2-9-22	Y			No	Drawings currently in design.
Paint Exterior of Facilities Bldgs	\$ 165,422		tbd			No	obtaining lead abatement quotes
Replace 6 HVAC Units - Tech A Bldg.	\$ 150,000	Sent to Purchasing 1-25-22	N				Project deleted
Carpet Replacement - Digital Library	\$ 420,000	Sent to Purchasing 1-10-22	N			No	Job walk was conducted. Bids due on 9/28/22.
Upgrade Faraday System - Cosmetology	\$ 130,000	Sent to Purchasing 2-9-22	Y				This project will likely be combined with the Controllers/HVAC project at Cosmetology because it is going to be a requirement by DSA.
Replace EST Fire Alarm System - Digital Library	\$ 520,000	Sent to Purchasing 1-25-22	Y			No	Submitted to DSA 8/22
Re-Roof MLK	\$ 700,000	Sent to Purchasing 1-10-22	Y			No	Submitted to DSA 8/22
Modernize Elevator - Tech B	\$ 350,000	Sent to Purchasing 1-19-22	Y			No	Submitted to DSA 8/22
Replace Boilers - Cosmetology	\$ 100,000	Not received				No	
Elevator Equipment Replacement at Elevator Tower #1 - Art (Phase II)	\$ 350,000	To be revised	y			No	Controller modernization and fire alarm installation is complete. Unit passed state inspection on 8/19/22. Contractor is scheduled to perform cab modernizations the week of 11/19/22.
Infrastructure Upgrade - Cutter Pool	\$ -	Project Canceled	-			-	Project canceled, funds transferred
12 KV Loop Improvement	\$ 150,000						Capital Project Summary Form created on 9/13/22.
Total	\$ 5,987,422						
Total 2021-22 SM Allocation	\$ 5,987,422						

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

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

Riverside City College

2018-19 Scheduled Maintenance Open Projects - Status

Project Name	Project Total	Capital Summary Form	DSA Required	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
RCC - Replacement of Automatic Doors - MLK	\$ 41,219	Received August 2021	N	1/18/2022	6-13-22 to 7-13-22	No	Project awarded to contractor. Parts will take approximately 14 weeks

Total \$ 41,219

2018-19 SM Funds must be encumbered by: 6/30/2022

2018-19 SM Funds must be expended by: 6/30/2022

Extension granted to expend funds by end of year

Moreno Valley College

2017-18 SM Scheduled Maintenance Open Projects - Status

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Humanities 109 - Seat Repair & Carpet Replacement	\$ 16,000			2-21-22 to 3-01-22	7-15-22 to 8-1-22	No	Project completed and \$173.00 left to spend. Met with MVC and they will use project savings to open a new project that is currently open for FY21-22 and apply remaining funds here.
Replace Playground Equipment & Padded Flooring - ECEC	\$ 173					No	50% CD

All other projects for MVC 2018-19 have been completed and expended

2018-19 SM Funds must be expended by: 6/30/2021

Extension granted to expend funds ASAP

Board of Trustees Regular/Committee Meeting (IV.D)

Meeting	September 6, 2022
Agenda Item	Resources (IV.D)
Subject	Resources Committee Student Housing Survey Study, Market Demand Analysis and Financial Modeling
College/District	District
Funding	N/A
Recommended Action	Information Only

Background Narrative:

In September 2021, the Board of Trustees approved an agreement with The Scion Group to assist the District with the feasibility studies for on-campus student housing at Moreno Valley College (MVC) and Norco College (NC) and in March 2022, approved an agreement amendment to include Riverside City College (RCC).

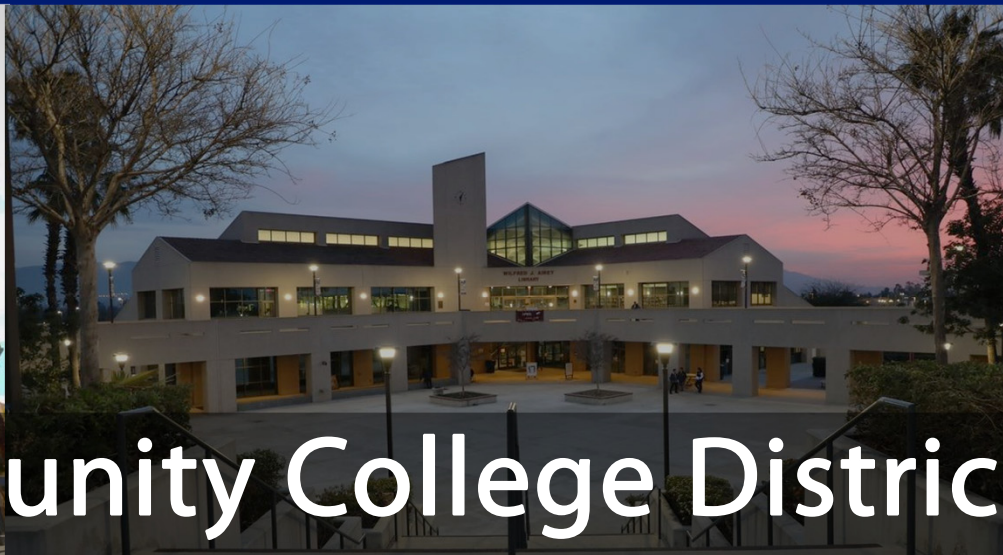
The purpose of the student housing feasibility studies is to: 1) address the growing concern of student housing insecurity and; 2) to obtain specific student demand information to permit the colleges and district to make the most informed decisions about the implementation and long-term operations of on-campus student housing.

The Scion Group conducted feasibility studies at Moreno Valley College and Norco College in December 2021 and in May 2022 for Riverside City College and included the following steps:

1. Developed and prioritized college-specific strategic objectives for the on-campus student housing;
2. Aligned the on-campus student housing with the college's educational and facilities master plans;
3. Interviewed and received feedback from various college's stakeholders including administration, faculty and staff;
4. Hosted multiple student focus groups discussion about on-campus various students housing options;
5. Surveyed all enrolled student populations and gauged their interest for on-campus housing;
6. Performed college-specific market demand analysis for the on-campus housing facility;
7. Established college-specific financial modeling based on the survey feedback and demand analysis.

Attached for the Board of Trustees' review and consideration are the results of the student housing feasibility studies including the student housing surveys, market demand analysis, and financial modeling for Moreno Valley College, Norco College and Riverside City College.

Prepared By: Robin Steinback, President, Moreno Valley College
Monica Green, President, Norco College
Rajen Vurdien, Interim President, Riverside City College
Majd S. Askar, Vice President, Business Services, Moreno Valley College
Michael Collins, Vice President, Business Services, Norco College
FeRita Carter, Vice President, Student Services, Riverside City College
Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development



Riverside Community College District Student Housing Feasibility Study

Agenda

Overview

Demand Analysis

Financial Analysis

Next Steps

Overview

Higher Education Affordable Student Housing Grant Program (SB 169) Status

AB 183 – Higher Education Trailer Bill

Approved Planning Grants on June 30, 2022

- Norco College \$590,000
- Moreno Valley College \$540,000
- Riverside City College \$470,000

Applications for Construction Grant are due in 2023

Ranking Methodology for Construction Grants:

- State funding per bed for low-income students
- Projected rents for low-income students relative to Area Median Income (30% of 50% of AMI)
- Project timeline
- Geographic region
- Unmet demand for housing

College Engagement Process

College Leadership

Multiple meetings with the colleges to develop the strategic objectives and vision alignment

Stakeholder Meetings

Interviewed multiple stakeholder groups in student services, academic affairs, planning and resources development, business/financial services, facilities operation, safety/IT, etc.

Student Focus Groups

Interviewed multiple students cohorts (5-6) workshops

Student Survey

Surveyed all students

Demand Analysis & Financial Analysis

Reviewed the information with the colleges, received feedback and direction

Key Findings

There is a great need for housing. Many students struggle with housing and food insecurity which affects students' ability to achieve educational goals. Low-cost campus housing will benefit those who are most vulnerable.

The rental market is tight in all three campus markets with occupancy rates of 98% or higher. Rents are out of reach for many.

All three colleges have significant demand for affordable housing at SB 169 rates and each will apply for a construction grant in 2023.

	MVC	Norco	RCC	Implementation
Single Students	1,000+ Beds	1,200+ Beds	2,400+ Beds	100% SB 169
Students with Families	1,200+ Units	2,300+ Units	3,400+ Units	100% SB 169

Note: The study also assessed the student housing demand under P3¹ delivery model. In order to meet the underserved students for all colleges, SB 169 was the only option to provide affordable student housing rates.

¹ P3 is a Public-Private Partnership, a collaboration between the District or the College and a private development team that can finance, build, own and operate a student housing project

Demand Analysis

Survey Participation

A margin of error of $\pm 5\%$ or less provides a high level of confidence in collected data and survey results.

Moreno Valley College

- 619 survey responses
- $\pm 3.8\%$ margin of error¹

Norco College

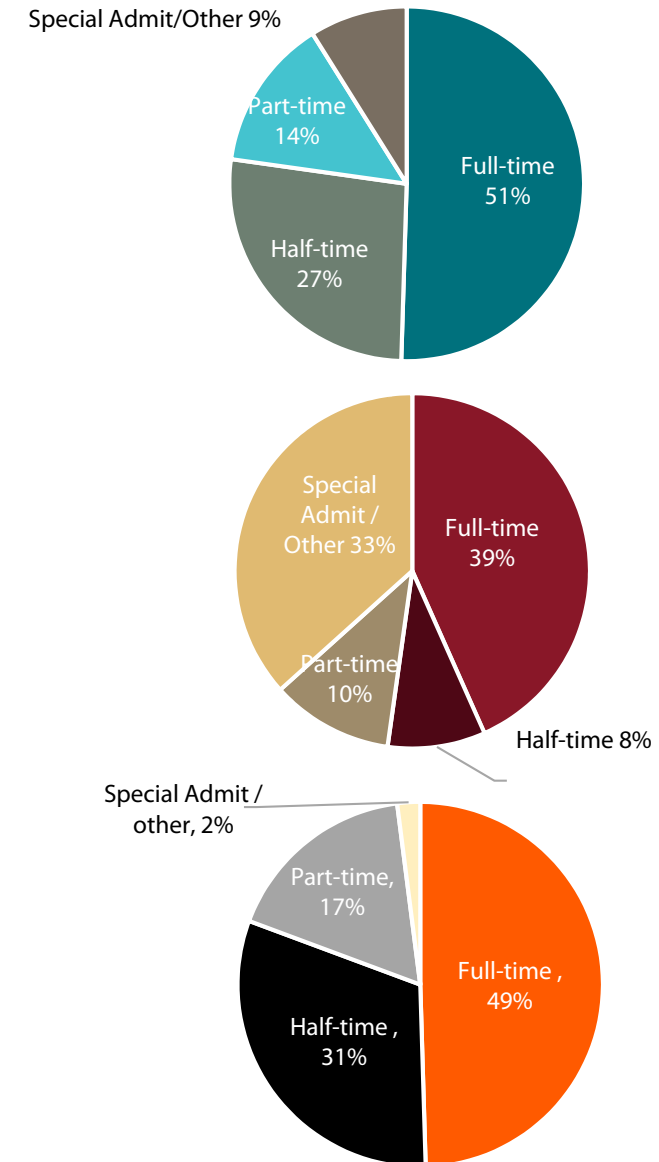
- 1,189 survey responses
- $\pm 2.66\%$ margin of error

Riverside City College

- 1,127 survey responses
- $\pm 2.83\%$ margin of error

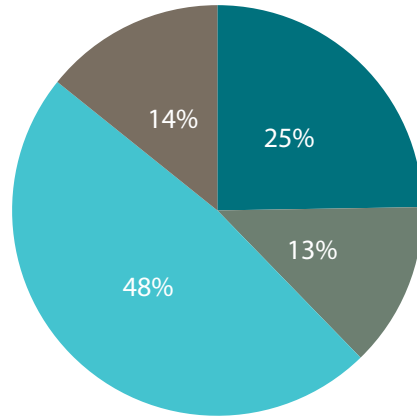
¹ Confidence interval giving stated results at a 95% level of confidence based on the entire population.

Enrollment Status



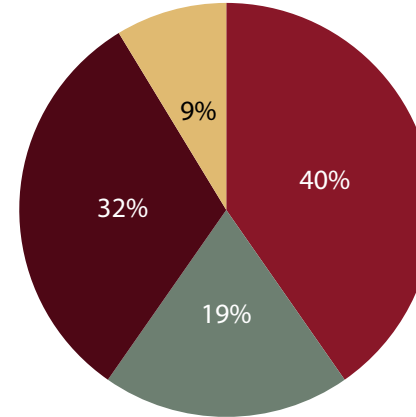
Survey Respondent Representation

Moreno Valley College



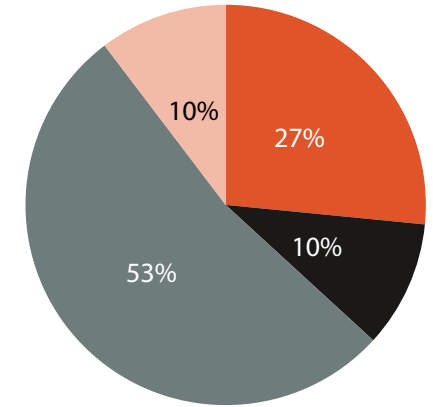
- First-Time Student
- First-Time Transfer Student
- Continuing Student
- Returning Student

Norco College

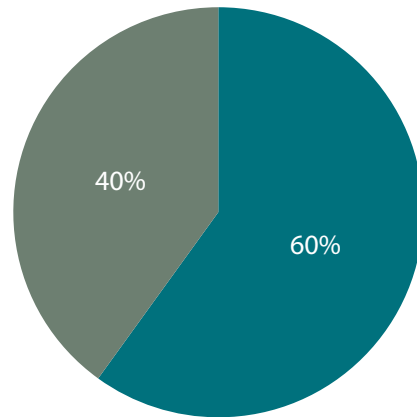


- First-Time Student
- First-Time Transfer Student
- Continuing Student
- Returning Student

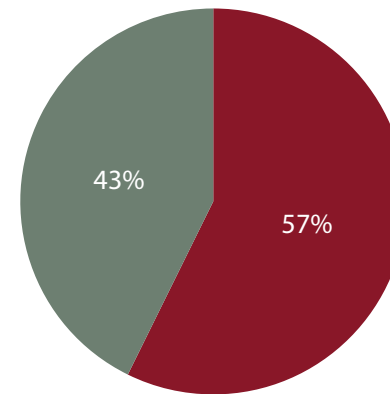
Riverside City College



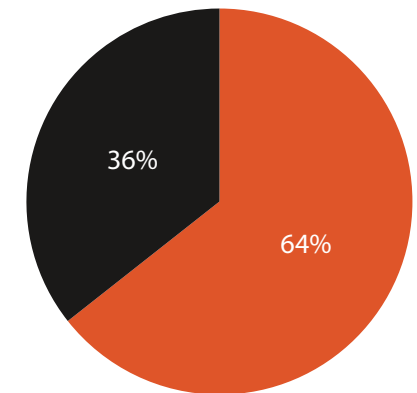
- First-Time Student
- First-Time Transfer Student
- Continuing Student
- Returning Student



- Single
- Family



- Single
- Family



- Single
- Family

Note: "Family" includes students living with a spouse/partner and/or dependents.

Moreno Valley College

Projected Demand

SB 169 Rates

Unit Preference	Projected Demand By Unit Type
	SB 169 Rates (by Qualification)
Single Students: Number of Beds	
Four-Person, 2-BR Apt Double Room	349–377
Four-Person, 4-BR Apt Single Room	177–191
Two-Person, 2-BR Apt Single Room	155–168
Studio, Single Occupancy	407–439
Total Single Student Beds	1,088–1,174 beds
Family Students: Number of Units	
Studio Apt	473–511
Two-BR Two-Single-Parent Apt (Bedroom)	273–295
One-BR Apt	239–258
Two-BR Apt	188–203
Three-BR Apt	116–125
Total Family Units	1,290–1,391 units

Norco College

Projected Demand

SB 169 Rates

Unit Preference	Projected Demand by Unit Type
	SB 169 Rates (by Qualification)
Single Students: Number of Beds	
Four-Person, 2-BR Apt Double Room	439–463
Four-Person, 4-BR Apt Single Room	255–268
Two-Person, 2-BR Apt Single Room	173–183
Studio, Single Occupancy	345–364
Total Single Student Beds	1,212–1,278 beds
Family Students: Number of Units	
Studio Apt	838–884
Two-BR Two-Single-Parent Apt (bedroom)	474–500
One-BR Apt	454–479
Two-BR Apt	351–370
Three-BR Apt	231–243
Total Family Units	2,348–2,476 units

Riverside City College

Projected Demand

SB 169 Rates

Unit Preference	Projected Demand by Unit Type
	SB 169 Rates (by Qualification)
Students: Number of Beds	
Traditional Residence Hall, Double Bedroom	672–711
Traditional Residence Hall, Single Bedroom	972–1,029
Four-Person, Two-Bedroom Semi-Suite	62–66
Two-Person, Two-Bedroom Semi-Suite	226–239
Four-Person, Two-Bedroom Apartment	34–36
Four-Person, Four-Bedroom Apartment	87–92
Studio, Single Occupancy	402–426
Total Single Student Beds	2,455–2,598 beds
Family Students: Number of Units	
Studio Apartment	549-581
One-Bedroom Apartment	1,130-1,196
Two-Bedroom Apartment	1,756-1,859
Total Family Units	3,435-3,636 units

Financial Analysis

Student Housing Programs for Financial Scenario Testing

Unit Type	Moreno Valley College	Norco College	Riverside City College
Single Students: Number of Beds			
Traditional Double	0	0	150
Traditional Single	0	0	250
Two-Person Semi-Suite 2-BR	0	0	40
Four-Person, 2-BR Apt Double Room	100	120	0
Four-Person, 4-BR Apt Single Room	48	88	0
Studio, Single Occupancy	100	90	60
Total	248 beds	298 beds	500 beds
Family Students: Number of Units			
Studio Apt	80	120	60
One-BR Apt	60	90	60
Two-BR Apt	60	90	80
Total	200 units	300 units	200 units

Note: The program for each college is used to test financial scenarios. The program will be validated during the planning process and may change.

Moreno Valley College

Preliminary Order of Magnitude

Legend

1 = SB 169, full program

2 = SB 169, single housing only

Bed Spaces and Unit Types	Scenario		
	SB169		
	Tested ¹ Rates	1	2 ¹
Single Students – FY 2022 Rates Per Person			
2BR Apt. Double	\$415	\$243	\$249
4BR Apt. Single	\$480	\$280	\$286
Studio	\$680	\$395	\$404
Students with Families – FY 2022 Rates Per Unit			
Studio Apartment	\$680	\$377	N/A
1BR Apartment	\$775	\$432	N/A
2BR Apartment	\$870	\$459	N/A

¹ SB 169 singles-only run (248 beds) costs \$327,374 per student and averages \$688/bed in rent, which is 101% of the statutory maximum based on the 2021 Riverside County AMI for a single-person household. Additional work needs to be performed to move this project into a competitive range.

Norco College

Preliminary Order of Magnitude

Legend
1 = SB 169, full program
2 = SB 169, single housing only

Bed Spaces and Unit Types	Scenario		
	SB169		
	Tested Rates ¹	1	2 ¹
Single Students – FY 2022 Rates Per Person			
2BR Apt. Double	\$415	\$250	\$262
4BR Apt. Single	\$480	\$288	\$301
Studio	\$680	\$406	\$425
Students with Families – FY 2022 Rates Per Unit			
Studio Apartment	\$680	\$387	N/A
1BR Apartment	\$775	\$443	N/A
2BR Apartment	\$870	\$471	N/A

¹ SB 169 singles-only run (298 beds) costs \$301,049 per student and averages \$613/bed in rent, which is 90% of the statutory maximum based on the 2021 Riverside County AMI for a single-person household. Additional work needs to be performed to move this project into a competitive range.

Riverside City College

Preliminary Order of Magnitude

Legend

1 = SB 169, full program

2 = SB 169, single housing only

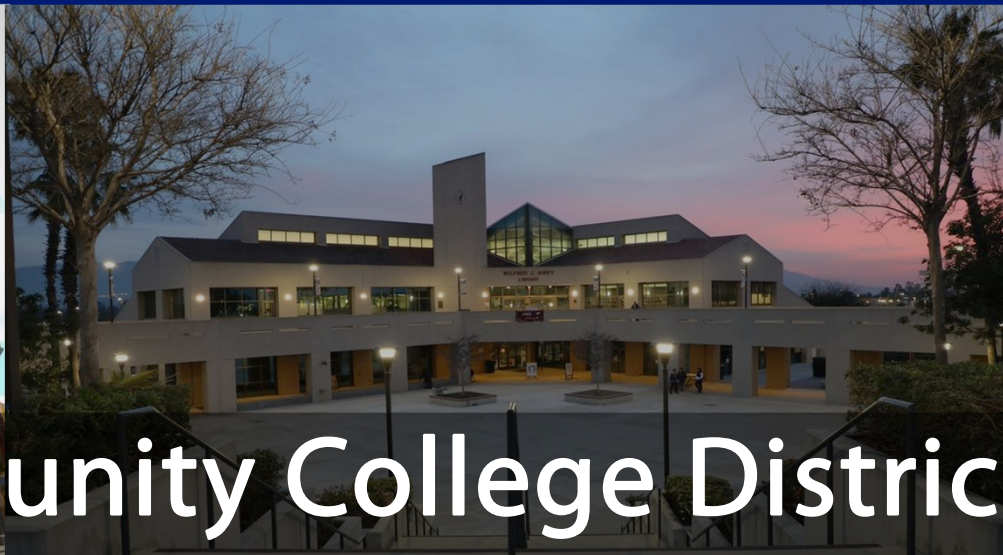
Bed Spaces and Unit Types	Scenario		
	SB169		
	Tested ¹ Rates	1	2 ¹
Single Students – FY 2022 Rates Per Person			
Traditional Double	\$115	\$144	\$223
Traditional Single	\$135	\$167	\$258
2BR Semi-Suite Single	\$190	\$233	\$361
Studio	\$430	\$532	\$824
Students with Families – FY 2022 Rates Per Unit			
Studio Apartment	\$430	\$555	N/A
1BR Apartment	\$475	\$610	N/A
2BR Apartment	\$515	\$666	N/A

¹SB 169 singles-only run (500 beds) costs \$245,473 per student and averages \$499/bed in rent, which is 74% of the statutory maximum based on the 2021 Riverside County AML for a single-person household. Additional work needs to be performed to move this project into a competitive range.

Next Steps

Preliminary Project Timeline

- **July–December 2022**
Conceptual design, planning, programming, financial modeling, site survey, CEQA, etc.
- **January–June 2023**
Construction grant writing and application
- **January–December 2023**
RFQ/P process for design-build firms
- **July 2024–September 2025**
Programming, planning, design, and permit
- **October 2025–July 2027**
Construction
- **Fall 2027**
Occupancy



Riverside Community College District Student Housing Feasibility Study

Board of Trustees Regular Meeting (VI.H)

Meeting	September 20, 2022
Agenda Item	Grants, Contracts and Agreements (VI.H)
Subject	Grants, Contracts and Agreements Sustainability and Energy Consultant Services Agreement Amendment No. 1 with DLR Group for the District Sustainability and Climate Action Plan
College/District	District
Funding	Local Resources
Recommended Action	Recommend approving Sustainability and Energy Consultant Services agreement Amendment No. 1 with DLR Group in the amount of \$61,960 for a total agreement amount of \$471,960.

Background Narrative:

On June 15, 2021, the Board of Trustees approved a contract with DLR Group to assist the District with the development of the Sustainability and Climate Action Plan (SCAP) in alignment with Board Policy No. 5775, Sustainability and Environmental Responsibility, in the total amount of \$410,000.

As the plan is being developed, the district requested additional services that were not part of DLR Group's original scope of services including the development of web-based interactive dashboards for the district/colleges decarbonization/integrated energy efficiency plan, energy management services, water conservation maps, total cost of ownership, and the integration of the upcoming solar photovoltaic arrays and battery energy storage systems.

This change is necessary to: 1) provide the basic tools and measures for all collected data through the SCAP planning process and makes the data easy to access and maintain for educational, planning, operational and reporting purposes; 2) measure progress against benchmarks during implementation to achieve the desired goals identified in the SCAP, and; 3) conform with the State Chancellor's Office annual energy data reporting requirements.

It is recommended that the Board of Trustees approve agreement Amendment No. 1 with DLR Group in the amount of \$61,960 for a total agreement amount of \$471,960.

Prepared By: Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning and Development
Majd Askar, Vice President, Business Services, Moreno Valley College
Michael Collins, Vice President, Business Services, Norco College
Mehran Mohtasham, Director of Capital Planning
Bart Doering, Facilities Development Director

FIRST (1) AMENDMENT TO AGREEMENT
BETWEEN
RIVERSIDE COMMUNITY COLLEGE DISTRICT
AND
DLR GROUP
(District Sustainability & Environmental Responsibility Plan)

This document amends the original agreement between the Riverside Community College District and The Scion Group, which was fully executed on June 30, 2021.

The agreement is hereby amended as follows:

Additional compensation of this amended agreement shall not exceed \$61,960 totaling the agreement to \$471,960. The term of this agreement shall be from the original agreement date of June 23, 2021, to the completion date of June 22, 2026.

Payments and final payment shall coincide with original agreement.

Additional scope of work shall be provided in Exhibit I, attached.

All other terms and conditions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written below.

DLR GROUP

RIVERSIDE COMMUNITY COLLEGE
DISTRICT

By: _____

By: _____

Leigh Anne Jones
Principal
1650 Spruce Street, Suite 300
Riverside, CA 92507

Aaron S. Brown
Vice Chancellor
Business and Financial Services

Date: _____

Date: _____

Exhibit I

Project: District Sustainability & Environmental Responsibility Plan

Scope of Work: Additional scope of work performed for the project.



DLR Group inc.
a California corporation
1650 Spruce Street, Suite 300
Riverside, CA 92507

May 19, 2022
[Revised August 30, 2022]

Hussain Agah, MSCE, PMP, CCM, LEED AP BD+C
Associate Vice Chancellor, Facilities Planning & Development
Riverside Community College District
3801 Market Street, 3rd Floor
Riverside, CA 92501
hussain.agah@rccd.edu

Re: Project Name: **Sustainability and Energy Consultant Services**
DLR Group Project No.: 75-21616-00

Mr. Agah:

As we have been providing the Sustainability and Energy Consultant Services to the District it has become apparent that some of the effort necessary to accomplish the work extends beyond what was considered in the original Scope of Services and our Fee Proposal of June 1, 2021. This Additional Service Request (ASR) describes those efforts that exceed the tasks and activities that comprise our Fee Proposal.

1.0 Project Description

1.1 Total Cost of Ownership (TCO) App Development – The present Scope of Services for TCO includes developing a campus-wide TCO model following the APPA guidelines and leveraging the data collected through the development of the sustainability plan. Using the APPA guidelines, we are developing a TCO framework for the model that will bring consistency to the use of and application of TCO across the District. “TCO model” refers to a system of three planning end uses that the District aspires to use consistently across the district: New Asset, Existing Asset, and Capital Planning. “TCO framework” refers to the adaptation of APPA TCO guidelines to the District’s planning preferences. The deliverable for this Scope of Service is a dashboard that allows the District to interact with the data related to TCO. This dashboard is read-only. To change the underlying data, one must update the content in the backup spreadsheets and re-publish to update the dashboard.

1.1.0 App Development – “TCO App” refers to the online application that incorporates the TCO model using the TCO framework. The TCO App allows for not only reading and interacting with the TCO data but also being able to modify the content and print reports and summaries of TCO per building, per campus, and the District. This TCO App development is outside of our present Scope of Services.

1.1.1 Additional Services:

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

- 1.1.1.1 Develop a new data architecture for TCO App that supports the data input and maintenance of data needed for the three TCO Models – Existing Assets, New Assets, and Capital Planning.
 - 1.1.1.1.1 Data input includes cost and labor for Operations and Maintenance, adopted maintenance budgets annually and projected, APPA service levels and impact on staffing, repair costs, new asset TCO data, and removal of asset strategically.
- 1.1.1.2 Writing software to provide the following ability to interact and modify TCO data:
 - 1.1.1.2.1 Review and edit each asset's TCO components.
 - 1.1.1.2.2 Print summary of TCO for each asset, whole campus, district, as well as for new assets.
 - 1.1.1.2.3 Add notes to each asset regarding conditions of buildings, repair needs, etc.

1.2 Total Cost of Ownership (TCO) App Deployment – DLR Group has produced a prototype of this TCO App developed for District feedback and strategy development. This TCO App prototype is currently hosted on DLR Group's cloud server and uses the following technology: Azure SQL Server, Power BI, Power App. These technologies as a package, once complete with development, should be hosted by the District for security as well as easy access by the District and the Colleges. This is typically referred to as deployment of the application. The deployment of the TCO App is outside of our present Scope of Services for TCO dashboard development.

- 1.2.0 Additional Services: Professional Services for deployment includes preparing and conducting up to a total of four (4) one-hour meetings with the District's IT team, packaging the app as a managed solution that can be deployed by the District, and troubleshooting deployment challenges that may occur.
 - 1.2.0.1 Meetings: 1) Understand the District's IT environment and deployment challenges and opportunities; 2) Propose a solution that works with District's IT capacity and environment; 3) Provide a managed solution for deploying the TCO App after development and walk-through deployment instructions; 4) Follow-up after an established time of 90 calendar days to confirm successful deployment.
 - 1.2.0.2 Deployment by the District: DLR Group owns the source code behind the TCO App and is providing that for the District's use as part of this TCO App deployment. The District's IT team will deploy the TCO App by purchasing necessary software licenses and subscriptions, implementing the necessary network settings, and making minor source code modifications as needed to activate the TCO App. The District is allowed to make changes to the source code of the App at its own discretion for future development. DLR Group has the rights to reuse the source code for other purposes.
 - 1.2.0.3 Troubleshooting Allowance: During deployment, it is anticipated that there may be some troubleshooting coordination that would require our professional services. We have included up to 4 hours of these services.
- 1.2.1 Assumptions:
 - 1.2.1.1 Additional phases of work that are not included in this proposal will be required to evolve the TCO maturity model beyond the TCO maturity model provided at the end of the scope of work of the original Contract.
 - 1.2.1.2 DLR Group's team will have temporary guest access to the District's TCO Azure SQL Server, Power App, and Power BI files that are related to TCO App during the deployment process for troubleshooting.

1.2.1.3 DLR Group can utilize the TCO App developed on our website, on social media sites, in internal and external marketing materials, for design awards, and for submission to analogue and digital media outlets. DLR Group's objective is to share the creative story of the TCO App development, and the value provided by DLR Group's design thinking and intellectual property that generated opportunities for informed decision making. Our intent is to tell the essence of the story and the value proposition of the idea while not releasing or sharing any confidential or proprietary District information.

1.2.1.4 District's internal processes such as Security, Privacy, and Legal review will take 60 days.

1.2.2 Exclusions:

1.2.2.1 Impact of deployment delays caused by the District's internal processes such as security review, legal review, architectural stack review, technology review, or delays due to technology and data team responsibilities.

1.2.2.2 Supporting data infrastructure: data modeling and data architecture design.

1.2.2.3 Software licenses and subscriptions.

1.3 Interactive Water Maps – The District has requested the development of interactive maps for each campus that would support requests received in the SCAP 'Water' task group and allow the colleges to track water savings for both domestic and irrigation water more clearly. The Integrated Energy Masterplan deliverable that is within our present Scope of Services is an interactive Power Bi Dashboard with an interactive map view that will allow the user to click on the map to view the consumption data based on how the buildings are clustered by meter. The water 'view' on the dashboard will have the consumption data by meter only and does not include interactive zonal-level water mapping since the water consumption by meter is allocated to buildings as well as parcels of irrigated landscape areas.

1.3.0 Additional Services: Develop three (3) interactive maps (one per campus) that not only capture the buildings on campus, but also capture the landscaped areas that are receiving irrigation so that the interactive map function can extend to the water 'view' of the dashboard.

1.3.1 Assumptions:

1.3.1.1 The District will provide a map of landscaped areas to support this development.

1.3.1.2 The district has necessary reference materials available to develop maps.

1.3.1.3 The district has the necessary meta data for map parcels.

1.3.2 Exclusions:

1.3.2.1 Updates or future iterations of campus maps.

1.4 3D Building Maps – The District has requested the development of interactive 3D maps for each campus that mimics the 3D maps developed recently by each college. For both the IEMP and the TCO scope of services, an interactive dashboard will be part of the deliverable. Both these deliverables assume having standard 2D maps to illustrate building locations and built-in Microsoft Bing map features. The district requested that these maps match the 3D maps that the colleges have developed. This requires tracing each building three-dimensionally within the software platform PowerBi to allow for the same visualization with the college 3D maps.

1.4.0 Additional Service Request: Develop three (3) interactive 3D maps (one per campus) that matches the college 3D maps and used as a base for IEMP and TCO dashboards.

1.4.1 Assumptions:

1.4.1.1 The District will provide a high-resolution 3D map from each college.

1.4.1.2 The district has necessary reference materials available to develop maps.

1.4.1.3 The District will select which buildings will be required to be 3D mapped and which ones will be omitted.

1.4.2 Exclusions:

1.4.2.1 Updates or future iterations of campus maps.

1.5 Solar IEMP Integration - Currently included in the IEMP dashboard is a solar budget to meet SCAP goals. Incorporation of the existing solar energy masterplan and future solar production would result in an additional effort.

1.5.0 Additional Services:

1.5.0.1 Plan Visualization - Existing Solar Energy Masterplan could be visualized through a 'Planned Solar Energy' page of the IEMP Dashboard. Each plan option will be visualized in tabular form listing solar generation scope and generation potential.

1.5.0.2 Generation - While the solar generation will likely not be completed within the timeline for the IEMP project, the team can build out a page of the IEMP that will house and visualize the solar generation in the future and incorporate this into the carbon emissions metrics for the college. Additional scope would include:

1.5.0.2.1 Solar generation page for the entire RCC district (1).

1.5.0.2.2 Toggle option per meter number.

1.5.0.2.3 Monthly generation visualized in a bar chart.

1.5.0.2.4 Carbon emissions reduction incorporated into the Net Zero Carbon Roadmap.

1.5.0.2.5 Solar generation page for each of the three (3) colleges; NC, MVC, and RCCD.

1.5.0.2.6 Toggle option per meter number.

1.5.0.2.7 Monthly generation visualized in a bar chart.

1.5.0.2.8 Carbon emissions reduction incorporated into the Net Zero Carbon Roadmap.

1.5.1 Assumptions:

1.5.1.1 Solar design and implementation will be conducted by a third party in alignment with the Solar Energy Masterplan.

1.5.1.2 Actual solar energy generation will occur after project closeout so RCCD will leverage internal resources to input this data.

1.5.1.3 Solar generation data will be available to the district per solar sub meter and organized into monthly data packets.

1.5.2 Exclusions:

1.5.2.1 API or automatic integration between the solar submeters and the IEMP dashboard.

1.5.2.2 Map view of all solar panels and locations is currently excluded.

2.0 Professional Fees

2.1 TCO App Development -

2.1.0 DLR Group will provide Additional Services pertaining to TCO App Deployment as described herein for the Stipulated Sum of **Nineteen Thousand Nine Hundred Ninety Dollars (\$16,990)**.

2.1.1 Additional services fees are calculated as indicated below:

Data Architecture -	
8 hours @ \$235/hour + 30 hours @ \$205/hour =	\$ 8,030
Software Development -	
16 hours @ \$235/hour + 40 hours @ \$205/hour =	<u>\$ 11,960</u>
	\$ 19,990

2.2 TCO App Deployment -

2.2.0 DLR Group will provide Additional Services pertaining to TCO App Deployment as described herein for the Stipulated Sum of **Five Thousand One Hundred Sixty Dollars (\$5,160)**.

2.2.1 Additional Service fees for TCO App Deployment are calculated as indicated below:

8 hours @ \$235/hour + 16 hours @ \$205/hour =	<u>\$ 5,160</u>
	\$ 5,160

2.3 Interactive Water Maps -

2.3.0 DLR Group will provide Additional Services pertaining to Interactive Water Maps as described herein for the Stipulated Sum of **Fourteen Thousand Six Hundred Thirty Dollars (\$14,630)**.

2.3.1 Additional Service fees for Interactive Water Maps are calculated as indicated below:

14 hours @ \$175/hour =	\$ 2,450
84 hours @ \$145/hour =	<u>\$ 12,180</u>
	\$ 14,630

2.4 3D Building Maps -

2.4.0 DLR Group will provide Additional Services pertaining to 3D Building Maps as described herein for the Stipulated Sum of **Fourteen Thousand Six Hundred Thirty Dollars (\$14,630)**.

2.4.1 Additional Service fees for 3D Building Maps are calculated as indicated below:

14 hours @ \$175/hour =	\$ 2,450
84 hours @ \$145/hour =	<u>\$ 12,180</u>
	\$ 14,630

2.5 Solar IEMP Integration -

2.5.0 DLR Group will provide Additional Services pertaining to Solar IEMP Energy Integration as described herein for the Stipulated Sum of **Seven Thousand Five Hundred Fifty Dollars (\$7,550)**.

2.5.1 Additional Service fees for Solar IEMP Integration are calculated as indicated below:

10 hours @ \$175/hour =	\$ 1,750
40 hours @ \$145/hour =	<u>\$ 5,800</u>
	\$ 7,550

2.5 Summary -

2.5.1 The total of Additional Service fees for items 2.1, 2.2, 2.3, 2.4 and 2.5 is **Sixty-One Thousand Nine Hundred Sixty Dollars (\$61,960)** as described below:

2.5.1.1 TCO App Development:	\$ 19,990
2.5.1.2 TCO App Deployment:	\$ 5,160
2.5.1.3 Interactive Water Maps	\$ 14,630
2.5.1.4 3D Building Maps	\$ 14,630
2.5.1.5 Solar IEMP Integration	\$ 7,550

3.0 Schedule

3.1 These Additional Services will commence upon receipt of an executed Amendment to our Contract, or with your written Notice to Proceed based on the scope of work and agreement to fees described herein.

4.0 Additional Services

5.1 Any work not specifically described herein is not included in this proposal. Should further Additional Services be required, fees will be submitted and approved in writing prior to commencement of the work.

If this Additional Service Request is acceptable to the District, please return your written Notice to Proceed at your earliest opportunity as the Contract Amendment for this work is being prepared. We are happy to discuss this with you in further detail. If you have any questions, please feel free to call me.

Sincerely,
DLR Group



Christopher Lawrence, AIA, LEED AP BD+C
Principal
clawrence@dlrgroup.com
CA License No.: C22507

Cc: L. Jones, B. Cohen, S. O'Dea, File
Encl: None

Board of Trustees Regular Meeting (VI.E)

Meeting	September 20, 2022
Agenda Item	Other Items (VI.E)
Subject	Riverside City College Football Field & Running Track Renovation Project
College/District	Riverside City College
Funding	Riverside City College General Funds and Riverside City College Measure C Allocation
Recommended Action	Recommend approving the Football Field & Running Track Renovation Project and project budget in the total amount of \$7,700,000 as follows: 1) \$7,079,325 General Funds and; 2) \$625,675 RCC Measure C allocation

Background Narrative:

The reconstruction of the existing Wheelock Stadium Complex and expansion of the Kinesiology and Physical Education program was approved by the Board of Trustees in 2018 as part of the RCC Facilities Master Plan. The existing football field & running track facilities do not currently comply with up-to-date safety measures and the facility's artificial turf and running track surface have passed their useful lifecycle.

Due to the high cost of the reconstruction of the Wheelock Stadium Complex, the project will be a like-for-like replacement.

The renovation of the football field & running track will: 1) be designed to support continuous education on the existing football and running track and allow for RCC to host championships during the Fall seasons, and; 2) replace the football field artificial turf and running track rubberized surface with more durable and sustainable systems/materials.

The Football Field & Running Track Renovation Project was previously discussed under Riverside City College Priority Capital Projects presentation at the August 2, 2022 Board of Trustees Committee meeting.

It is recommended that the Board of Trustees approve the Football Field & Track Renovation Project and project budget in the total amount of \$7,700,000.

Prepared By: Rajen Vurdien, Interim President, Riverside City College
Kristine DiMemmo, Vice President of Planning & Development, Riverside City College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning

FOOTBALL FIELD & RUNNING TRACK RENOVATION PROJECT



- PAYTON WILLIAMS - ATHLETICS DIRECTOR
- JIM MCCARRON - PROFESSOR, KINESIOLOGY
- KRISTINE DI MEMMO - VICE PRESIDENT, PLANNING & DEVELOPMENT
- HUSSAIN AGAH - ASSOCIATE VICE CHANCELLOR, FACILITIES PLANNING & DEVELOPMENT

HISTORICAL BACKGROUND



- **1928** Wheelock Stadium was built
- **2004** both Football Field and Running Track were reconstructed
- **2012** Football Field artificial turf was replaced due to lower campus flood
- The typical estimated life span is between 10 – 15 years
- **2021** football field and running track facilities were identified for replacement

PLANNING COMMITTEE

- **Payton Williams**, Athletics Director
- **James McCarron**, Professor, Kinesiology
- **Tom Craft**, Football Head Coach
- **Kristine DiMemmo**, Vice President of Planning & Development
- **Scott Blair**, Dean of Instruction, STEM & Kinesiology
- **Robert Beebe**, Director, Facilities Maintenance & Operation
- **Hussain Agah**, Associate Vice Chancellor, Facilities Planning & Development
- **Mehran Mohtasham**, Director, Capital Planning
- **Bart Doering**, Facilities Development Director

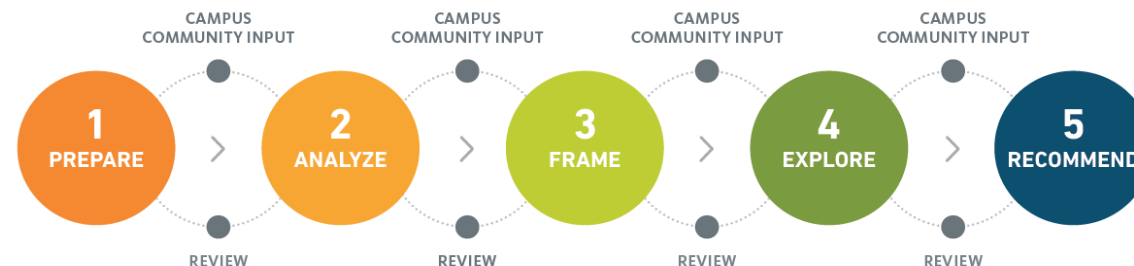
PLANNING PROCESS

Problem Statement

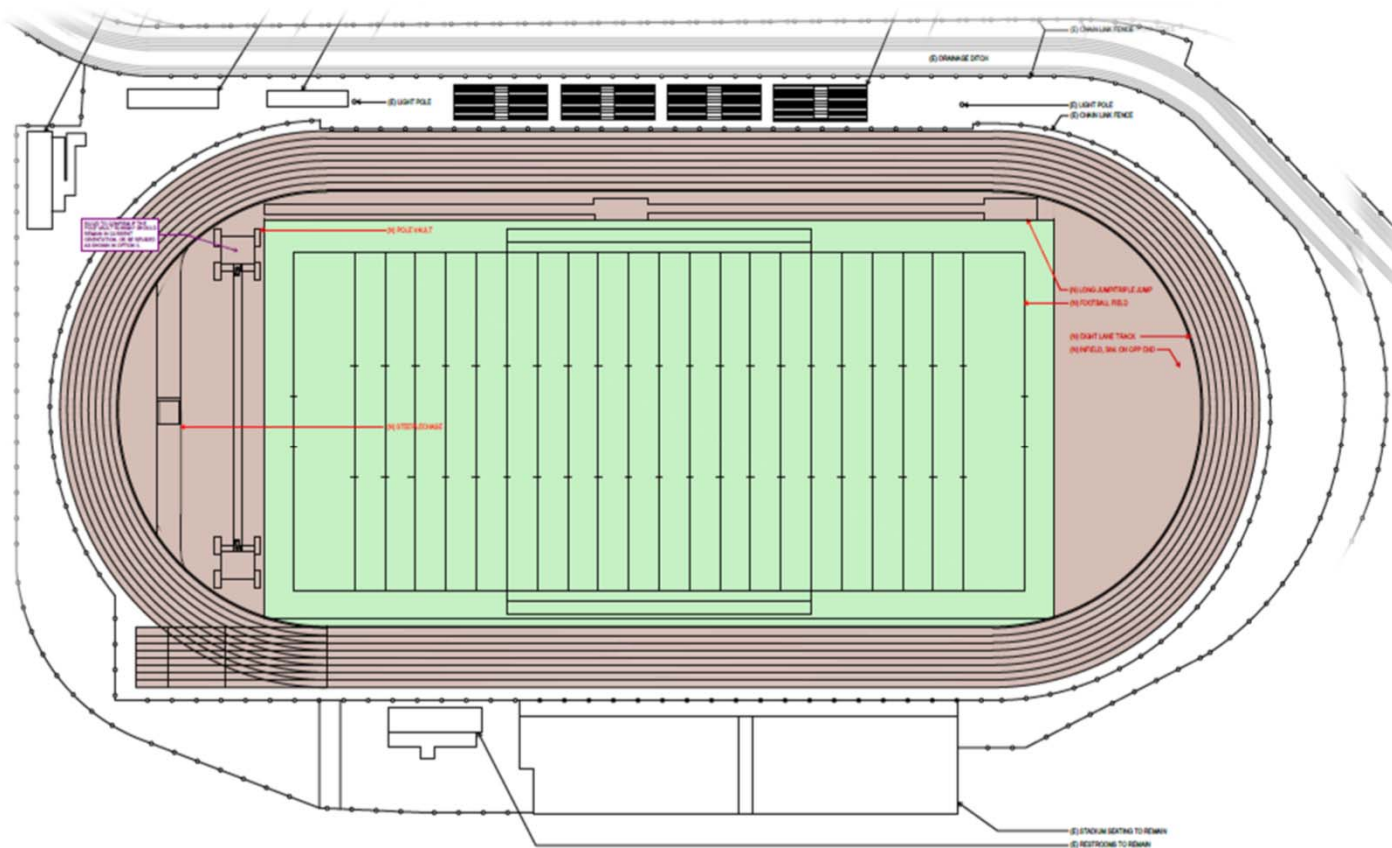
- The existing Football Field and Running Track do not comply with the up-to-date safety codes and the facilities are at the end of their lifecycle.
- The RCC Facilities Master Plan, approved by the Board in 2018, identified the full reconstruction of the existing Wheelock Stadium to accommodate soccer and lacrosse and new seating grandstand and supporting facilities.

Resolution

- The feasibility study explored three (3) options. The like-for-like replacement will provide fully renovated facilities with adequate safety and proper equipment for the students and educational program. Expansion of facilities are not financially practical.



PROJECT DESCRIPTION



- The renovated Field will be designed to support the football and running track program.
- It will replace the existing football field artificial turf and running track surface including the long jump, triple jump and two pole vaults.
- The project scope is for like-for-like replacement with a full replacement to the subsurface area and irrigation system.

BUDGET & SCHEDULE

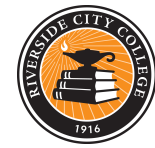
Project Budget (\$7,700,000)

- Construction Costs (including Field Equipment): \$5,899,000
- Soft Costs (Architect, DSA, Inspection, CM): \$1,801,000
- Construction Allowance/Contingency: \$903,190
- Funding Source: College General Funds

Schedule Milestone:

- 2021-2022: Feasibility Studies
- 2022-2023: Preliminary Plans/Working Drawings/DSA
- 2022-2023: Construction (6 months)
- Occupancy: August/Fall 2023*

* Completion of the project by August 2023 assumes no external and/or unforeseen issues are encountered.



COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Riverside Community College District **College:** Riverside City College **CFIS Ref. #:** 0
Project Name: Football Field & Track Renovation Project **Date Prepared:** 8/12/2022 **CCI:** 6924 **Budget Ref. #:**
Request For: A P W C E DB **EPI:** 3737 **Prepared by:** Midpoint

	<input type="checkbox"/> Not Rounded <input checked="" type="checkbox"/> Rounded	Escalate to Midpoint (FPD Only)	Total Cost	State Funded	District Funded	
					State Supportable	Non State Supportable
0. Feasibility Studies & Pre-Planning			\$0	\$0	\$0	\$0
A. Feasibility and Pre-planning Costs			\$0		\$0	
B. Other Costs			\$0		\$0	
1. Site Acquisition		Acres:	\$0	\$0	\$0	\$0
A. Acquisition			\$0		\$0	
2. Preliminary Plans		Budget CCI: 6924	\$212,670	\$0	\$0	\$212,670
A. Architectural Fees (for Preliminary Plans)			\$100,000		\$0	\$100,000
B. Project Management			\$0		\$0	
C. Office of the State Architect, Plan Check fee			\$0		\$0	
D. Preliminary Tests (Soils, hazardous materials)			\$65,670		\$0	\$65,670
E. Other Costs			\$47,000		\$0	\$47,000
3. Working Drawings		Budget CCI: 6924	\$203,000	\$0	\$0	\$203,000
A. Architectural Fees (for Working Drawings)			\$123,000		\$0	\$123,000
B. Project Management (for Working Drawings)			\$0		\$0	
C. Office of the State Architect, Plan Check fee			\$70,000		\$0	\$70,000
D. Community Colleges Plan Check fee			\$0		\$0	
E. Other Costs (for Working Drawings)			\$10,000		\$0	\$10,000
<i>(Total PW may not exceed 13% of construction)</i>					\$0	
4. Construction		Budget CCI: 6924	\$5,899,000	\$0	\$0	\$5,899,000
A. Utility Service			\$0		\$0	
B. Site Development, Service			\$0		\$0	
C. Site Development, General			\$0		\$0	
D. Other Site Development			\$0		\$0	\$0
E. Reconstruction			\$5,899,000		\$0	\$5,899,000
F. New Construction (bldg) (w/Group I equip)			\$0		\$0	
G. Board of Governor's Energy Policy Allowance (2% or 3%)			\$0		\$0	
H. Other Costs			\$0		\$0	\$0
5. Contingency (Construction-Related Allowances & Fees)			\$903,190	\$0	\$0	\$903,190
6. Architectural and Engineering Oversight			\$100,000	\$0	\$0	\$100,000
7. Tests and Inspections			\$205,000	\$0	\$0	\$205,000
A. Tests			\$70,000		\$0	\$70,000
B. Inspections			\$135,000		\$0	\$135,000
8. Construction Management & Labor Compliance Program (if Justified)			\$177,140	\$0	\$0	\$177,140
A. Construction Management			\$177,140		\$0	\$177,140
B. Labor Compliance Program			\$0		\$0	
9. Total Construction Costs (items 4 through 8 above)			\$7,284,330	\$0	\$0	\$7,284,330
10. Furniture and Group II Equipment		Budget EPI: 3737	\$0	\$0	\$0	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)			\$7,700,000	\$0	\$0	\$7,700,000

12. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	-	-	-	-	-	Acquisition	\$ -	\$ -	\$ -	\$ -
Reconstruction	148,175	-	0%	#DIV/0!	\$52	Preliminary Plans	\$ -	\$ -	\$ 212,670	\$ 212,670
13. Anticipated Time Schedule						Working Drawings	\$ -	\$ -	\$ 203,000	\$ 203,000
Start Preliminary Plans	8/15/2022	Advertise Bid for Construction		2/15/2023		Construction	\$ -	\$ -	\$ 7,284,330	\$ 7,284,330
Start Working Drawings	8/30/2022	Award Construction Contract		3/1/2023		Equipment	\$ -	\$ -	\$ -	\$ -
Complete Working Drawings	9/30/2022	Advertise Bid for Equipment		1/1/2023		Total Costs	\$ -	\$ -	\$ 7,700,000	\$ 7,700,000
DSA Final Approval	1/30/2023	Complete Project		8/30/2023		% of SS Costs	0.00%	0.00%	SS Total	\$ -

Board of Trustees Regular Meeting (VI.F)

Meeting	September 20, 2022
Agenda Item	Other Items (VI.F)
Subject	Riverside City College Throwing Sports Field Renovation Project
College/District	Riverside City College
Funding	Riverside City College Schedule Maintenance
Recommended Action	Recommend approving the Throwing Sports Field Renovation Project and project budget in the total amount of \$2,000,000.

Background Narrative:

Relocating the Riverside City College Throwing Sports Field to Evans Field was approved by the Board of Trustees in 2018 as part of the RCC Facilities Master Plan (FMP). The existing Throwing Sports Field does not currently comply with up-to-date safety codes and the facility's equipment is at the end of its lifecycle.

Due to the high cost of the Evans Sports Complex option included in the FMP, renovating the throwing sports field at the existing location is more financially practical.

The renovation of the throwing sports field will: 1) be designed to support the Hammer, Discus, Javelin, and Shot Put programs; 2) reconstruct and repurpose a portion of the practice field and existing throwing sports field; and 3) add additional safety netting and fencing around the field to comply with the safety codes and standards.

The Throwing Sports Field Renovation Project was previously discussed under Riverside City College Priority Capital Projects presentation at the August 2, 2022 Board of Trustees Committee meeting.

It is recommended that the Board of Trustees approve the Throwing Sports Field Renovation Project and project budget in the total amount of \$2,000,000.

Prepared By: Rajen Vurdien, Interim President, Riverside City College
Kristine Di Memmo, Vice President of Planning & Development, Riverside City College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning

THROWING SPORTS FIELD RENOVATION PROJECT



- PAYTON WILLIAMS - ATHLETICS DIRECTOR
- JAMES MCCARRON - PROFESSOR, KINESIOLOGY
- KRISTINE DI MEMMO - VICE PRESIDENT, PLANNING & DEVELOPMENT
- HUSSAIN AGAH - ASSOCIATE VICE CHANCELLOR, FACILITIES PLANNING & DEVELOPMENT

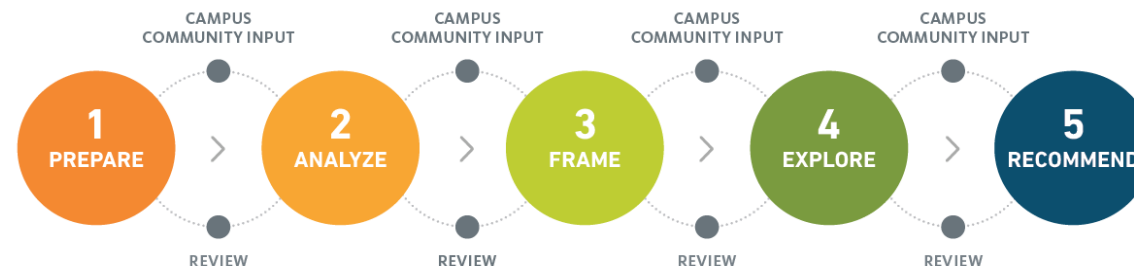
PLANNING PROCESS

Problem Statement

- The existing Throwing Sports Field does not comply with the up-to-date safety codes and the facility's equipment is at the end of its lifecycle.
- The RCC Facilities Master Plan, approved by the Board in 2018, identified the Evans Sports Complex, which includes the relocation of the Throwing Sports programs.

Resolution

- Due to the high cost of the Evans Sports Complex option, the Throwing Sports Field renovation at the existing location is more financially practical.
- The renovation will provide adequate safety and proper equipment for the students and educational program.



PLANNING COMMITTEE

- **Payton Williams**, Athletics Director
- **James McCarron**, Professor, Kinesiology
- **Nicholas Robinson**, Associate Professor, Kinesiology
- **Kristine DiMemmo**, Vice President of Planning & Development
- **Scott Blair**, Dean of Instruction, STEM & Kinesiology
- **Robert Beebe**, Director, Facilities Maintenance & Operation
- **Hussain Agah**, Associate Vice Chancellor, Facilities Planning & Development
- **Mehran Mohtasham**, Director, Capital Planning

PROJECT DESCRIPTION



- The renovated Throwing Sports Field will be designed to support the Hammer, Discus, Javelin, and Shot Put Kinesiology programs.
- It will reconstruct and repurpose a portion of the practice field and existing throwing sports field.
- It will add additional safety netting and fencing around the field to comply with the safety codes & standards.

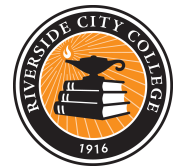
BUDGET & SCHEDULE

Project Budget (\$2,000,000)

- Construction Costs (including Field Equipment): \$1,420,000
- Soft Costs (Architect, DSA, Inspection, CM): \$387,000
- Construction Allowance/Contingency: \$193,000
- Funding Source: College General Funds

Schedule Milestone:

- 2021-2022: Feasibility Studies
- 2022-2023: Preliminary Plans/Working Drawings/DSA
- 2022-2023: Construction (6 months)
- Occupancy: Fall 2023



COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Riverside Community College District **College:** Riverside City College **CFIS Ref. #:** 0
Project Name: Throwing Sports Field Renovation Project **Date Prepared:** 4/25/2022 **CCI:** 6924 **Budget Ref. #:**
Request For: A P W C E DB **EPI:** 3737 **Prepared by:** Midpoint

	<input type="checkbox"/> Not Rounded <input checked="" type="checkbox"/> Rounded	Escalate to Midpoint (FPD Only)	Total Cost	State Funded	District Funded	
					State Supportable	Non State Supportable
0. Feasibility Studies & Pre-Planning						
A.	Feasibility and Pre-planning Costs		\$0	\$0	\$0	\$0
B.	Other Costs		\$0	\$0	\$0	\$0
1. Site Acquisition Acres:						
A.	Acquisition		\$0	\$0	\$0	\$0
2. Preliminary Plans Budget CCI: 6924						
A.	Architectural Fees (for Preliminary Plans)		\$0	\$0	\$0	\$0
B.	Project Management		\$0	\$0	\$0	\$0
C.	Office of the State Architect, Plan Check fee		\$0	\$0	\$0	\$0
D.	Preliminary Tests (Soils, hazardous materials)		\$57,000	\$57,000	\$57,000	\$57,000
E.	Other Costs		\$25,000	\$25,000	\$25,000	\$25,000
3. Working Drawings Budget CCI: 6924						
A.	Architectural Fees (for Working Drawings)		\$0	\$0	\$0	\$0
B.	Project Management (for Working Drawings)		\$0	\$0	\$0	\$0
C.	Office of the State Architect, Plan Check fee		\$35,000	\$35,000	\$35,000	\$35,000
D.	Community Colleges Plan Check fee		\$0	\$0	\$0	\$0
E.	Other Costs (for Working Drawings)		\$10,000	\$10,000	\$10,000	\$10,000
<i>(Total PW may not exceed 13% of construction)</i>						
4. Construction Budget CCI: 6924						
A.	Utility Service		\$0	\$0	\$0	\$0
B.	Site Development, Service		\$0	\$0	\$0	\$0
C.	Site Development, General		\$0	\$0	\$0	\$0
D.	Other Site Development		\$0	\$0	\$0	\$0
E.	Reconstruction		\$1,388,639	\$1,388,639	\$1,388,639	\$1,388,639
F.	New Construction (bldg) (w/Group I equip)		\$0	\$0	\$0	\$0
G.	Board of Governor's Energy Policy Allowance (2% or 3%)		\$0	\$0	\$0	\$0
H.	Other Costs		\$30,000	\$30,000	\$30,000	\$30,000
5. Contingency (Construction-Related Allowances & Fees)						
			\$193,361	\$0	\$193,361	\$0
6. Architectural and Engineering Oversight						
			\$0	\$0	\$0	\$0
7. Tests and Inspections						
			\$86,000	\$0	\$86,000	\$0
A.	Tests		\$30,000	\$30,000	\$30,000	\$30,000
B.	Inspections		\$56,000	\$56,000	\$56,000	\$56,000
8. Construction Management & Labor Compliance Program (if Justified)						
			\$175,000	\$0	\$175,000	\$0
A.	Construction Management		\$175,000	\$175,000	\$175,000	\$175,000
B.	Labor Compliance Program		\$0	\$0	\$0	\$0
9. Total Construction Costs (items 4 through 8 above)						
			\$1,873,000	\$0	\$1,873,000	\$0
10. Furniture and Group II Equipment Budget EPI: 3737						
			\$0	\$0	\$0	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)						
			\$2,000,000	\$0	\$2,000,000	\$0

12. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	-	-	-	-	-	Acquisition	\$ -	\$ -	\$ -	\$ -
Reconstruction	-	-	-	#DIV/0!	#DIV/0!	Preliminary Plans	\$ -	\$ 82,000	\$ -	\$ 82,000
13. Anticipated Time Schedule						Working Drawings	\$ -	\$ 45,000	\$ -	\$ 45,000
Start Preliminary Plans	8/15/2022	Advertise Bid for Construction		4/15/2023	Construction	\$ -	\$ 1,873,000	\$ -	\$ 1,873,000	
Start Working Drawings	8/30/2022	Award Construction Contract		6/15/2023	Equipment	\$ -	\$ -	\$ -	\$ -	
Complete Working Drawings	9/30/2022	Advertise Bid for Equipment		3/1/2023	Total Costs	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	
DSA Final Approval	2/28/2023	Complete Project		9/30/2023	% of SS Costs	0.00%	100.00%	SS Total	\$ 2,000,000	

Board of Trustees Regular Meeting (VI.R)

Meeting	September 20, 2022
Agenda Item	Other Items (VI.R)
Subject	Other Items Riverside City College TSS Relocation to Former Financial Services Building Project
College/District	Riverside City College
Funding	Riverside City College General Fund
Recommended Action	Recommend approving the TSS Relocation to Former Financial Services Building Project and project budget in the total amount of \$1,850,000.

Background Narrative:

In June 8, 2021, the Board of Trustees approved the Riverside City College STEM Engagement Center Project. In order to renovate the lower level of the Digital Library to house the STEM Engagement Center, the Technology Support Services department needs to be relocated to the former Financial Services Building, which requires space remodeling and systems upgrade.

The TSS Relocation to Former Financial Services Building Project was previously discussed under Riverside City College Priority Capital Projects presentation at the August 2, 2022 Board of Trustees Committee meeting.

It is recommended that the Board of Trustees approve the TSS Relocation to Former Financial Services Building Project and project budget in the total amount of \$1,850,000.

Prepared By: Rajen Vurdien, Interim President, Riverside City College
Kristine DiMemmo, Vice President, Planning and Development, Riverside City College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning and Development
Mehran Mohtasham, Director, Capital Planning

TSS RELOCATION TO FORMER FINANCIAL SERVICES BUILDING PROJECT



- KRISTINE DI MEMMO – VICE PRESIDENT, PLANNING & DEVELOPMENT
- HUSSAIN AGAH - ASSOCIATE VICE CHANCELLOR, FACILITIES PLANNING & DEVELOPMENT

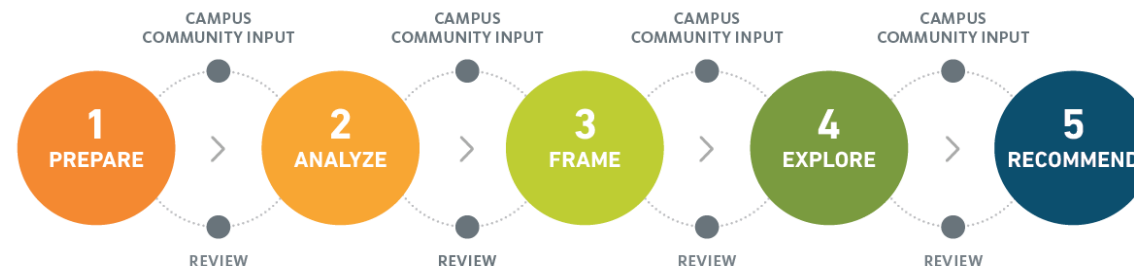
PLANNING PROCESS

Problem Statement

- The Riverside City College STEM Engagement Center project seeks to provide space for STEM program students to study, interact, and collaborate.
- In order to reconstruct the Digital Library STEM Engagement Center, the TSS department needs to be relocated to the former financial services building, which requires space remodeling and systems upgrade.

Resolution

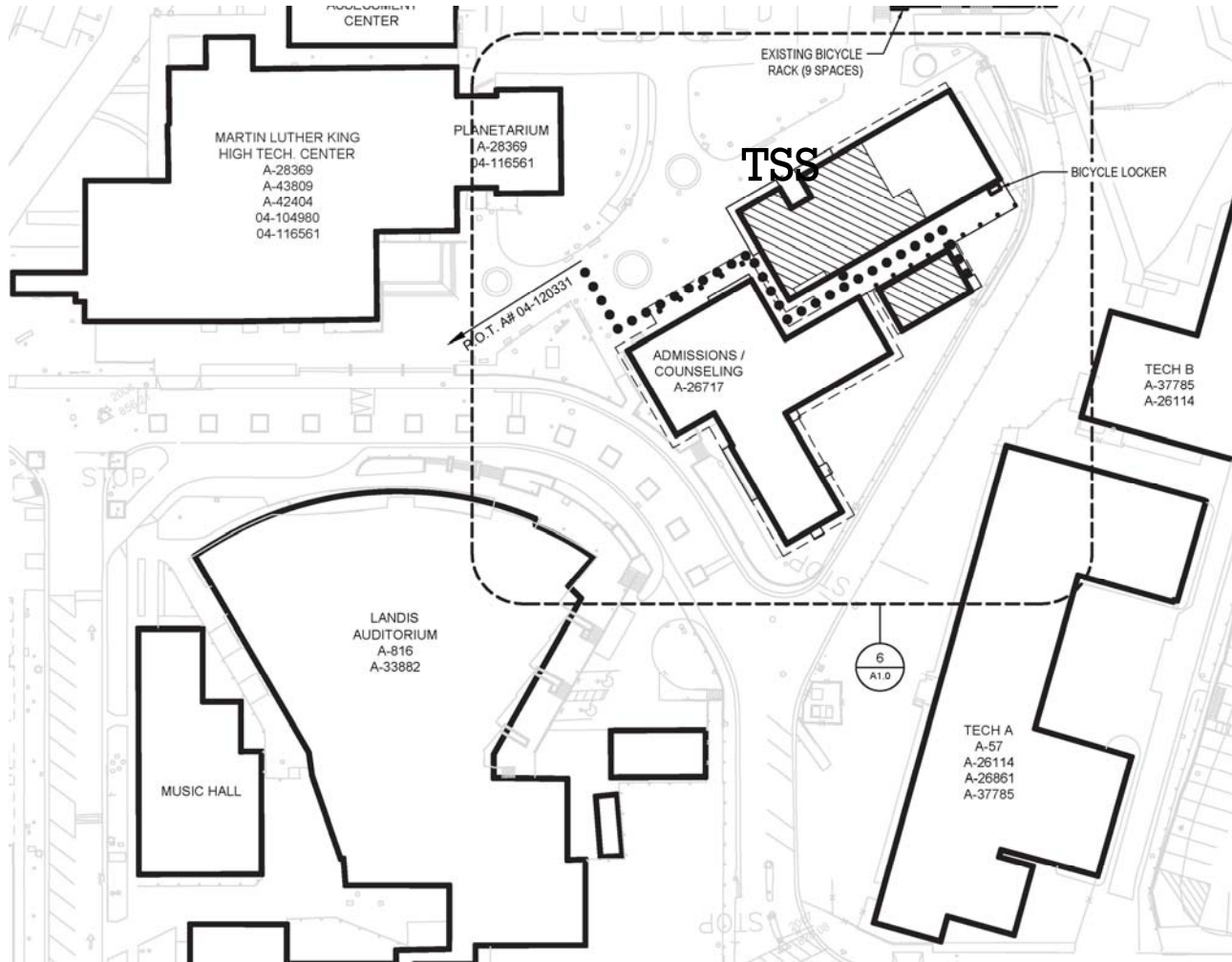
- A portion of the lower level of the Digital Library will be vacated following the relocation of Technology Support Services (TSS) to newly renovated space in the former financial services.
- This will free-up space to create a new and expanded STEM Engagement Center in a visible location adjacent to the existing Math & Science Building.



PLANNING COMMITTEE

- **Kristine DiMemmo**, Vice President of Planning & Development
- **Gabriel Rivera**, Director, Technology & Support Services
- **Bill Manges**, Manager, Technology Support Services
- **Robert Beebe**, Director, Facilities Maintenance & Operation
- **Hussain Agah**, Associate Vice Chancellor, Facilities Planning & Development
- **Mehran Mohtasham**, Director, Capital Planning

PROJECT DESCRIPTION



- The renovated Former Financial Services Building will be designed to support the Technology & Support Services programs.
- The overall renovation area is appx 3,439 SQ FT.
- A modular space of about 960 SQ FT that is located in the south of the building will provide extra lab & office space for the TSS team.

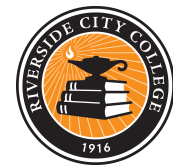
BUDGET & SCHEDULE

Project Budget (\$1,850,000)

- Construction Costs (including Field Equipment): \$1,214,000
- Soft Costs (Architect, DSA, Inspection, CM): \$636,000
- Construction Allowance/Contingency: \$70,000
- Funding Source: College General Funds

Schedule Milestone:

- 2022-2023: Preliminary Plans/Working Drawings/DSA
- 2023-2024: Construction (6 months)
- Occupancy: Spring 2024



COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: **Riverside Community College District** College: **Riverside City College** CFIS Ref. #: **0**

Project Name: **Old Financial Services Renovation Project -TSS Relocation** Date Prepared: **8/12/2022** CCI: 6924 Budget Ref. #:

Request For: A P W C E DB EPI: 3737 Prepared by: **Midpoint**

	Escalate to Midpoint (FPD Only)	Total Cost	State Funded	District Funded	
				State Supportable	Non State Supportable
<input type="checkbox"/> Not Rounded <input checked="" type="checkbox"/> Rounded					
0. Feasibility Studies & Pre-Planning		\$0	\$0	\$0	\$0
A. Feasibility and Pre-planning Costs		\$0		\$0	
B. Other Costs		\$0		\$0	
1. Site Acquisition	Acres:	\$0	\$0	\$0	\$0
A. Acquisition		\$0		\$0	
2. Preliminary Plans	Budget CCI: 6924	\$3,500	\$0	\$3,500	\$0
A. Architectural Fees (for Preliminary Plans)		\$0		\$0	
B. Project Management		\$0		\$0	
C. Office of the State Architect, Plan Check fee		\$0		\$0	
D. Preliminary Tests (Soils, hazardous materials)		\$3,500		\$3,500	
E. Other Costs		\$0		\$0	
3. Working Drawings	Budget CCI: 6924	\$37,000	\$0	\$37,000	\$0
A. Architectural Fees (for Working Drawings)		\$0		\$0	
B. Project Management (for Working Drawings)		\$0		\$0	
C. Office of the State Architect, Plan Check fee		\$27,000		\$27,000	
D. Community Colleges Plan Check fee		\$0		\$0	
E. Other Costs (for Working Drawings)		\$10,000		\$10,000	
<i>(Total PW may not exceed 13% of construction)</i>					
4. Construction	Budget CCI: 6924	\$1,309,207	\$0	\$1,309,207	\$0
A. Utility Service		\$0		\$0	
B. Site Development, Service		\$0		\$0	
C. Site Development, General		\$0		\$0	
D. Other Site Development		\$0		\$0	
E. Reconstruction		\$1,214,207		\$1,214,207	
F. New Construction (bldg) (w/Group I equip)		\$0		\$0	
G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$0		\$0	
H. Other Costs		\$95,000		\$95,000	
5. Contingency (Construction-Related Allowances & Fees)		\$70,293	\$0	\$70,293	\$0
6. Architectural and Engineering Oversight		\$0	\$0	\$0	\$0
7. Tests and Inspections		\$55,000	\$0	\$55,000	\$0
A. Tests		\$0		\$0	
B. Inspections		\$55,000		\$55,000	
8. Construction Management & Labor Compliance Program (if Justified)		\$85,000	\$0	\$85,000	\$0
A. Construction Management		\$85,000		\$85,000	
B. Labor Compliance Program		\$0		\$0	
9. Total Construction Costs (items 4 through 8 above)		\$1,519,500	\$0	\$1,519,500	\$0
10. Furniture and Group II Equipment	Budget EPI: 3737	\$290,000	\$0	\$290,000	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)		\$1,850,000	\$0	\$0	\$0

12. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	-	-	-	-	-	Acquisition	\$ -	\$ -	\$ -	\$ -
Reconstruction	-	3,439	-	\$538	#DIV/0!	Preliminary Plans	\$ -	\$ 3,500	\$ -	\$ 3,500
13. Anticipated Time Schedule						Working Drawings	\$ -	\$ 37,000	\$ -	\$ 37,000
Start Preliminary Plans	6/15/2020	Advertise Bid for Construction		8/1/2023		Construction	\$ -	\$ 1,519,500	\$ -	\$ 1,519,500
Start Working Drawings	3/1/2021	Award Construction Contract		9/15/2023		Equipment	\$ -	\$ 290,000	\$ -	\$ 290,000
Complete Working Drawings	2/28/2022	Advertise Bid for Equipment		8/1/2023		Total Costs	\$ -	\$ 1,850,000	\$ -	\$ 1,850,000
DSA Final Approval	8/1/2022	Complete Project		4/1/2024		% of SS Costs	0.00%	100.00%	SS Total	\$ 1,850,000