

Facilities Planning and Development Council

*December 15, 2022
Zoom Conference Call
10:00a.m. – 11:30a.m.*

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

A. October 27, 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. None

VIII. GUESTS

A. None



FACILITIES PLANNING and DEVELOPMENT COUNCIL

October 27, 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	YES
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	YES
Susanne Ma	District – Director of IT, Infrastructure and Systems	YES
Beiwei Tu	District – Director of Risk Management	NO
Rochelle Duran	District – Student Trustee	YES
Hussain Agah	District – Associate Vice Chancellor, FPD	YES
Mehran Mohtasham	District – Director of Capital Planning	YES
Bart Doering	District – Facilities Development Director	YES
Myra Nava	District – Facilities Planning Specialist, Support Services	YES
Janna Accomando	District – Facilities Planning Specialist, Accounting	YES
Evelyn Ault	District – FPD (Recorder)	YES

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

I. CALLED TO ORDER

- A. By Hussain Agah

II. APPROVAL OF MINUTES

- A. Motion to Approve September 29, 2022 Meeting Minutes by Mohtasham. Second by Beebe.

ACTION: *Approved*

III. FACILITIES PLANNING UPDATES

A. Facilities Master Plans Updates

1. **MVC:** The College's facilities master plan (FMP) was BOT approved in June 2019. **No update.**
The College's comprehensive master plan (E/PMF) was BOT approved in August 2021.
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. Mohtasham stated that 5Y Instructional Support Plan was submitted to the state on December 13, 2021.
- ii. **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 was October 24, 2022. Nava received the preliminary MVC plan; the final allocation may change their plan. 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. FPD received feedback and met with the colleges to discuss the plans. The state requires that the college provide their backlog, regardless if a project has funding or not. The backlog can be entered into FUSION to track it. That will be information to the state for potential advocacy for SM funding. The 5 Year Scheduled Maintenance & Instructional Support Certifications, the 2022/23 PFPs and Scheduled Maintenance Plan were submitted in FUSION on Tuesday, September 25, 2022. Approval is pending for those items in FUSION. When it is approved, Nava will send an email to all of the groups with the details.

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. FPD reached out to the colleges before the meetings with Alma Strategies and each college to determine if there were specific questions about their SI reports. The SI reports were submitted to VCBFS for review and approval and to the State on the due date of October 3, 2022. Nava provided an update on the status for each college, has compiled a list of changes that were submitted and has reached out to the developers at FUSION to request the ability to pull Reconciliation Reports from FUSION by year rather than the range of 2018 to current date, and to show the differences by year. Nava stated the Energy Usage Calculator report is due in December 2022 and is working with Accounts Payable to get missing invoices. The use of the Dashboard for the Energy Usage Calculator data was discussed, and whether or not it could work.

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:

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

ACTION:

- **No update**

2. Land Use Development and Public-Private-Partnership

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

ACTION:

- *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:

- i. 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:

- i. **Professional Services:** RFQs to establish pre-qualified lists for Surveying, Environmental, and Commissioning Consultants will be in place in the near future. The RFQ has not been drafted yet.

- ii. **Construction Services:** FPD has established a process to prequalify general contractors/primes in compliance with Public Contract Code section 20651.5 that requires a public agency like RCCD to establish a procedure to include a standardized questionnaire, financial statement, and an appeals process.
- iii. **CUPCCCA:** Vendors can register for a prequalification on Purchasing's website throughout the year.
- iv. **Professional Services Qualification Process:** Agah shared the PowerPoint presentation for the new transparent boilerplate qualification RFQ/P process that was formulated to prequalify professional services such as CM's, architects and specialty consultants. The RFQ/P has specific questions for specific trades and services, and specific scoring for each. The process is tailored to specific projects using a standard scoring metrics and includes the appropriate agreement as part of the packet. Interviews of the three to five highest scoring proposals will be conducted. A committee will be formulated each time and will be asked to look at all of the qualifications independently. The committee will be provided with pre-RFQ/P training.
- v. **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:

- i. Askar/Agah discussed and presented the prequalified consultant engagement process in alignment with the District BP/AP and best practices as follows:
 - a) **Below \$25,000:** Obtain a minimum (1) one proposal from District Prequalified list of consultants; the work should not start without a PO in place; no board report is required.
 - b) **Over \$25,000 to \$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.
 - c) **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.
- ii. The administrative policy, regarding the process, will also be developed.
- iii. 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:

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

ACTION:

- ***No update***

D. Long-Term Capital Facilities Program

- 1. The LTCFP was BOT approved on March 17, 2020. Some budget has been identified for the critical mission plans: Sustainability initiatives, integrated energy and infrastructure.
 - i. 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.

- ii. Collins stated NC will utilize the same standards that were used on the Veterans Resource Center project.
- iii. 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):

- i. 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.
 - a) Agah stated that part of DLR's sustainability scope of work and deliverables is to help the district create a TCO prototype.
- ii. 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.
- iii. The TCO dashboard is up and running, the TCO require some modification so another meeting will be scheduled by the end of September 2022 to finalize all of the times in the TCO model. The next step is to migrate the application from DLR's website to the district's network.
- iv. DLR will complete a majority of the migration. FPD, District IT and DLR's IT team are meeting today to look at the ways and options of how to complete that. Gathering the information and the actual dashboard is more than 95% complete. The DLR team are working on some small changes. A meeting with the college VP's and Directors of Facilities will be scheduled to provide the updates.
- v. The final TCO dashboard should be completed before the end of 2022.
- vi. Meetings with the college VPBS and Directors of Facilities are being scheduled to review the final version of the TCO model and the dashboard. There will be a version that will be implemented and posted on the website.

ACTION:

- *A meeting with Coast CCD, FPD, the colleges and DLR is being considered; decide if the platform should be made available on the website, and if that will be useful*

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

- i. 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.
- ii. SCAP development updates were provided to the Board of Trustees on June 14, 2022.
- iii. 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.
- iv. The plan is about 85% complete. The Sustainability committee met in October. The final draft of the Sustainability Climate Action Plan has been provided to the Sustainability Committee to provide their review in a few weeks. The goal is to submit the plan to the BOT for approval in December 2022 with all the goals, objectives and timelines of implementation.
- v. Mohtasham stated the plan was re-sent to the colleges for final review and are waiting to receive feedback.
- vi. Sustainability committees at the colleges was discussed. MVC is working to add more committee members and will have DLR provide an update for new members.

ACTION: *Complete the SCAP and present the District plan to the BOT for approval in February 2023.*

2. Solar Planning Initiative (Solar Plan):

- i. The project is in the procurement phase (GC 4217).
- ii. 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).
- iii. 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.
- iv. 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.
- v. Total Energies worked on the electrical audit at CAADO, CSA and Norco College. There was no electrical audit required at RCC and MVC due to the tie in to the 12KV Loop. A meeting with SCE occurred 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 had been no response to the request.
- vi. FPD met with SCE and TotalEnergies to complete due diligence and schedule surveys like Topo, Geo and underground utility survey on the campuses and devised a plan for the construction. TotalEnergies scheduled the surveys, the dates were coordinated with the colleges. FPD requested information from Riverside Public Utilities that TotalEnergies needed to be able to complete the contract negotiations and finalize a contract. Three meetings have been scheduled to continue the process to conclude the negotiations. CEQA is in place and should be submitted to the November BOT. Feedback from DTSC is needed for final approval.
- vii. 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.
- viii. Mohtasham reported on the due diligence that is being worked on with the college Directors of Facilities to complete GeoTech Survey at MVC and RCC on November 20-22, 2022. The Topo and underground survey has been completed at MVC, RCC and the District Office. TotalEnergies will provide the results in the second week of November 2022. FPD met with So Cal Edison the week of September 12, 2022 regarding the interconnection application that will be submitted the week of October 31, 2022 for MVC and NC. The NC Geotech survey will be conducted at a later time.
- ix. Askar inquired about the Reduction Act, it is being explored with DLR.

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:

- i. 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.
- iv. DLR team will have the maps implemented into the system, which will be part of the migration to the database. When the update is received it will be sent to the colleges to review the new changes. The previous link was provided to the Sustainability committee.
- v. Mohtasham stated DLR is working to complete the water map. Meetings with the colleges Directors of Facilities are being conducted. DLR is working on the standard numbering on the water map and should be able to complete it within 3-4 weeks.

ACTION:

- Complete an interactive dashboard for the district; Mohtasham will provide the draft dashboard link to the FPDC

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

- 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.
- 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.
- 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:

- 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.
- 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:

- 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.
- 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.
- Scion worked with MVC and NC to launch a student housing survey for the traditional residential units in alignment with SB169 efficient and affordable requirements that were not addressed/known in Fall 2021.
- MVC, NC & RCC will be eligible to submit a construction grant application to the state on the tentative date of January 25, 2023. Those applications will compete with other districts and colleges for the 2023/24 funding. The design meeting occurred with the three college committees which included students. Each college will meet two more times, and then the application will be submitted.

ACTION:

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

2. SB 169 Affordable Student Housing Grant Program:

- The State budget has \$2B identified for UC, CSU and California Community Colleges for student housing.
- 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.
- 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 has access to the \$1.6 million since July 1, 2022 for the student housing planning at each college.
- 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.
- Agah stated the architect and the consultant had a visioning session with the college committees. A conceptual program is now developed for their review at the upcoming meetings. The meetings and finalizing the grants are being aligned to meet the January 25, 2023 application deadline. The State prefers multi-college districts to prioritize their projects. A grant for each college is being completed. Agah provided details regarding the collaboration with UCR on an Intersegmental application for RCC.

ACTION:

- *Submit the construction application by the due date October 2022; a meeting will be coordinated with FPD, MVC, NC and Scion to review the TCO Proforma*

G. Legislative and Regulations Updates:

- 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.
- 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.
- 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.
- 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. This bill did not move forward.

ACTION: *None*

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

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

ACTION:

- *No Update*

B. Division of the State Architects (DSA)

1. 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:** Construction began 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 on schedule and within budget. Alternates #1 and #2 were approved. After the August 16 BOT all documentation was sent to the State for approval from DOF. The Notice to Proceed to the GC lowest bidder was issued on September 30, 2022. FPD met with the contractor to review the fencing and the IT locations during demolition of LS/PS. A portion of the sub-contractor contracts are in place.

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 tried to get work done before school started. Contractor is still working on all areas of the campus. FPD, the college and the inspector are working to keep the contractor informed and on task. The project is on schedule with a completion date of March 2023. The project is multi-stage and multi-phase and is 55% complete. Working with the Landis activity schedule is a challenge and has caused some delays.

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. DSA approval has not been received, hope to have it by early October 2022 and start construction after TSS is moved to the newly renovated Financial Services Building. Received DSA approval, the official DSA approval letter is anticipated to be received on October 28, 2022.

ACTION:

- *Receive official DSA approval letter; strategize and prioritize the projects*

- 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. Construction was anticipated to be complete by the end of October

2022. Due to some global shortage on ceiling panels and lighting fixtures the completion the anticipated completion is mid-November 2022. Furniture is expected to be delivered in early December.

ACTION:

- *Provide furniture contract details to user group*
- v. **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 was approved at the September 20 BOT. DSA approval was received. The next step is to coordinate with the college. If they are ready, a CM will be hired then the project can be bid. DSA approval was received, the next step is to prioritize the construction start date so it does not overlap with other projects. This will be discussed in the meeting with the college the week of October 31, 2022.

ACTION: *None*

- vi. **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 was approved at the September 20, 2022 BOT. 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. The committee selected LPA, they are working on the drawings. Geo and supplemental Topo surveys are being completed to put the plan together to submit to DSA. A kick-off meeting with the user group occurred; the next step is to meet with the committee when the next set of plans are ready for review. The committee voted for AstroTurf with shock pads underneath. The second user group meeting occurred on October 26, 2022. Three design options were provided and comments were received. LPA will revise the renderings and provide two additional options for the committee to select from, then the final design will begin to move forward. A DSA meeting is being scheduled to expedite the plans to move forward sooner so the project will be able to be finished by the end of August 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 October 2022 then the project can move forward with the bidding process. The RFP to select a Construction Management firm is being finalized. DSA approval was received, the RFP to select a construction management firm for the project is being worked on. The selection will go to the December 13, 2022 Regular BOT for approval. Then the process to select the general contractors will begin. The college will relocate the users by the end of October 2022.

ACTION:

- *Conduct a final review of the budget after DSA approval is received*
- ii. **BCTC Education Building (Phase I):** The project is currently 100% complete. The furniture is in; move-in occurred on September 12, 2022. The IT equipment was delivered. District IT installed 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 went online at the end of September; furniture installation was complete on August 30, 2022. Some small items are being completed and resolved. Receiving material orders on time continues to be an issue. Pay applications are being processed and the closeout on DSA 168 is nearly done. The building turnover occurred on September 12, 2022. The warranty process and setting the controls will be finalized soon.

ACTION: *None*

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. 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. Programming is being reviewed with the user group, the next meeting occurred on October 21, 2022. The first draft was provided and was reviewed with the committee. The IT & AV team met and reviewed the hyperlinks and the requirements. A user group meeting occurred with Alvord, RCOE and NC to review the outdoor playground and the classroom layout. Two classrooms will be moved. A cost estimate based on the design development plan (to determine if the project is within budget and if any VE items need to be addressed) will be provided by mid-November 2022 and submitted by mid-December 2022. Another cost estimate will be provided during the construction design phase.

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 of 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. The state has approved the Preliminary plan, the Working drawings have been approved and can proceed. The project is \$54M. The state took 9 months to give approval so DLR will not be able to complete and submit the working drawings before the 2023 building code is changed. The plan is to present the design to DSA by spring 2023. A comprehensive study is being conducted on the existing central plant. DLR is moving forward modifying the plans and are working on the working drawings. When DOF approval is received, DLR will work on the design. One user group meeting will occur in November to provide general information regarding the schedule and next steps.

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**
6. **Riverside City College:**
 - i. **Review the SM Project Log and report DSA projects**

V. OTHERS

A. Integrated Waste Management

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

ACTION:

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

B. District Strategic Planning Council (DSPC)

1. FPDC membership has been formed pending representatives from 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. None

ACTION: *None*

VI. NEW ITEM(S)**A. Gender Neutral All-Inclusive Restrooms and Bathrooms for the On-Campus Student Housing**

1. Agah provided a presentation and overview of the Gender Inclusive Restrooms for the district student housing. During planning meetings the architect proposed gender neutral all-inclusive restrooms with individual stalls and shared sink areas. The code requires only a certain percentage to be gender neutral. Agah asked the architect to provide a list of community colleges and higher education student housing facilities that implemented gender neutral restrooms and discuss the topic with their residence directors for feedback.

Comments/Questions/Concerns:

- i. Beebe voiced concerns regarding the District potentially being exposed to liability resulting from harassment/sexual harassment claims.
- ii. Mendez inquired if it was discussed to have each floor designated as gender neutral, then the other floors as single genders.
 - a. Agah stated it is feasible, and would be within the code. He will bring the idea to the architect's attention. The three college student presidents will be conducting a survey for student feedback on this topic.

B. District IT Announcements

1. Ma shared information regarding the new IT Project Manager that was hired.
2. Ma stated the state of the security cameras in the district are in disrepair, some have no access if a camera is broken, and no one is taking ownership of the cameras. RCC is looking at the discovery phase for a solution to replace all of their cameras and a newer system. Potentially MVC and NC can use the same solution.

C. 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. **No update**

D. Cybersecurity Presentation

1. Ma provided a presentation outlining cybersecurity, it's relation to Facilities, and the impact and risk to the district.

End of Meeting Minutes-

Facilities Planning & Development Projects Status Update Report

December 15, 2022

Updated by: Bart Doering
Mehran Mohtasham
Janna Accomando
Myra Nava

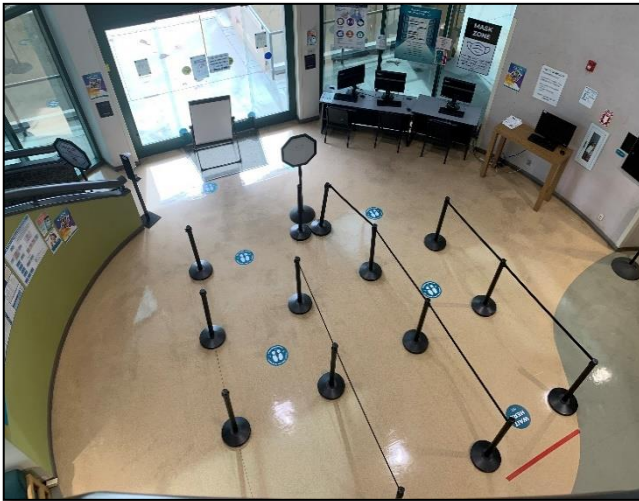
MVC Student Services Renovation

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:	GC Pre-qualification/Bidding Phase
Duration:	Occupancy August 2023	Delivery Method:	GC / CM Agency

Project Status Kitchell/CEM, Inc. was selected as the CM for this project by the committee via RFQP# 23-22-23-3. After BOT on 12/13/2022, Kitchell/CEM, Inc. will start working on GC Pre-qualification for BOT review in Feb 2023. Post bid package to pre-qualified list of GCs in March 2023 and start construction in May 2023 after BOT approval.

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 provided 3 options/layouts to the committee to select from. The options will provide 3 offices in the Science building without making and changes to the STEM area. After college approval/selection of one of the layouts, bid package will be sent out. Estimate start of construction April 2023.

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

MVC BCTC Education Center Building (Phase I)

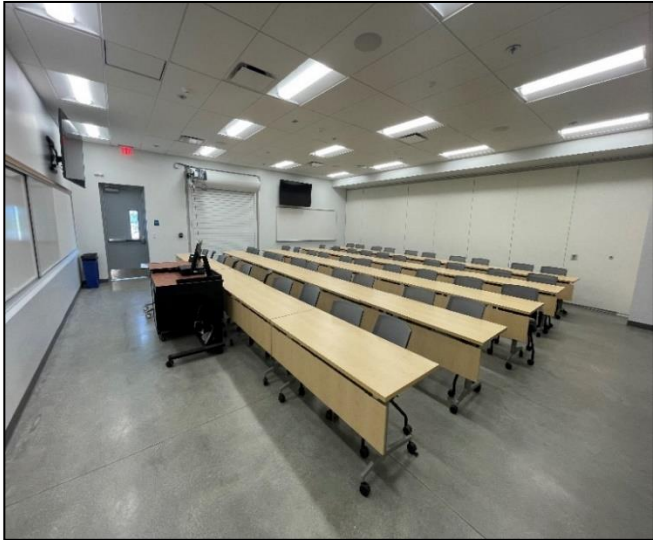
Project Description: The Education Building Ph.1 facility is designed to provide an educational training facility including Administration of Justice, EMT, Fire Technology, and Homeland Security programs in a new classroom, lab, office, and other student and faculty support spaces.

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

Project Status: Mechanical Engineer has resolved the Samsung HVAC system issues. CM scheduling College training on HVAC. CM is preparing the 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 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:	DSA Review
Duration:	To be open Fall 2023	Delivery Method:	D-B-B (GC)

Project Status: Completed Programming in November 2022. WWA is preparing the project cost estimate by mid-December 2022. DSA submission on 12/21/2022. Final furniture layout and finishes will be presented to the committee in February 2023.

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: Received approval on Prelim Plans and move on Working Drawings from DOF. DLR will resume the design/modify plans based on the DSA code change and is scheduled to submit to DSA in May 2023. Central Plant Capacity survey result will be ready in January 2023.

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



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

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

Project Manager:	Bart Doering	Fund Allocation:	State: \$28,977,000 Measure C: \$6,100,563 RCC GF: \$3,059,437
Architect & DSA:	19.6 Architects / DSA	Project Phase:	GC Contract Phase 1%
Duration:	16 months (overall)	Delivery Method:	D-B-B

Project Status: Contractor Soltek Pacific has mobilized and still working on finalizing their agreements with all of their sub-contractors. Contracts are 58% complete. Abatement has started, Soltek’s abatement contractor mis-filed AQMD paperwork and has caused a delay in the start of the abatement work.

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:	RCC GF: \$7,079,325 Measure C: \$620,675
Architect & DSA:	LPA / DSA	Project Phase:	DSA Review
Duration:	12 Months	Delivery Method:	D-B-B

Project Status Both Football Field and Running Track design completed and approved by the design committee. LPA is working on the project cost based on the final design. DSA submission scheduled on 12/28/2022. Next Step: after DSA approval, send out bid package (for public work section) and start the construction. Also, secure football field and running track materials via CMAS contract in December 2022.

Issues: There is no budget for this project and the college needs an estimated total project cost in order to see if it is 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:	Scheduled Maintenance: \$2,000,000
Architect & DSA:	LPA / DSA	Project Phase:	Design Phase
Duration:	1 Year	Delivery Method:	D-B-B

Project Status: LPA continues to work on CD (Construction Document) in order to submit to DSA in March 2023.

Issues: The recent estimate is \$2M.



RCC Digital Library STEM Engagement Center Project

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

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

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

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

RCC Nursing, Math and Science Chiller Replacements

Project Description: Due to the design defect of mechanical room/Chiller layout the chillers at the Nursing & Math and Science building are at the end of the life cycle (chiller #1 is out of order). Based on the received total cost of

repair and cost of replacement, the college decided to replace both chillers with more efficient systems and rearrange the piping system to resolve the design defect.

Project Manager:	Robert Beebe	Fund Allocation:	Scheduled Maintenance 2021/22 & 2022/23
Architect & DSA:	WWA / DSA	Project Phase:	Design Phase
Duration:	15 Month	Delivery Method:	D-B-B

Project Status: WWA selected as the project architect. BOT approval on 12/13/2021. Design team will start accordingly after 12/13/2021.

Issues:

RCC 12KV Transformer and Selector Switch Upgrade

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

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

Project Status: Received two bids on 11/7/2022, lowest bid from High Volt for the total amount of \$317,233.00 BOT to review and approve on 12/13/2022. High Volt will order the transformer and selector switch after board approval.

Issues:

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

Project Status: Received DSA Approval on July 19, 2022. BOT approved the project budget on September 21, 2022. Next step: send RFP to select a CM will be sent out in January 2023. Next Step: After selecting a CM, will start working on Pre-Qualifying GC for this project.

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 26%
Duration:	9 months	Delivery Method:	General Contract

Issues: The contractor is still working on an accurate project schedule. The provided 3-week look-ahead schedule is still incorrect. The contractor continues to need help with coordinating his subs and is constantly reminded of work that needs to get started or completed. The contractor is disputing change order work and doesn't understand the scope of work to complete the project.

Project Status: The contractor continues to work on several areas on the campus. Landis auditorium they have been demoing the inside concrete and preparing to pour the new slab next week. Seal coat and striping have started in

several areas on Campus. The contractor has laid out the new ADA ramp next to the elevator near the ceramics building and has poured the base.



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 December 2022 due to shortage of supplies. Furniture Scheduled to be delivered on 12/21/2022. Smart TVs spec finalized by the committee, will be ordered by 12/16/2022.

Issues:



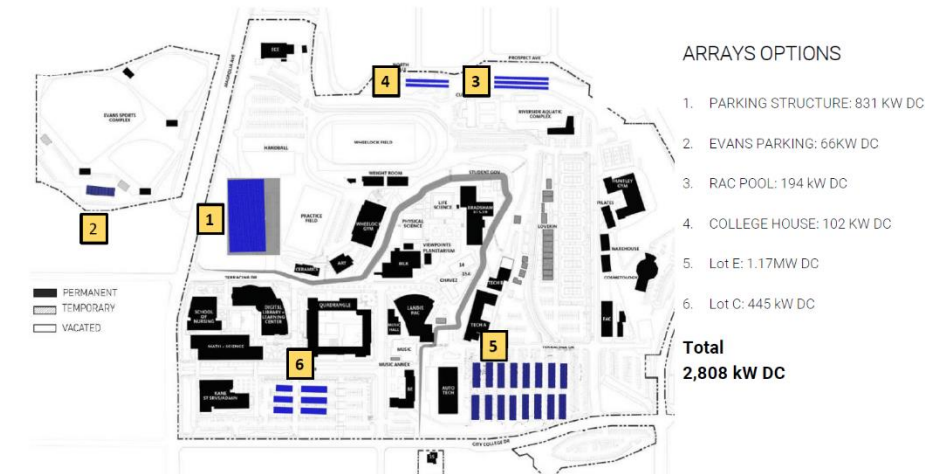
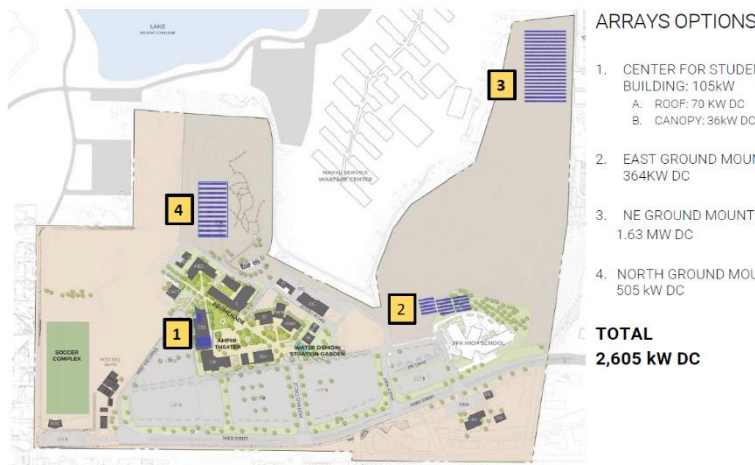
District Solar Planning Initiative

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: BOT to approve the Solar contract on 12/13/2022, detail design will start 12/14/2022 in order to proceed with procurement and installation schedule.

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

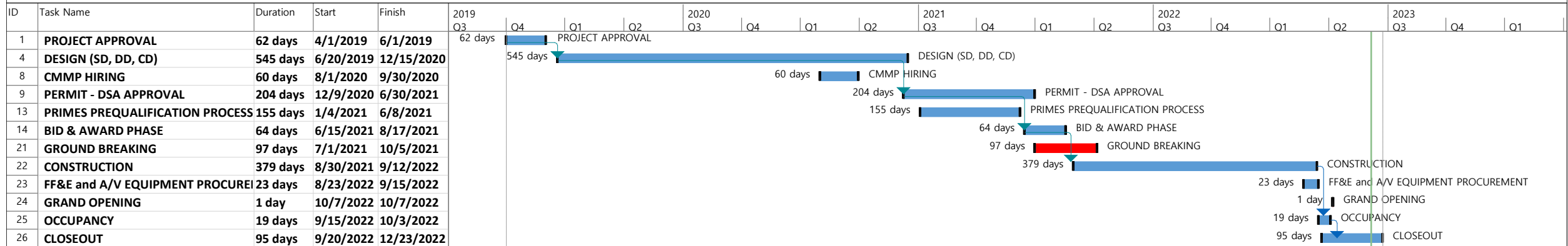


Notes:

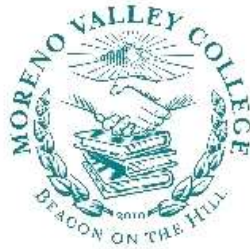
- 1- **Project Manager:** Budget Manager & Construction Project Manager. The PM could be doing both. The responsible in-charge who manages the project on a daily basis including managing project consultants, contractors, college stakeholders, and state agencies.
- 2- **Division of the State Architect 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)



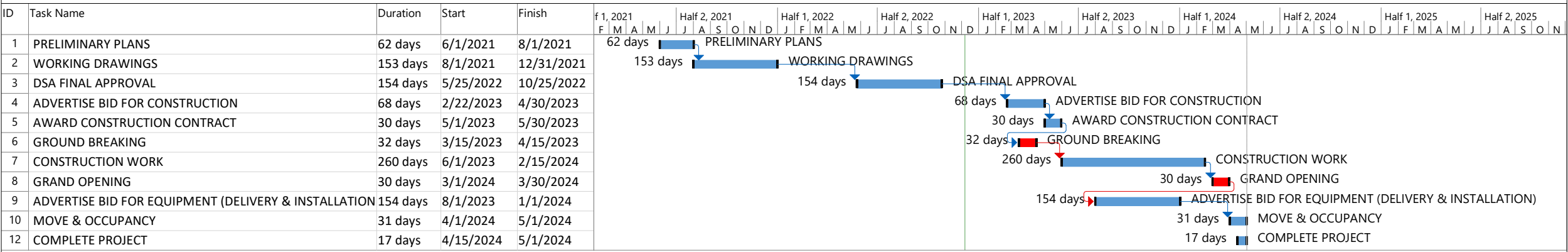
Project: MVC - BCTC - EDUCATION CENTER BUILDING (PH.1)
Date: 12/6/2022



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: 12/7/2022




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	H2	H1	
1	PRELIMINARY PLANS	216 days	8/8/2021	3/11/2022	216 days ■ PRELIMINARY PLANS																											
2	WORKING DRAWINGS	141 days	1/2/2023	5/22/2023	141 days ■ WORKING DRAWINGS																											
3	DSA FINAL APPROVAL	169 days	5/22/2023	11/6/2023	169 days ■ DSA FINAL APPROVAL																											
4	ADVERTISE BID FOR CONSTRUCTION	91 days	2/4/2024	5/4/2024	91 days ■ ADVERTISE BID FOR CONSTRUCTION																											
5	AWARD CONSTRUCTION CONTRACT	29 days	8/2/2024	8/30/2024	29 days ■ AWARD CONSTRUCTION CONTRACT																											
6	GROUND BREAKING	30 days	7/1/2024	7/30/2024	30 days ■ GROUND BREAKING																											
7	CONSTRUCTION WORK	564 days	8/15/2024	3/1/2026	564 days ■ CONSTRUCTION WORK																											
8	GRAND OPENING	46 days	3/1/2026	4/15/2026	46 days ■ GRAND OPENING																											
9	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	396 days	3/1/2025	3/31/2026	396 days ■ ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)																											
10	MOVE & OCCUPANCY	46 days	3/1/2026	4/15/2026	46 days ■ MOVE & OCCUPANCY																											
11	COMPLETE PROJECT	16 days	4/15/2026	4/30/2026	16 days ■ COMPLETE PROJECT																											

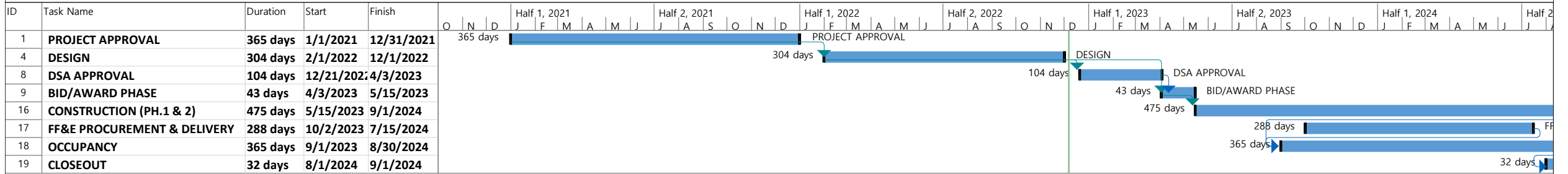
Project: NC - CHP+K
Date: 12/7/2022



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: 12/7/2022



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															

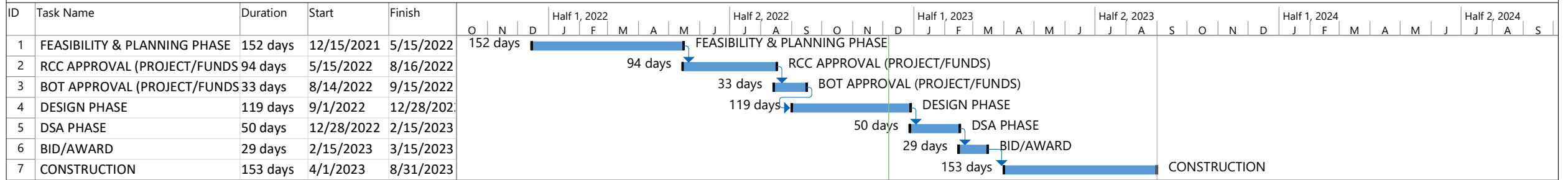
Project: RCC - STEM Engagement Center
Date: 12/7/2022




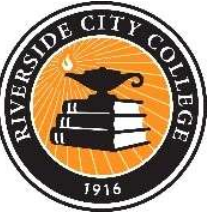

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Riverside City College - Football Field and Running Track Replacement

FUNDING - TBD



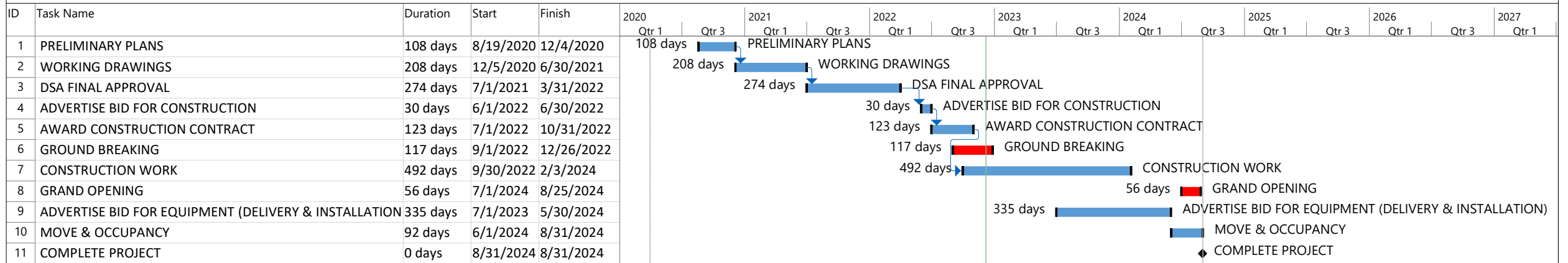
Project: RCC - Football Field and Running Track Replacement
Date: 12/7/2022

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: 12/7/2022

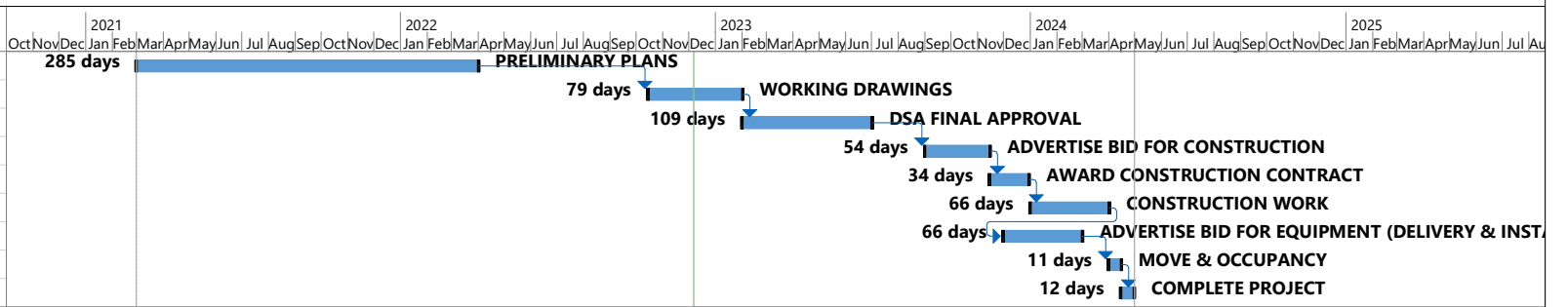


Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

RIVERSIDE CITY COLLEGE - THROWING SPORTS FIELD RENOVATION

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

ID	Task Name	Duration	Start	Finish
1	PRELIMINARY PLANS	285 days	3/1/2021	4/1/2022
2	WORKING DRAWINGS	79 days	10/15/2022	2/1/2023
3	DSA FINAL APPROVAL	109 days	2/1/2023	7/1/2023
4	ADVERTISE BID FOR CONSTRUCTION	54 days	9/1/2023	11/15/2023
5	AWARD CONSTRUCTION CONTRACT	34 days	11/15/2023	12/30/2023
6	CONSTRUCTION WORK	66 days	1/1/2024	4/1/2024
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	66 days	12/1/2023	3/1/2024
8	MOVE & OCCUPANCY	11 days	4/1/2024	4/15/2024
9	COMPLETE PROJECT	12 days	4/15/2024	4/30/2024



Project: RCC - Throwing Sports Field Renovation
Date: 12/7/2022

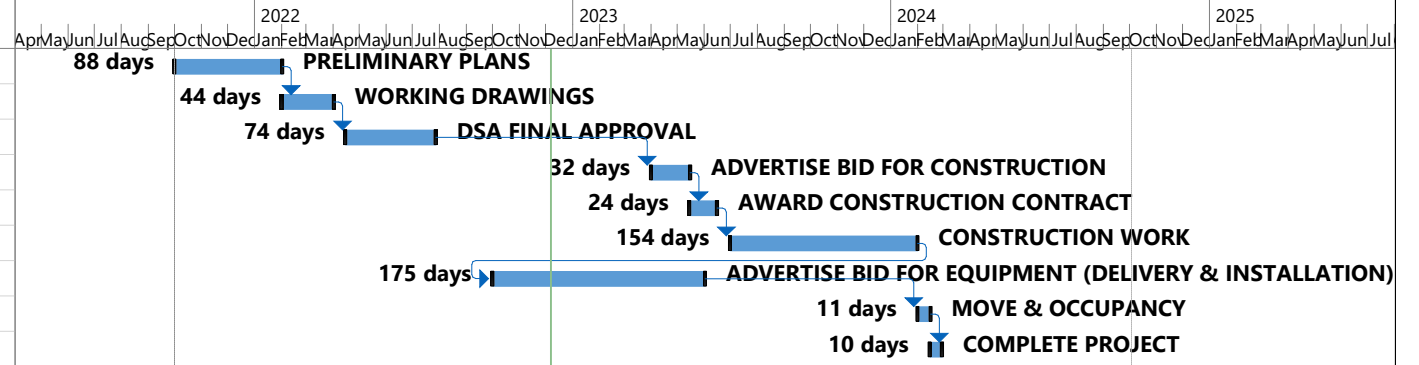


Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

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	32 days	4/1/2023	5/15/2023
5	AWARD CONSTRUCTION CONTRACT	24 days	5/15/2023	6/15/2023
6	CONSTRUCTION WORK	154 days	7/1/2023	1/31/2024
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	175 days	10/1/2022	6/1/2023
8	MOVE & OCCUPANCY	11 days	2/1/2024	2/15/2024
9	COMPLETE PROJECT	10 days	2/15/2024	2/28/2024



Project: RCC - TSS Department Relocation
Date: 12/7/2022



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: 12/7/2022



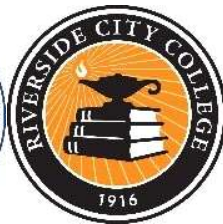

Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

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				
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: 12/7/2022



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:
12/9/2022

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 DSA Check 11/ 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	\$ 27,815	N/A	No	3/14/2022	4-1-22 to 4-29-22	No	95% completed
Repair Dry Rot & Flooring	\$ 10,700	In Progress	N/A	Completed	Completed	No	Project Completed 12/31/21 \$10,700
Replace Chillers - Mech. II	\$ 989,903	In Progress	No	11/16/2022	TBD	No	Low Bid OCS Construction
Replace Fan Coils and Blowers - student services	\$ 200,000	Will Be processed with SS Renovation Project	No	Dec 22'	5/23 - 5/24	No	Kitchel CM
Remodel Faculty Offices - Humanities	\$ 192,460	Sent to Purchasing 3-3-22	No	4/5/2022	7/3/22 To 8/1/22	No	NOC submitted 8/15/22
Replace Lighting w/LEDs - Lion's Den	\$ 66,400	In progress	No	5/1/2022	6/1/22 to 6/10/22	Yes	Completed need to submit NOC
Library 3rd Floor Camera	\$ 30,128	N/A	No	6/22/2022	10/1/22 - 11/1/22	No	85% completed need approval from SM to connect
Remodel Study Rooms - Library	\$ 22,000	N/A	No	6/9/2022	8/06/22 -8/30/22	No	Completed
Replace A/C Units PSC-1 & Student Activities	\$ 30,000	N/A	No	9/31/22	12/1/22 -1/31/23	No	Ordering Componets
Replace flooring at Science and Tech	\$ 120,000		No	TBD	TBD	No	User groups meetings
Replace Transformers at Humanities Bldg.	\$ 50,000	N/A	No	TBD	TBD	No	JCA writing SOW
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 Purchaing 11/30/2021	Yes	Complete	1/3/22-9/9-22	No	Updated Upgrades to Elevators schedule: SSV 12/5/22-1/6/23 currently under construction , Inspection: 1/6/23. ATECH 12/12/23-1/13/23, Inspection 1/13/23. Theater
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	W+W currently in process of answering DSA V1 comments and incorporating them. W+W has a scheuled meeting with IMEG 12/6 to discuss coordination items for the
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	Construction pending. Materials ordered, project anticipated start date 1/10/23
Roof Repairs: STEM 200, 300 & WEQ W4, W5, W6, W8 & W9	\$ 418,978	Submitted 10-6-21 - Sent to Purchaing 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	Proposals for materials have been requested. For the project.
VRC Hillside landscape improvements	\$ 35,000	Submitted 10-6-21 - Sent to Purchaing 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	As of 11/18/22 - Purchasing is still waiting for agreements and bonds
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	Scope of work still in progress.
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	NOA & NOP has been submitted to the contractor. 12/5/22-12/9/22 - Minor trench work begins to confirm fittings and materials needed. 12/19/22-TBD -

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	Scheduled to go to bid early 2023
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	Project submitted to DSA on 11/7/22
Upgrade Faraday System - ECS	\$ -	Sent to Purchasing 2-9-22	Y	4-25-22 to 5-5-22	6-13-22 to 7-13-22		Project canceled, funds transferred
Replace Chiller, Air Handlers, Boilers, and Controllers - Cosmetology Bldg	\$ 9,950	Feasibility Study in Progress	N				Project canceled, funds transferred
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	Project 85% complete. Awaiting parts to finish project. Units are operable.
Replace HVAC Controllers- MLK	\$ -	Sent to Purchasing 1-24-22	Y	4-1-22 to 4-15-22	6-13-22 to 8-19-22		Project canceled, funds transferred
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		Project awarded to contractor. Bidders needed.
Renovate Restrooms & Expand Doorways to ADA Compliant QUAD	\$ -	Sent to Purchasing 1-10-22	Y			No	Project canceled, funds transferred
Evans Complex Upgrades	\$ 350,000	Sent to Purchasing 1-10-22	Y			No	DSA approval received. Scheduled to go to bid early 2023.
Replace Roof - Facilities Bldg	\$ 140,000	Sent to Purchasing 2-9-22	Y			No	Bid walk scheduled for 12/12/22.
Paint Exterior of Facilities Bldgs	\$ 165,422		tbd			No	Project scheduled to go to bid early 2023.
Replace 6 HVAC Units - Tech A Bldg.	\$ -	Sent to Purchasing 1-25-22	N				Project deleted
Carpet Replacement - Digital Library	\$ 420,000	Sent to Purchasing 1-10-22	N			No	Project awarded to contractor.
Upgrade Faraday System - Cosmetology	\$ -	Sent to Purchasing 2-9-22	Y				Project canceled, funds transferred
Replace EST Fire Alarm System - Digital Library	\$ 520,000	Sent to Purchasing 1-25-22	Y			No	DSA approval received. Scheduled to go to bid early 2023.
Re-Roof MLK	\$ 690,050	Sent to Purchasing 1-10-22	Y			No	DSA approval received. Scheduled to go to bid early 2023.
Modernize Elevator - Tech B	\$ 350,000	Sent to Purchasing 1-19-22	Y			No	DSA approval received. Bid walk was held 12/6/22.
Replace Boilers - Cosmetology	\$ -	-				No	Project canceled, funds transferred
Elevator Equipment Replacement at Elevator Tower #1 - Art (Phase II)	\$ 350,000	To be revised	y			No	Job is complete . Punchlist walk was held on 12/7/22.
Infrastructure Upgrade - Cutter Pool	\$ -	Project Canceled	-			-	Project canceled, funds transferred
12 KV Loop Improvement	\$ 150,000	Sent to Purchasing 9-13-22					Project is in award process.
Replace Chillers at MTSC and Nursning Chiller Plant (Ph.1)	\$ 1,705,000	Sent to Purchasing 10-5-22				Yes	Architectal contract in award process.

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 Meeting (VIII.D)

Meeting	November 15, 2022
Agenda Item	Other Items (VIII.D)
Subject	Other Items Districtwide Solar Project CEQA Initial Study and Mitigated Negative Declaration (IS/MND)
College/District	Moreno Valley College/Norco College
Funding	N/A
Recommended Action	Recommend approving the Initial Study and Mitigated Negative Declaration for the Districtwide Solar Project.

Background Narrative:

On August 17, 2021, the Board of Trustees approved CEQA Notice of Exemption for the Solar Photovoltaic System (SPVS) and Battery Energy Storage Systems (BESS) that are proposed to be built on previously developed lands such as existing parking lots and parking structures at Moreno Valley College, Norco College, Riverside City College, Ben Clark Training Center and Downtown Riverside Centennial Plaza.

The districtwide solar project also proposes new SPVS and BESS to be constructed on undeveloped lands located at Moreno Valley and Norco campuses, requiring extensive California Environmental Quality Act (CEQA) analysis.

RCCD hired Dudek to conduct an Initial Study & Mitigated Negative Declaration (IS/MND) in compliance with the California Environmental Quality Act (CEQA) for both campuses. Dudek prepared the IS/MND to analyze the projects' potential environmental effects in accordance with the California Environmental Quality Act (CEQA), analyzed all resource areas in Appendices A, B1, B2, C, D and E of the CEQA Guidelines and determined that the project would not result in a significant impact on the environment.

Included in the IS/MND is compliance with Assembly Bill 52 to consult with Native American Tribes to address potential impacts to tribal cultural resources at both campuses and compliance with the Department of Toxic Substances Controls (DTSC) 2016 Land Use Covenant (LUC) at Norco College. The IS/MND was circulated for a 30-day public review period from October 7, 2022 to November 7, 2022. During the public review period, no comments were received by the District.

Upon completion of the CEQA document, the findings indicate that all potentially significant impacts can be mitigated to less than significant levels. Mitigation measures were included in the IS/MND for cultural resources (archaeological resources), geology and soils (paleontological resources), noise, and tribal cultural resources.

These mitigation measures are outlined in the project's Initial Study/Mitigated Negative Declaration Report completed in October 2022. The new construction projects of SPVS and BESS on undeveloped lands located at both Moreno Valley and Norco campuses are determined to comply with California Environmental Quality Act (CEQA) regulation, which includes Initial Study/Mitigated Negative Declaration (IS/MND).

Staff recommends that the Board approve the Initial Study and Mitigated Negative Declaration (IS/MND), for the Districtwide Solar Planning Initiative.

After the project's IS/MND is adopted, a Notice of Determination will be filed with the County Clerk.

Prepared By: Robin Steinback, President, Moreno Valley College

Monica Green, President, Norco College

Majd Askar, Vice President, Business Services, Moreno Valley College

Michael Collins, Vice President, Business Services, Norco College

Aaron S. Brown, Vice Chancellor, Business and Financial Services

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Mehran Mohtasham, Director of Capital Planning

Board of Trustees Regular Meeting (VI.X)

Meeting	November 15, 2022
Agenda Item	Grants, Contracts and Agreements (VI.X)
Subject	Grants, Contracts and Agreements Architectural Services agreement Amendment No. 1 with HED for the Districtwide SB 169 Affordable Student Housing Projects at Moreno Valley College, Norco College and Riverside City College
College/District	District
Funding	SB 169 Planning Grant for Moreno Valley College
Recommended Action	Recommend approving the Architectural Services agreement Amendment No. 1 with HED in the amount of \$72,300 for a total agreement amount of \$432,300.

Background Narrative:

On August 16, 2022, the Board of Trustees approved a contract with HED to provide preliminary plans of architectural and engineering services for the Districtwide SB 169 Affordable Student Housing Projects at Moreno Valley College, Norco College and Riverside City College, in the total amount of \$360,000.

As planning has progressed, the district requested additional preliminary plans for an alternate site on the Moreno Valley College campus that was not part of HED's original scope of services.

It is recommended that the Board of Trustees approve agreement Amendment No. 1 with HED in the amount of \$72,300 for a total agreement amount of \$432,300.

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

FIRST (1) AMENDMENT TO AGREEMENT
BETWEEN
RIVERSIDE COMMUNITY COLLEGE DISTRICT
AND
HED
(Districtwide SB 169 Affordable Student Housing Project)

This document amends the original agreement between the Riverside Community College District and HED, which was originally approved by the Board of Trustees on August 16, 2022, RFQ/P #04-22/23-6.

The agreement is hereby amended as follows:

Additional compensation of this amended agreement shall not exceed \$72,300 totaling the agreement to \$432,300. The term of this agreement shall be from the original agreement date of August 16, 2022 to June 30, 2023.

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.

HED

RIVERSIDE COMMUNITY COLLEGE
DISTRICT

By: _____

By: _____

Martha Ball
Principal
550 South Hope St, Suite 2500
Los Angeles, CA 90071

Aaron S. Brown
Vice Chancellor
Business and Financial Services

Date: _____

Date: _____

Exhibit I

Project: **Districtwide SB 169 Affordable Student Housing Project**

Scope of Work: **Adding feasibility study for a second/alternate site for Moreno Valley College campus per the RFQ/P 04-22/23-6 dated July 7, 2022 for conceptual design, rendering, civil engineering, and cost estimating services to secure the construction funding for SB 169 Affordable Student Housing.**

\$360,000	Architectural Services Agreement with HED for the Districtwide SB 169 Affordable Student Housing Projects at Moreno Valley College, Norco College and Riverside City College
\$72,300	Amendment No. 1 - Adding feasibility study for a second/alternate site for Moreno Valley College campus per the RFQ/P 04-22/23-6 dated July 7, 2022 for conceptual design, rendering, civil engineering, and cost estimating services to secure the construction funding for SB 169 Affordable Student Housing.
\$432,300	Grant Total



Modification No. 01 to Original Architectural Service Agreement

Date: Revised 10/20/2022 **Project No:** 2022-RC017-000
Project: Riverside Community College District – SB 169 Affordable Student Housing Project
Owner Project No: RFQ | P 04-22 | 23-6 **Time Class No:**

This Modification No. 01, dated 9/15/2022, as set forth below, modifies the Architectural Services Agreement, dated August 16, 2022, between RCCD and Harley Ellis Devereaux.

Description of Modification:

Modification #1- Adding a feasibility study for a second/alternate site for Moreno Valley College campus. We understand the viability of the proposed site described in the RFQ(P) for Moreno Valley College campus will depend on the negotiations with the city of Riverside to sell the property to the district. The district wants to include Parking Lot A as an alternate/second site in case the city decides not to sell the land. Developing conceptual drawings, exterior renderings, civil engineering, cost estimating and application requirements for a second site is not part of original scope of work.

Project Understanding

The scope of work for the second site will be per the RFQ/P dated July 7, 2022: conceptual design, rendering, civil engineering, and cost estimating services to secure the construction funding for SB 169 Affordable Student Housing. The proposed fee takes into consideration we are not duplicating efforts during programming and additional meetings with the district. The scope is described as follows:

1. Conceptual design that identifies/shows:
 - Floor plans, unit plans and exterior elevations
 - Site plan
 - Accessibility and life safety strategies
 - Number of beds
 - Common area and circulation
 - Circulation (vehicular, bikes and pedestrians)
 - Parking strategy and layout
 - Civil engineering including utilities/infrastructure, grading//drainage, stormwater
2. Preliminary/high level study of the overflow parking to calculate parking capacity and number of parking spaces, access (vehicular and pedestrian) and required improvements.
3. Cost estimating including high level ROM for costs related to parking lot improvements and access.
4. Necessary drawings to comply with the SB 169 application, including rendering perspectives, plans and elevations
5. We assume the alternate site will not require additional meetings with the district and will be presented concurrently with the preferred

Compensation

Architecture - HED	\$38,600
Civil - Kimley Horn	\$18,400
Landscape - Nuvis	\$7,950
Cost Estimate - OCMI	\$7,350
Total Fee	\$72,300



Modification No. 01

Addition of an Alternate/Second site for Moreno Valley College Campus

Revision in Fee due to Modification:

The contract is modified as follow:

Original Contract	\$ 360,000
Modification No. 001 Alternate Site for MVC	<u>\$ 72,300</u>
Total	\$ 432,300

Person Requesting Modification:

**Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development,
Riverside Community College District, Mobile: 310.749.2378**

Email:Hussain.Agah@rccd.edu

All other terms and conditions of Architectural Services Agreement, dated August 16, 2022, are incorporated by reference in this Modification.

Please acknowledge Consultant's acceptance by signing in the space set forth below and return one signed original to our office. Please notify the undersigned promptly if you do not wish Harley Ellis Devereaux to proceed with this Modification.

Architect: Harley Ellis Devereaux

Riverside Community College District

Signature

Signature

Martha Ball, FAIA- Principal

Printed Name and Title

Printed Name and Title

October 27, 2022

Date

Date

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

Meeting	December 6, 2022
Agenda Item	Grants, Contracts and Agreements (IV.G)
Subject	Resources Design-Build Energy Services Agreement with TotalEnergies Distributed Generation USA, LLC for the Districtwide Solar Project
College/District	District
Funding	District Local Resources, Physical Plant and Instructional Equipment Funding FY 22/23, and Certificates of Participation
Recommended Action	Recommend approving: Design-Build Energy Services Agreement with TotalEnergies Distributed Generation USA, LLC for the Districtwide Solar Project in the not to exceed amount of \$34,554,630; 2) Board Resolution No 30-22/23; and 3) Total Districtwide Solar Project cost of \$37,129,630.

Background Narrative:

In October 27, 2021, the District issued a Request for Qualification and Proposals (RFQP) #07-21/22-6 Design-Build Energy Services Agreement for Districtwide Solar Photovoltaic System and Battery Energy Storage System to solicit statements of qualifications and cost proposals, from qualified firms (Proposers). Proposers were asked to design and construct the District Solar Project at all District sites in accordance with Government Code §4217.12.

In January 6, 2022, the District received four (4) RFQP responses. The highest scoring firm, SunPower Corporation (recently purchased by TotalEnergies Distributed Generation USA, LLC) was selected on April 5, 2021 for the District to negotiate the Design-Build Energy Services Agreement and final fee proposal.

As part of the contract negotiations process, the District engaged TotalEnergies with two (2) special services agreements in the total amount of \$292,661 to conduct due diligence activities prior to execution of the final contract, including solar/battery interconnection applications, geotechnical analysis, topographical survey and underground utilities assessment for all sites.

The District engaged in six (6) months of continuous negotiations with TotalEnergies consisting of: 1) due diligence activities; 2) California Environmental Quality Act (CEQA) approval; and 3) identifying project's risks and developing mitigation measures, the District concluded negotiations resulting in an agreement with TotalEnergies that will provide estimated net savings in the amount of \$7,508,673 over 27 years. The total budget of the Districtwide Solar Project is estimated in the total amount of \$37,129,630

The total project cost will be funded by a combination of resources consisting of: 1) Certificates of Participation in the amount of \$25,129,630; 2) budget savings set aside from the colleges and District office in the amount of \$7,063,251; and 3) Physical Plant and Instructional Equipment in the amount of \$4,936,749.

Energy Services Agreement under Government Code §4217.12 requires the board of trustees to: 1) Hold a public hearing and adopt a board resolution with a finding that the anticipated cost for construction and usage of solar energy generation will be less than the anticipated cost of energy that would have been consumed in the absence of those purchases; and 2) Approve an agreement to design, permit, construct, operate, and maintain solar energy generation and battery energy storage system.

It is recommended that the Board of Trustees approve Design-Build Energy Services Agreement with TotalEnergies Distributed Generation USA, LLC for the Districtwide Solar Project in the not to exceed amount of \$34,554,630; 2) Board Resolution No. 30-22/23; and 3) Total Districtwide Solar Project cost of \$37,129,630.

Prepared By: Aaron S. Brown, Vice Chancellor, Business & Financial Services

Keith R. Dobyms, General Counsel

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Mehran Mohtasham, Director of Capital Planning

Bart Doering, Facilities Development Director

Majd Askar, Vice President, Business Services, Moreno Valley College

Michael Collins, Vice President, Business Services, Norco College

Kristine Di Memmo, Vice President, Planning & Development, Riverside City College

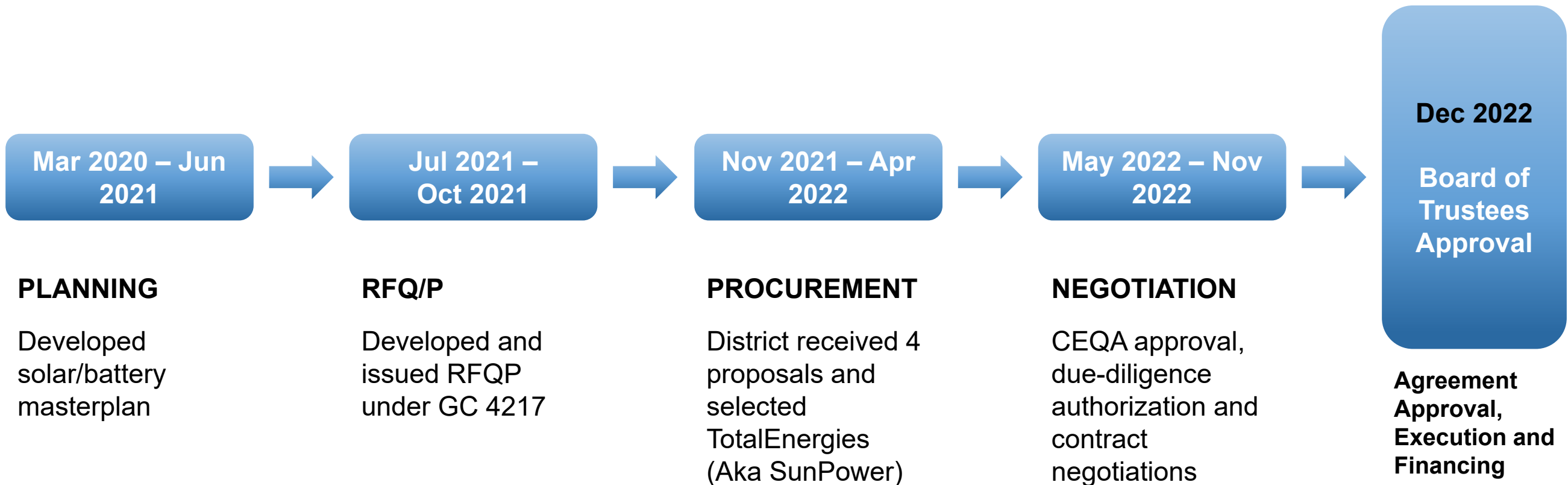


DISTRICTWIDE SOLAR PROJECT

Design Build Energy Services Agreement with TotalEnergies Distributed Generation USA, LLC

Board Committee Meeting – December 6, 2022

Background



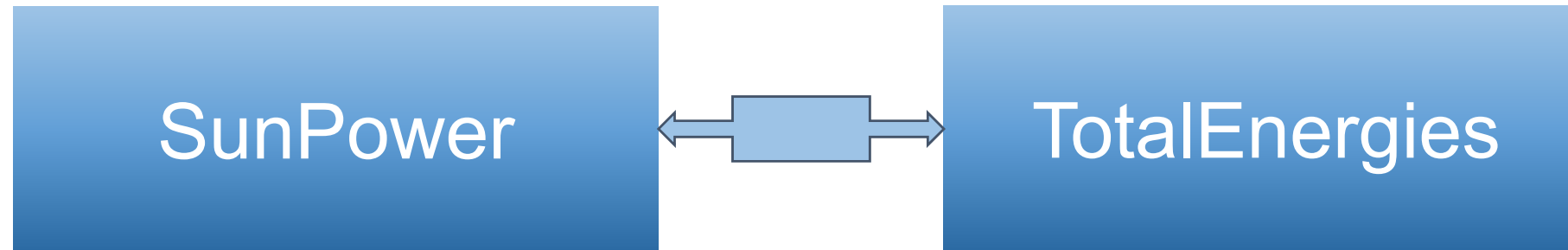
Procurement - Government Code 4217

- Provides for energy conservation services from an energy conservation facility
- Award is based on experience, type of technology, cost, and other relevant aspects
- BOT determination :
 - The anticipated cost for electrical energy or conservation services provided under the contract will be less than the anticipated marginal cost to the public agency that would have been consumed in the absence of those purchases
- Requires public agency to base the findings on electrical projections from Public utility (SCE, RPU, etc.), Public Utilities Commission, State Energy Resources Conservation and Development Commission (Font size is different)

Proposals Evaluation Matrix

No.	Evaluation Criteria	Points	ENGIE	Newport Power	PowerFlex	TotalEnergies (SunPower)
1	Statement of Qualification	150	135	129	130	140
2	Financial Statement and Strength	150	142	67	122	137
3	Experience, Ability and Track-Record	200	166	118	143	182
4	Responsiveness to RFQ/P	100	85	71	83	89
5	Organization Chart & Proposed Project Team	100	96	62	84	89
6	Project Specific Work Plan, Methodology and Philosophy	150	122	97	111	129
7	Technology, Design and Construction Approach	200	184	143	164	182
8	System Economic Value and Life Cost Cycle Analysis	200	139	38	175	171
9	Proposed Design and Construction Schedule & Timeline	150	121	104	113	122
10	Proposed Solar PV System & BESS Layout, Aesthetic/Rendering	100	87	69	74	90
11	Local Attendance and Participation	100	85	61	65	77
12	Client References	100	93	39	88	85
13	Availability	100	93	79	91	91
14	Termination and Litigation Records	100	90	92	94	92
15	Infusion of Educational Curriculum	100	82	65	80	84
Maximum Points		2,000	1,720	1,234	1,617	1,760

TotalEnergies (Aka SunPower)



- United States origin.
- Founded in 1985 as a solar manufacturer.
- Installed 579 MW for SCE and LADWP.
- One the largest commercial solar providers.
- Publicly traded firm (ticker: SPWR).
- Continues as a residential solar installer.

- Multinational integrated energy/petroleum firm.
- Founded in 1924 in France.
- Has over 100,000 employees.
- Active in more than 130 countries.
- In 2021, installed 10 GW of solar.
- \$13 billion net investment in 2020.

TotalEnergies acquired SunPower Commercial Division in May 2022

TotalEnergies Best and Final Offer (BAFO)

Sites	January 2022	June 2022	October 2022
Districtwide Solar Project - All Sites	\$28,994,994	\$29,537,280 ¹	\$33,754,630 ²
Maximum Allowance for Battery and Steel Structure Costs over 5%	N/A	N/A	\$800,000
	N/A	N/A	\$34,554,630

¹ Price increased by \$542,283 for commodity/labor pricing increase and to avoid Solar PV Tariff exposure

² Price increased by \$4,217,350

- a. \$3,123,501 for commodity pricing increase (electrical, steel, lithium, EVCS, inverters, etc.)
- b. \$1,093,849 for 1) BESS relocation from RCC Parking Lot C to avoid losing 8 stalls and 2) rescheduling RCC parking lots C and E construction for 2 Summers

Energy Services Agreement Summary

- Design, Permitting, Construction, Commissioning, Maintenance and Operation
- Labor, Material, Equipment, and Infrastructure Upgrades
- Subcontracting, Payment and Performance Bonds
- 5 Years** Self-Generation Incentive Program Guarantee for \$1.1 million
- 25 Years** 95% Solar PV System Performance Guarantee
- 20 Years** Battery Energy Storage System Savings Guarantee
- 25 Years** Module/Equipment Warranty
- 25 Years** O&M Agreement
- Risk Mitigations:
 - Allow for removal of Downtown Parking Structure solar canopy if DSA requires structural upgrades exceeding \$500K

Project Funding & Economics

Description	Amount
TotalEnergies Contract	(\$34,554,630)
Soft Costs & Contingencies for Unforeseen Conditions	(\$2,575,000)
Total Project Budget	(\$37,129,630)
Internal Resources	\$12,000,000 ³
Project Financing (COPs)	(25,129,630)
“Anticipated” Interest Rate	5.33%
27-Year Net Savings	\$7,508,673

³

- \$4,936,749 State Scheduled Maintenance Allocation FY 22/23
- \$7,063,251 Districtwide Local Resources Allocation FY 22/23

Solar Project System Proforma

A. System Savings

A1. Avoided Electricity Purchases (Solar PV Production)	\$65,048,186
A2. Battery Storage Incentive/Rebate	\$1,121,175
A3. Battery Storage Savings	\$6,169,569
A4. Total Savings & Incentives (A1+A2+A3):	\$72,338,930

B. System Expenses

B1. Solar PV Operations & Maintenance	(\$3,925,332)
B2. Battery Storage Operations & Maintenance	(\$484,584)
B3. Performance Guarantees (PeGu)	(\$610,397)
B4. Storage Removal Cost	(\$57,990)
B5. Total Expenses (B1+B2+B3+B4):	(\$5,078,303)

C. Financing

C1. Principal + Interest Loan for \$25 million (COPs)	(\$47,751,954)
C2. Upfront Payment (Buy-Down) – Local Resources	(\$12,000,000)
C3. Total Principal + Interest Loan (C1+C2)	(\$59,751,954)

D. Cumulative Net Savings [A4-(B5+C3)]:	\$7,508,673
--	--------------------

Note: 27- Year Proforma includes 2 years of design/construction and 25 years of system production/saving

Solar Production & Energy Offset

Campus/Sites	Annual Solar PV Production (kWh)	Annual Campus Consumption (kWh)	District/Campus Energy Offset (Zero-Net-Energy)
Moreno Valley College	3,076,782	3,407,730	90%
Ben Clark Training Center	164,592	164,592	100%
Norco College	4,495,708	4,228,982	106%
Riverside City College	4,203,371	15,557,977	27%
Downtown Riverside	465,828	659,320	71%
Districtwide Total	12,406,281	24,018,601	52%

- ❑ Solar PV system size is maximized to provide the most economic outcome for each site/campus
- ❑ 12,406,371 kWh of solar photovoltaic (PV) production is equal to 6,942 kW (6.9 MW) of solar system size

Battery Storage and EV Charging Stations

Campus/Sites	Battery Energy Storage System (BESS) kWh	Electrical Vehicles Charging Station (EVCS)
Moreno Valley College	1,993	24
Ben Clark Training Center	-	-
Norco College	1,993	24
Riverside City College	1,993	30
Downtown Riverside	-	08
Districtwide Total	5,979 kWh	86

- ❑ No BESS at BCTC and Downtown due to the unavailability of smaller commercial system offered by Tesla
- ❑ BCTC Educational Building I project included 5 EVCS

MORENO VALLEY COLLEGE

Systems

- Solar PV 1,698 kWdc
- BESS Tesla Megapack2
- EV Chargers 24 Level 2 in Parking Lot B

CEQA Approval

- 08/2021 (Carport) & 11/2022 (Ground Mount)

Features

- Fencing around ground mount array at hillside

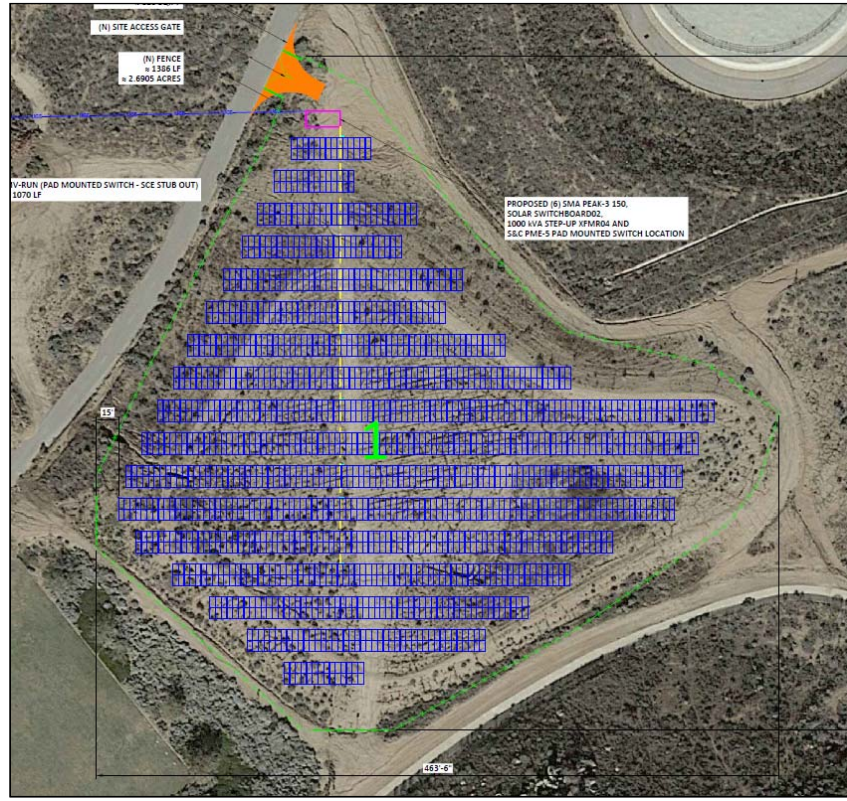
Project Milestones

- Start: January 2023
- Complete: March 2025

Carport at Parking Lot B



Ground Mount at Hillside



BEN CLARK TRAINING CENTER

System

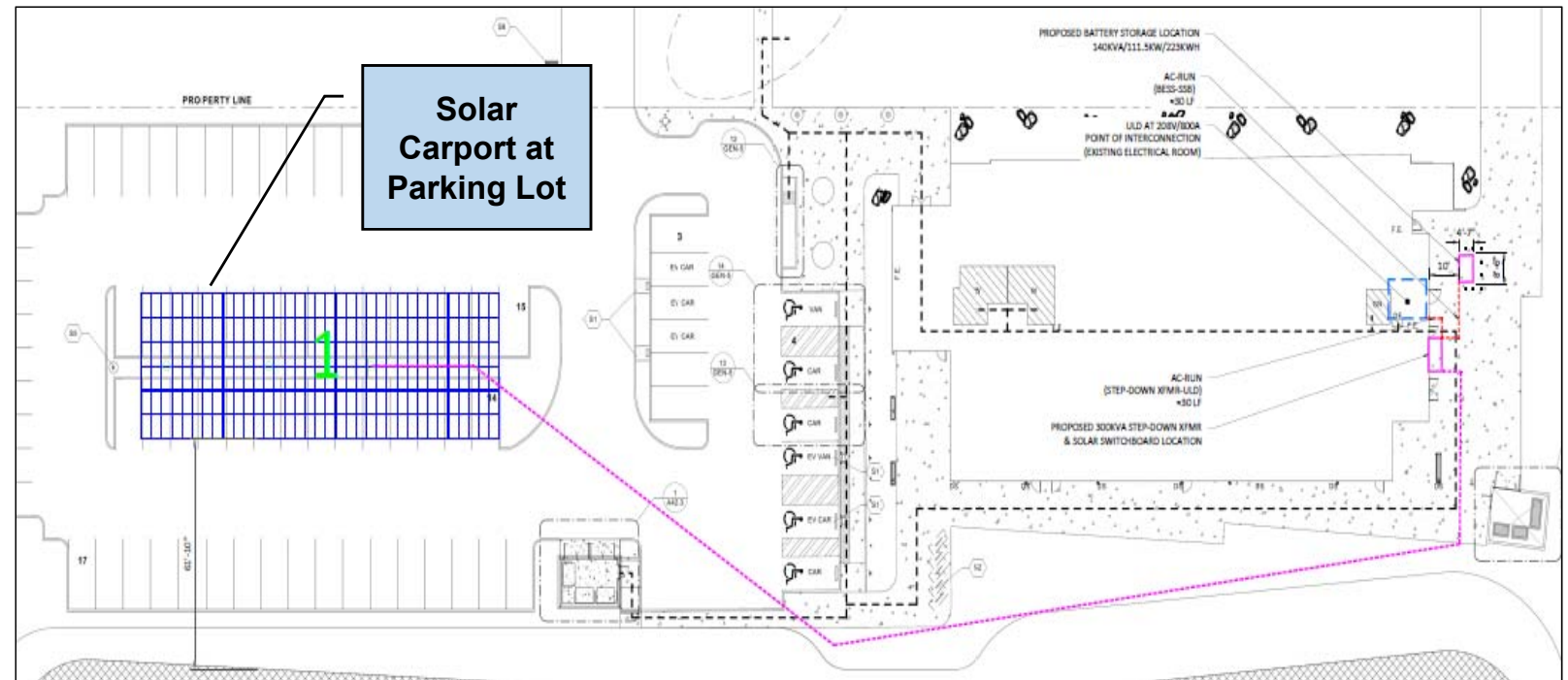
- Solar PV 95 kWdc

CEQA Approval

- June 2021

Project Milestones

- Start: January 2023
- Complete: March 2025



NORCO COLLEGE

System

- Solar PV 2,404 kWdc
- BESS Tesla Megapack2
- EV Chargers 24 Level 2 in Parking Lot D

CEQA Approval

- November 2022

Features

- Fencing around ground mount array at hillside

Project Milestones

- Start: January 2023
- Complete: March 2025

Ground Mount at Hillside



RIVERSIDE CITY COLLEGE

System

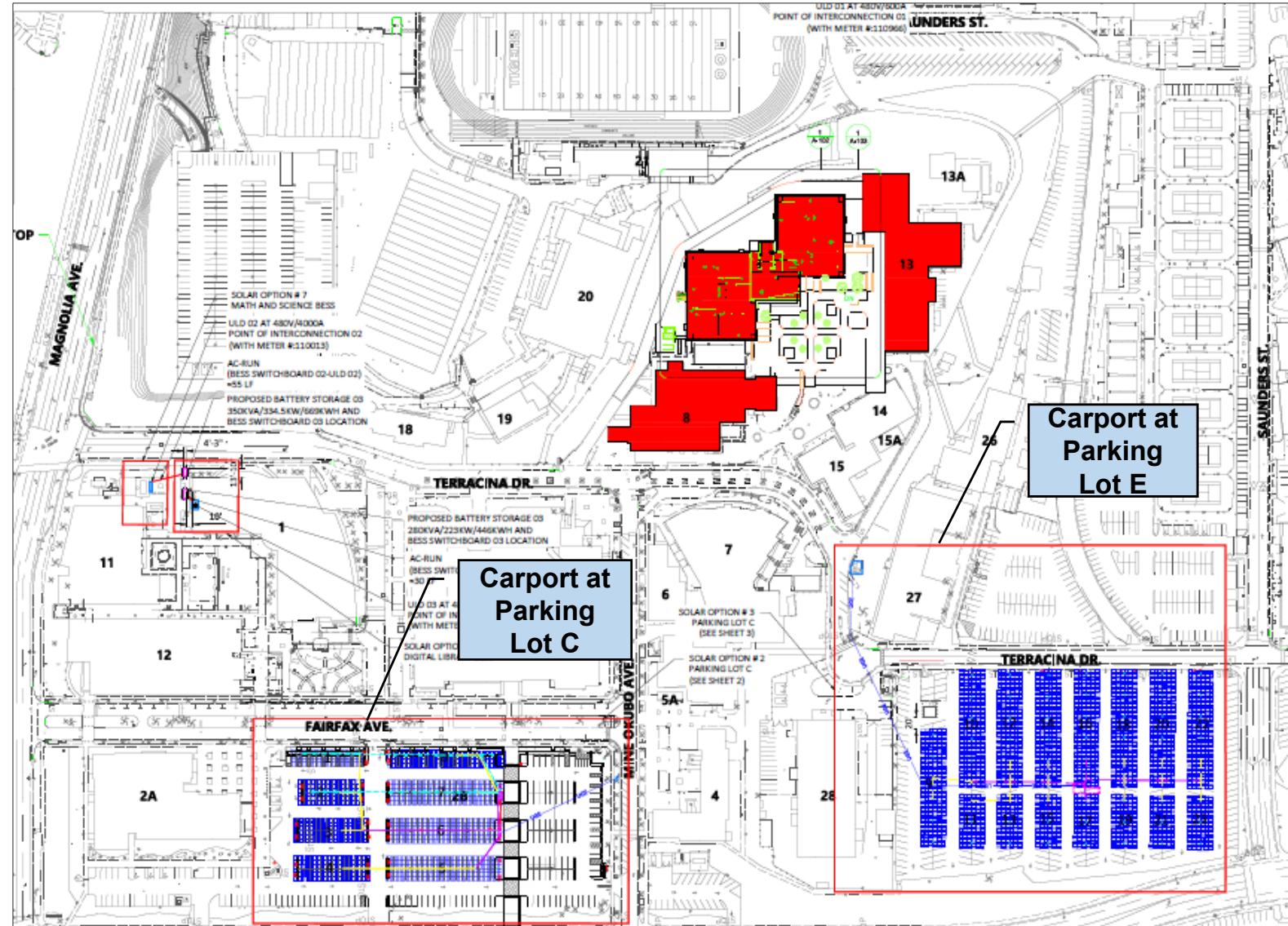
- Solar PV 2,473 kWdc
- BESS Tesla Megapack2
- EV Chargers 24 Level 2 in Parking Lot C

CEQA Approval

- August 2021

Project Milestones

- Start: January 2023
- Complete: December 2025





DOWNTOWN RIVERSIDE

System

- Solar PV System 272 kWdc
- EV Chargers 8 Level 2 in Parking Structure

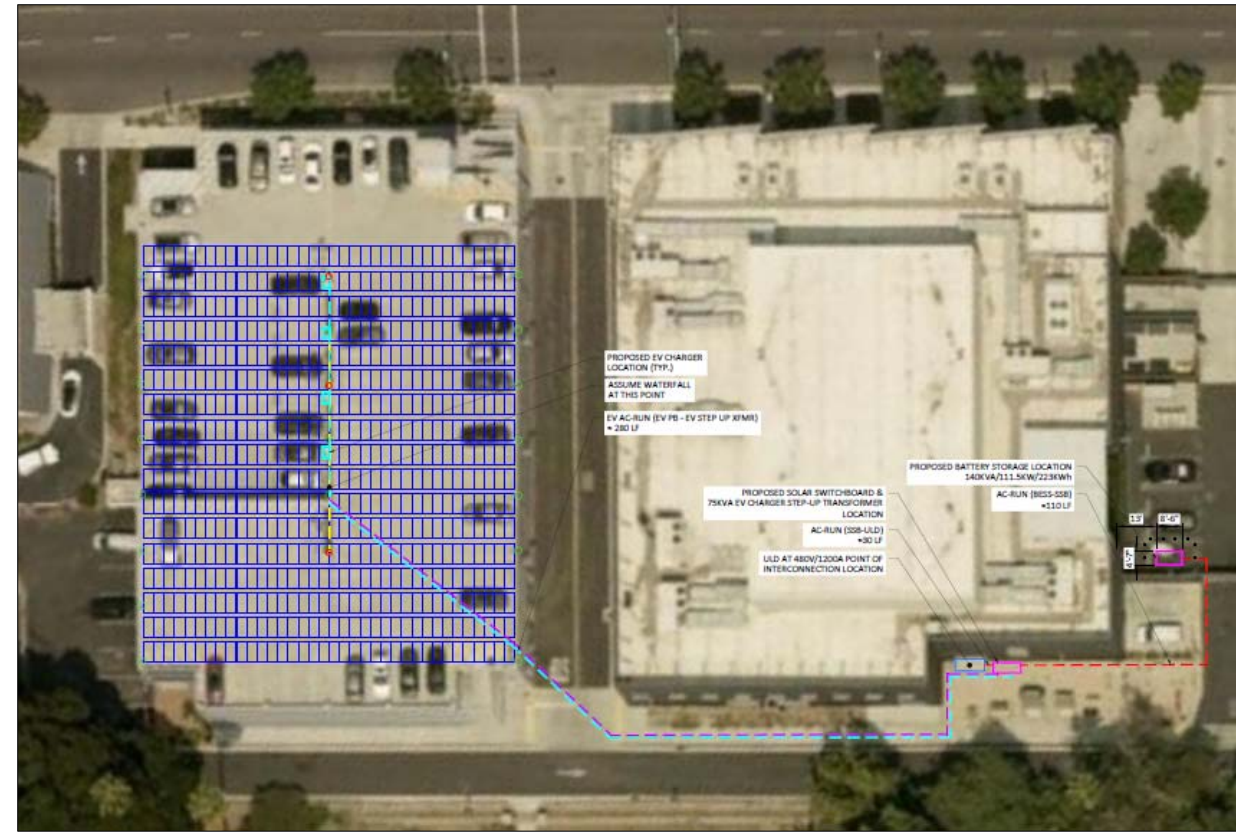
CEQA Approval

- August 2021

Project Milestones

- Start: January 2023
- Commission: August 2025

Solar Carport on Roof of Parking Structure





DISTRICTWIDE SOLAR PROJECT

**Design Build
Energy Services Agreement
with
TotalEnergies Distributed Generation USA, LLC**

Q & A

Board Committee Meeting – December 6, 2022