

Facilities Planning and Development Council

July 27, 2023

Zoom Conference Call

10:00a.m. – 11:30a.m.

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

- A. May 25, 2023

III. FACILITIES PLANNING UPDATES

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

IV. PROJECT UPDATES

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

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

- A. Facilities Prequalification Process Clarifications
- B. Inland Empire Trade Technology Center (IETTC)
- C. Local General Obligation Bond Feasibility study
- D. IE Tech Bridge Center – New Building Acquisition

VI. BOARD REPORTS

Agenda Packet: [Board of Trustees Regular Meeting](#) – June 20, 2023

- A. **Item VI.AC** – Consultant Services Agreement with Jones Lang LaSalle Americas, Inc. (JLL), IETTC Real Estate & Land Acquisition Advisory Services
- B. **Item VIII.E** – 2025-2029 Five-Year Capital Construction Plan, Initial Project Proposals and Final Project Proposals
- C. **Item VIII.F** – Moreno Valley College On-Campus Affordable Student Housing Construction Grant Application
- D. **Item VIII.G** – Sustainability and Climate Action Plan (SCAP)

VII. GUESTS

- A. N/A



FACILITIES PLANNING and DEVELOPMENT COUNCIL

May 25, 2023 Zoom Conference Call

10:00a.m. – 11:30a.m.

MEETING MINUTES

MEMBERS AND ATTENDEES:

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

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

I. CALLED TO ORDER

- A. By Hussain Agah

II. APPROVAL OF MINUTES

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

ACTION: *Approved*

III. FACILITIES PLANNING UPDATES

A. Facilities Master Plans Updates

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

B. CCCC'O Facilities Planning Update:

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

ACTION:

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

ACTION:

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

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

ACTION:

- *No update*

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

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

ACTION:

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

4. **Space Inventory (SI)**

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

ACTION:

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

5. Energy Usage Calculator

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

ACTION:

- **No update**

6. Facilities Conditions Assessment (FCA)

- i. A strategy to complete the floor plan updates is being discussed for all the colleges. FPD will update all of the floorplans in FUSION with the help from the colleges.

ACTION:

- i. Nava stated the Facilities Assessment is scheduled by the Foundation for late 2023.

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

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

ACTION:

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

2. Land Use Development and Public-Private-Partnership

- i. The Land Use Development and Public-Private-Partnership (P3) policies are approximately 95% complete and are being reviewed by VC Brown.

ACTION:

- **No Update**

3. Milestone Signoff Documents:

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

ACTION:

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

4. Prequalification List and Process:

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

ACTION:

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

5. Consultants Engagement Process:

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

- b) **Over \$25,000 to \$109,300:** Obtain a minimum (3) three proposals from District Prequalified list of consultants; use the District's small-scale RFP format; qualified-based selection; the work should not start without an executed contract and PO in place; no board report is required.
- c) **Over \$109,300:** Send formal RFP to the entire District Prequalified list of consultants; utilize the formal RFQ/P process with scoring methodology and selection criteria; qualified-based selection; the work should not start without an executed contract and PO in place; board report is required.

ACTION:

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

6. Sustainability & Climate Action Policies:

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

ACTION:

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

7. EV Charging & Gifting Public Funds

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

ACTION:

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

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

- i. Agah provided a presentation and overview of the Gender Inclusive Restrooms for the district student housing. During planning meetings the architect proposed gender neutral all-inclusive restrooms with individual stalls and shared sink areas. The code requires only a certain percentage to be gender neutral.

Agah asked the architect to provide a list of community colleges and higher education student housing facilities that implemented gender neutral restrooms and discuss the topic with their residence directors for feedback.

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

ACTION:

- *No update*

D. Long-Term Capital Facilities Program

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

ACTION:

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

E. Climate Action and Sustainability Stewardship (SCAP)

1. **Districtwide Sustainability & Environmental Responsibility Planning Update:**
 - i. Agah stated that the Sustainability Climate Action Committee (SCAC) is an approved subcommittee and is part of the Resources Committee. It will report to District Strategic Planning Council (DSPC).
 - ii. Linsey Graff from DLR Group presented on the full Sustainability & Climate Action Plan at the April 27, 2023 FPDC meeting. The presentation included a brief review of the TCO model and Integrated Energy Master Plan (IEMP) Dashboards. The plan was approved with modifications at the May 19, 2023 DSPC meeting. The modifications requested at the DSPC meeting were discussed by Agah and Collins.

ACTION:

- *Present the District SCAP plan to the BOT for approval in June 2023.*

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

- i. **Interconnection Applications:** Received approval on the BCTC Interconnection Application from Southern California Edison (SCE). The District Office Centennial Plaza and RCC are in review with Riverside Public Utilities (RPU). Received feedback from SCE regarding the NC Interconnection Application and it requires some upgrades to the existing transformer and switchgears at NC. Still looking for comments from SCE regarding MVC application.

- ii. **Design Review:** 30% construction drawings were shared with RCC, MVC, BCTC and District Office. It will be shared with NC on Tuesday, May 2, 2023. Good comments were received during design review from the colleges. Those comments and the district's feedback were provided to TotalEnergies.
- iii. **EVC Stations:** Agah discussed the EV Charging stations number per the Solar Project and how they will be managed. The committee recognizes the need for a policy to govern the process. Nava has been researching possible policies in place in other locations suggested by Villanueva, including: LACCD, City College of San Francisco, El Camino CC, etc.

ACTION:

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

3. Energy Management and Dashboard:

- i. Mohtasham stated approximately 98% of the TCO & IEMP information has been transferred to the District server. District IT is working on an application to provide access to the users.

ACTION:

- **No update**

4. Total Cost of Ownership (TCO):

- i. TCO Dashboard has been completed and transferred to the District.
- ii. Mohtasham stated approximately 98% of the TCO & IEMP information has been transferred to the District server. District IT is working on an application to provide access to the users.

ACTION: *None***5. Community Transportation Needs Assessment Voucher (Mobility Equity):**

- i. Beebe and Collins stated our District needs to set up a system where the charges can be made to the users so colleges can cover the cost of electricity that is provided to users.
- ii. Phase 2 is moving forward, it is the complete plan and design and the application for the \$1.5 million grant. Due date to submit to the state is August 16, 2023.

ACTION:

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

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

- i. Agah stated that the FPD has completed 5 construction grant application @ MVC (Parking Lot A & City Surplus Land), NC, RCC or RCCD/UCR Intersegmental. The District can only submit one submittal per year.

- ii. The District submitted for the RCCD/UCR Intersegmental affordable student housing application on January 25, 2023, which was ratified and approved by the BOT at the February 21, 2023 meeting. The District can submit one additional application for one college on July 3, 2023.
- iii. Agah reviewed the ranking from the student housing application to the state: 21 applications were received, RCCD/RCC & UCR Intersegmental Student Housing application ranked number 4, tied with College of the Redwoods, with 70 total points.
- iv. There have been many meetings with UCR on the Intersegmental Student Housing; the Design Build GC is being procured contingent on the State approval. There is \$450m proposed in the May revised budget for affordable student housing for community colleges.
- v. Agah discussed the decision by the Chancellor to submit for the MVC Student Housing Grant Application as it will receive a higher scoring and has a higher demand per the Student Center Funding Formula (SCFF) supplemental metrics.

ACTION:

- *Submit the MVC Parking Lot A Student Housing to the June 2023 BOT for approval.*
- *Continue to work with City of Moreno Valley for land acquisition.*

G. Legislative and Regulatory Updates:

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

ACTION:

- *No update*

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

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

ACTION:

- *No update*

B. Division of the State Architects (DSA)

1. FPD is the **Point Of Contact** with DSA and should be involved in any new project under DSA purview at the college regardless of funding sources.
2. Mohtasham stated DSA has requested that the DSA application numbers and specific information on the campuses portables and storage container units be included on all plans when they are submitted to DSA for approval. Previously submitted plans have been put on hold for final approval until FPD provides those details on the portables and storage containers.
3. In early April 2023 FPD received notification from DSA that incorrect information is being provided on the DSA-1 form. The colleges must provide a copy to Mohtasham who will review and send the form to the architect. Mohtasham will send an email to the Directors of Facilities and will talk to the architects about the DSA issue to

make sure all the forms are filled out correctly. If any projects need DSA approval please fill out the Capital Project Summary form to allow time to review and catch any issues before submitting to DSA.

ACTION:

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

C. Capital Projects Status Report

1. Riverside City College:

- RCC Life Science/Physical Science Reconstruction Project:** This is a state-funded project in the total amount of \$38.5 million. Construction began in September 2022. The project is 45% complete. A meeting to review schedule occurred and the project is 57 days behind schedule but it will not affect the college's move-in dates. Waiting for DSA approval on the fire sprinklers. The contractor is still behind on roofing. Looking at options for a temporary switch gear to get the building powered earlier. Working with furniture vendors for installation in April 2023.

ACTION: *None*

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

ACTION: *None*

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

ACTION: *None*

- Football Field and Running Track Replacement:** Project is currently under construction.. An update was provided to the May 2 Committee BOT meeting. Many issues are being addressed with the Architect. The project is 15% complete. Anticipating equipment delivery to be on schedule. A temporary bleacher will be put in place while the original bleachers are repaired.

ACTION:

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

2. Moreno Valley College

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

ACTION:

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

3. Norco College:

- Early Childhood Center Project at Stokoe:** This a State legislator appropriation project (\$5.0 million). The committee met April 26, 2023 at the campus to review the final finishes and furniture options. Received the committee feedback and finalized the order for the furniture. There will be early bidding but with no final due date to receive proposals in order to give the GC's time to get accurate and reasonable prices. This will go to the August 2023 BOT for approval and begin the project in early September 2023. Phase 1 will address building B & technology in building E starting mid-September 2023 to mid-February 2024. Phase 2 includes the playground, upgrade to buildings D & F and the wayfinding will begin June 1 through end August 2024.

ACTION:

- *Due to time constrains and logistical challenges, this project must be done in multiple phases.*
- Center for Human Performance & Kinesiology Project:** The state has approved the Preliminary plan, the Working drawings have been approved and can proceed. The project is \$54M. DLR is working on the Central Plant F2 plant feasibility and capacity study that was received. The CEQA Negative Declaration is being planned for the May or June BOT, it is waiting for a few comments from one of the tribes. CD plans have been finalized, the information from the college regarding the equipment list has been received. The plan will be submitted to DSA on the appointment date of June 12, 2023. Working with Dudek to provide the passive system and the vapor barrier plans and drawings for DTSC to be included in the DSA package.

ACTION:

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

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

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

2. Norco College:

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

3. Riverside City College:

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

V. OTHERS**A. Integrated Waste Management**

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

ACTION:

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

B. District Strategic Planning Council (DSPC)

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

ACTION:

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

C. Parking/Traffic Study, RCC, & Districtwide

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

ACTION: *None*

D. Facilities Use Fees

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

ACTION:

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

VI. NEW ITEM(S)

A. District IT – Facilities-Related

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

B. AQMD Rule 1403 (Asbestos Survey)

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

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

C. Contractor Dispute

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

D. College Lockdown

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

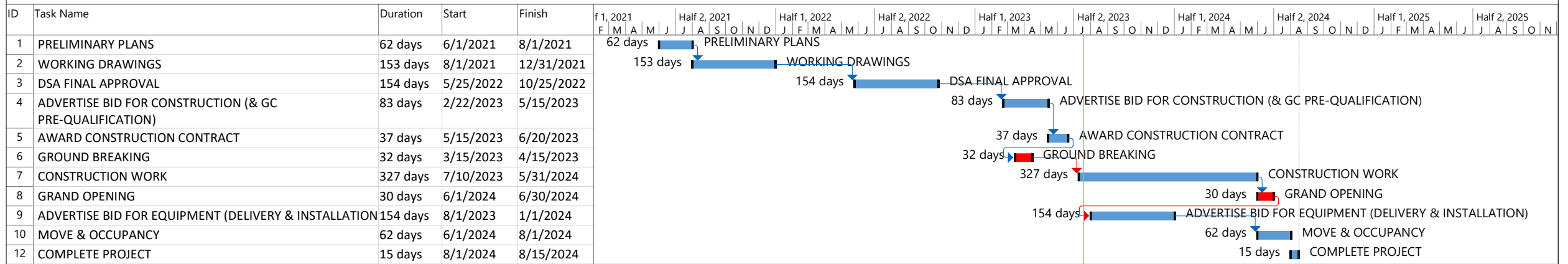
E. Cell Phone Coverage Issues

1. Beiwei engaged FPDC in the discussion regarding campus cell phone coverage and the issues being experienced by faculty, staff and students. IT told Beiwei that Verizon is willing to survey the campuses but need the campuses to provide basic information: how many buildings would need the network extension, how many users usually occupy each building, the number of floors and square footage of each building. Verizon would use the information to determine if they need to install boosters and work on a plan. IT is asking for NC and RCC to help with the survey. MVC worked with IT and will be moved over to AT&T. Villanueva stated Verizon cannot target specific areas but needs to do a detailed analysis on the entire campus. The colleges will provide the number of buildings and the fire occupancy number and gross square footage for each building. Doering stated that if Verizon installs boosters the current boosters at RCC will have to be recalibrated to avoid becoming over saturated which will shut it off. It is recommended that Verizon survey all cell phone signal strains at the colleges and District areas, not limited to Verizon coverage, to find the weak spots for all areas at each college regardless the carrier, and to work with District IT to get the analysis scheduled and completed. Villanueva recommends discussing the district changing to a Voice Over IP service. Beiwei will arrange a meeting with Chris Blackmore and the college VPs.

End of Meeting Minutes-

MORENO VALLEY COLLEGE - STUDENT SERVICES RENOVATION

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



** Schedule to be updated after August Board as the bid result came over the allocated budget**

Project: MVC - Student Services Renovation
Date: 7/19/2023



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

NORCO COLLEGE - CENTER FOR HUMAN PERFORMANCE & KINESIOLOGY

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

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

Project: NC - CHP+K
Date: 7/19/2023




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

NORCO COLLEGE - EARLY CHILDHOOD EDUCATION CENTER AT STOKOE ELEMENTARY SCHOOL

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

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

Project: NC - Early Childhood Education Center at Stokoe
Date: 7/19/2023



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

RIVERSIDE CITY COLLEGE - DIGITAL LIBRARY STEM ENGAGEMENT CENTER

ON HOLD

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

ID	Task Name	Duration	Start	Timeline																
				1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	Half 1, 2023	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	
1	PRELIMINARY PLANS	106 days	9/1/2021	106 days ██████████ PRELIMINARY PLANS																
2	WORKING DRAWINGS	138 days	12/15/2021	138 days ██████████ WORKING DRAWINGS																
3	DSA FINAL APPROVAL	181 days	4/4/2022	181 days ██████████ DSA FINAL APPROVAL																
4	ADVERTISE BID FOR CONSTRUCTION	81 days	10/1/2023	81 days ██████████ ADVERTISE BID FOR CONSTRUCTION																
5	AWARD CONSTRUCTION CONTRACT	30 days	1/1/2024	30 days ██████████ AWARD CONSTRUCTION CONTRACT																
6	CONSTRUCTION WORK	275 days	2/1/2024	275 days ██████████ CONSTRUCTION WORK																
7	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)	153 days	11/1/2023	153 days ██████████ ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)																
8	MOVE & OCCUPANCY	63 days	12/1/2024	██████████ MOVE & OCCUPANCY																
9	COMPLETE PROJECT	29 days	2/1/2025	██████████																

Project: RCC - STEM Engagement Center
Date: 7/20/2023



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

RIVERSIDE CITY COLLEGE - FOOTBALL FIELD AND RUNNING TRACK REPLACEMENT

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

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

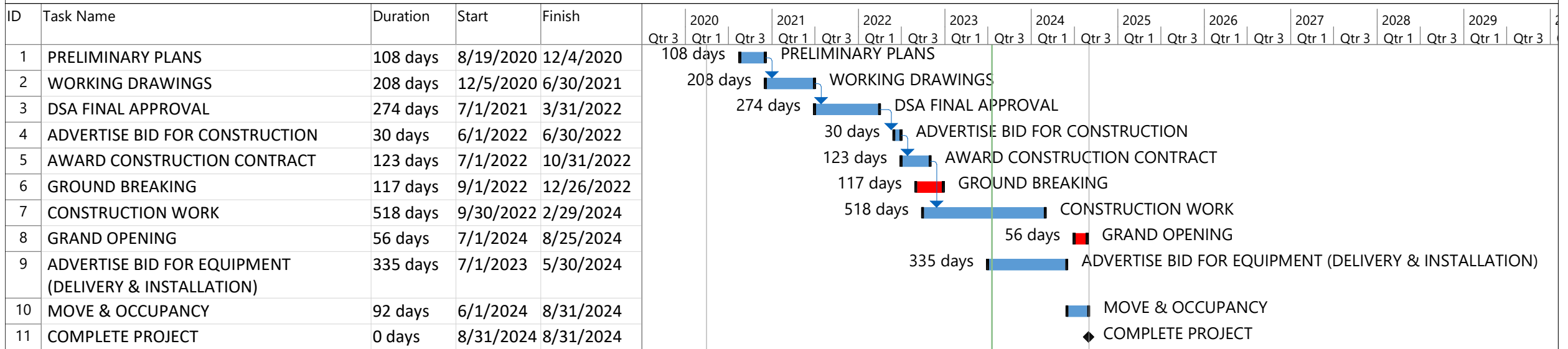
Project: RCC - Football Field and Running Track Replacement
Date: 7/19/2023



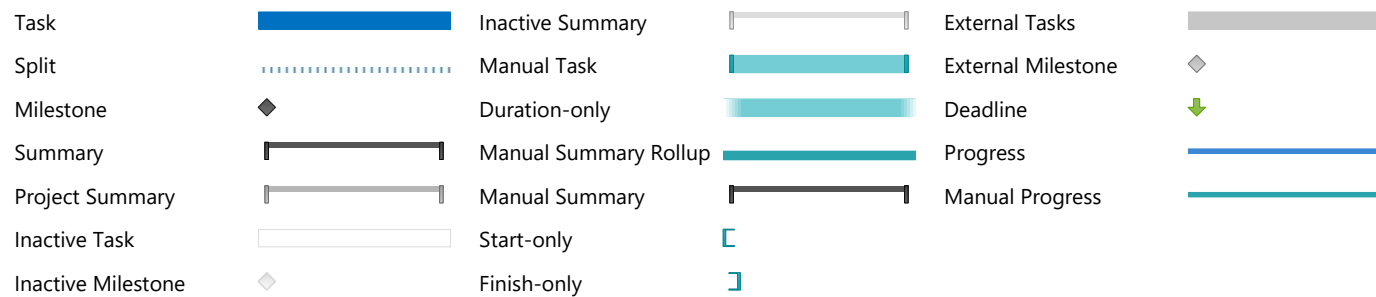
Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

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

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












Project: RCC - LS/PS Reconstruction for Business + CIS
Date: 7/19/2023



RIVERSIDE CITY COLLEGE - THROWING SPORTS FIELD RENOVATION

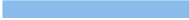


















(SCHEDULED MAINTENANCE 22-23FY - \$2,000,000)

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

Schedule to be updated according to the SM 2022/23 budget reallocation

Project: RCC - Throwing Sports Field Renovation
Date: 7/19/2023

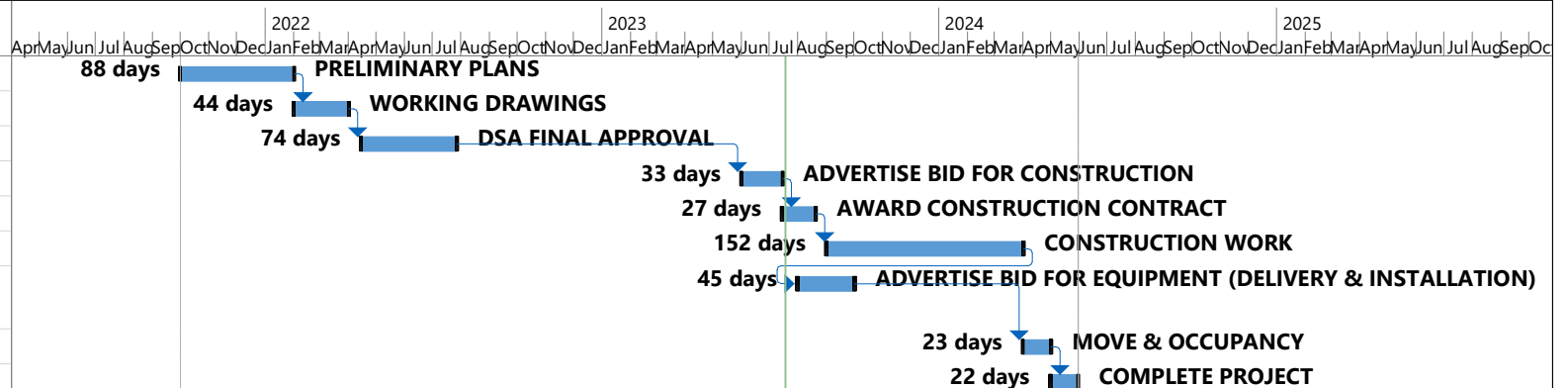


Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Summary		Start-only		Progress	
Summary		Manual Task		Finish-only		Manual Progress	
Project Summary		Duration-only		External Tasks			

RIVERSIDE CITY COLLEGE - TSS DEPARTMENT RELOCATION

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

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



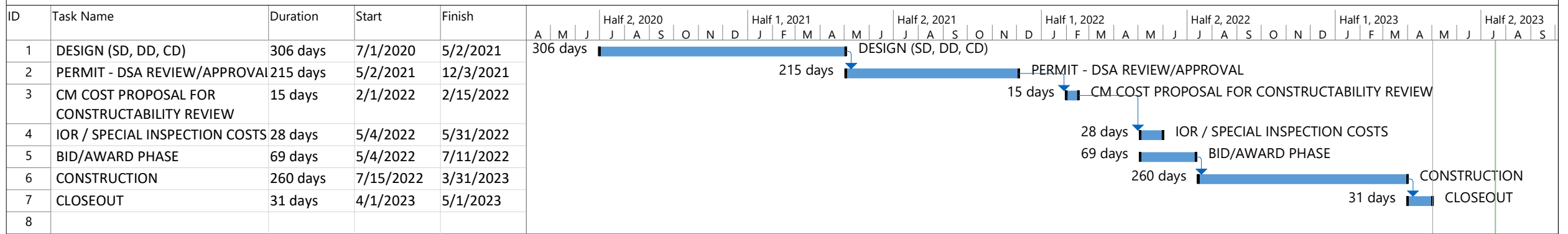
Project: RCC - TSS Department Relocation
Date: 7/19/2023



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

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

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



Project: RCCD - RCC ADA Gomez (Ph. II)
Date: 7/19/2023

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

RIVERSIDE COMMUNITY COLLEGE DISTRICT - SOLAR PLANNING INITIATIVE DISTRICTWIDE SOLAR PLAN

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

ID	Task Name	Duration	Start	Finish	Days	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, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025	Half 1, 2026
1	PROJECT APPROVAL	72 days	1/6/2020	3/17/2020	72	[Gantt bar for Project Approval]												
2	FEASIBILITY & PLANNING PHASE	409 days	3/17/2020	4/30/2021	409	[Gantt bar for Feasibility & Planning Phase]												
3	DEVELOPMENT PHASE	123 days	5/1/2021	8/31/2021	123	[Gantt bar for Development Phase]												
4	EXECUTION PHASE	1462 days	8/31/2021	8/31/2025	1462	[Gantt bar for Execution Phase]												

Project: RCCD - Districtwide Solar Plan
Date: 7/19/2023

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

Facilities Planning & Development

Projects Status Update Report

July 27, 2023

Updated by: Bart Doering
Mehran Mohtasham
Janna Accomando
Myra Nava

MVC Student Services Renovation

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

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

Project Status Received two bids from 2H and CABD. Both were about \$3M over the allocated budget. FPD is working with the CM and the architect to find the cause and report to the BOT in August for further action.

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:	Construction Phase
Duration:	3 months	Delivery Method:	D-B-B

Project Status: Received 5 bids on May 23, 2023, Snyder-Snyder was the lowest responsible bidder. Construction started first week of June. Furniture order is in progress. Completion date by the end of September, Early October 2023.

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

MVC College Park Project

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

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

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

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

Norco HVAC Replacement (Bldg K)

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

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

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

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

Norco Early Childhood Center Project at Stokoe

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

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

Project Status: . Received DSA approval via email on July 19, 2023 and will distribute the DSA approved plans to the bidders by July 25, 2023. Bids are due on July 31, 2023.

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

Norco Center for Human Performance & Kinesiology

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

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

Project Status: Provided 50% CD page turn to the user group in early April 2023 and received comments. Submitted plans to DSA on June 26, 2023. Finalizing finishes in late May 2023 and present to the user group. Continue on AB52 with one tribe and move forward with finalizing CEQA in August 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 58%
Duration:	16 months (overall)	Delivery Method:	D-B-B

Project Status: The roofing on both buildings is substantially complete. Taping of walls on the 1st floor of building A has started. The drywall hanging on the second side of the walls on the first floor of building A has begun. Building B is ongoing. Overhead rough MEP installations are continuing on buildings A second floor. Fire sprinkler installation is persistent in building A, second floor. Installation of exterior door frames has started.

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



RCC Football Field and Running Track Replacement

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

Project Manager:	Bart Doering	Fund Allocation:	RCC GF: \$7,079,325 Measure C: \$620,675
Architect & DSA:	LPA / DSA	Project Phase:	GC Contract Phase 49%
Duration:	12 Months	Delivery Method:	D-B-B

Project Status: Construction is continuing in preparation for the track installment. Installation of sports field equipment has started. Restroom accessories are scheduled for installation. The practice field and Terracina Ave sidewalk installation have begun—estimated completion in 2 weeks. The project is tracking on schedule, currently.

Issues: The storm water connection had to be relocated, as the original link was running thru existing utilities. Existing drainage was discovered to be installed incorrectly. Many pipes were disconnected and full of dirt.



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 requested an additional fee to continue working on the Construction Document (CD) phase and DSA approval. The College and FPD will negotiate with LPA in August or September 2023. Original PO/Agreement was made between the college and the architect.			
Issues: The recent estimate is \$2M.			



RCC Digital Library STEM Engagement Center Project

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

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

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

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



RCC Nursing, Math and Science Chiller Replacements

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

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

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

Issues:

RCC 12KV Transformer and Selector Switch Upgrade

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

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

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

Issues:

RCC Old Financial Services Renovation for TSS

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

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

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

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

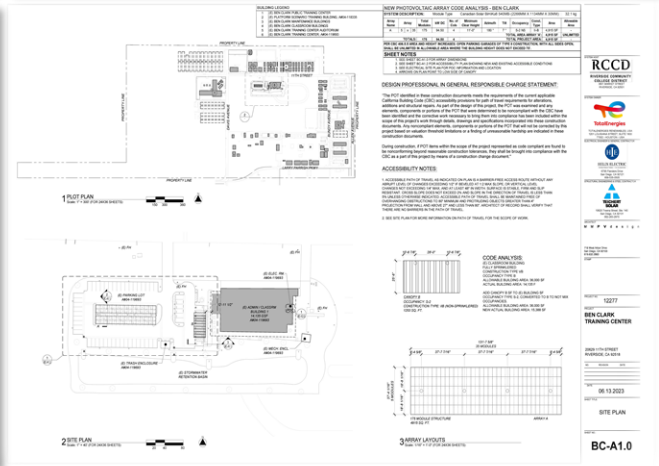
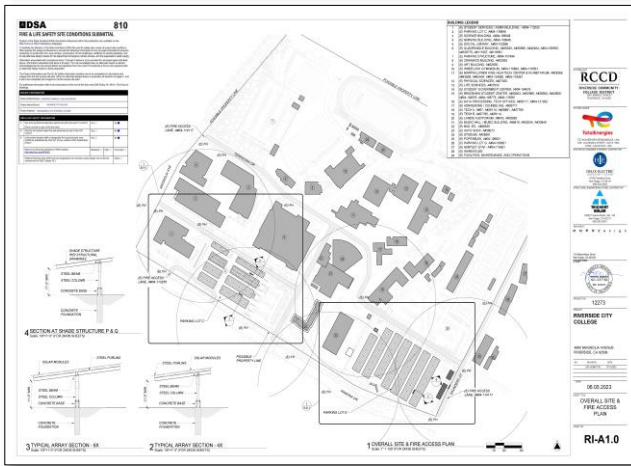
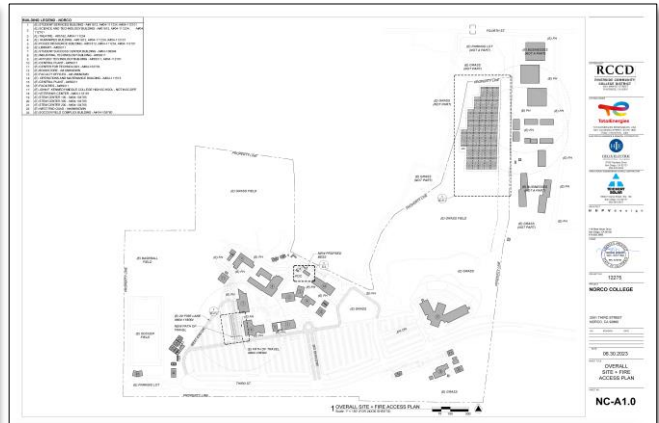
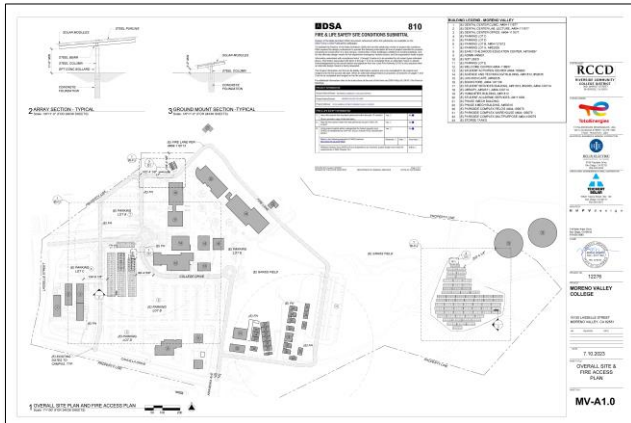
District Solar Planning Initiative

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

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

Project Status: 90% design review completed with all the campuses. Had a zoom call with Southern California Edison (SCE) regarding the MVC & NC Interconnection application status and revised the SLDs based on the SCE comments. Riverside Public Utilities (RPU) started the grid study for the RCC solar project. Next step: Finalize plans for Division of State Architect (DSA) submission in August 2023 and follow up on the interconnection applications.

Issues:



Notes:

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

Moreno Valley College

2021-22 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:
7/11/2023

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

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

Norco College

7/11/2023

2021-22 SM Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form to FPD	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
3rd St & Access Road AC Repairs	\$ 500,000	Submitted 10-6-21	Yes	3/10/23-4/15/23	1/10/22-1/31/22	No	Phase I: POT completed, Phase II: AC paving R&R in progress
Irrigation Controller replacement	\$ 99,397	Submitted 10-6-21 - Sent to I.T. for review 2/10/22	No	3/21/22-4/26/22	6/13/22-7/29/22	Yes	Bids due 8/3/23
Access Control - Bldgs CSS and I-Tech	\$ 150,607		No			No	Materials are on delay upgrades are on hold until materials are delivered.
Library Flooring Replacement	\$ 191,000		No	2/21/23-3/5/23	6/12/23-6/30/23	No	90% of the flooring has been replaced in the Library. LRC will be complete Aug 7-10.
Elevators: ATECH, SSV & Theater	\$ 555,871	Submitted 10-6-21/ Sent to Purchasing 11/30/2021	Yes	Complete	1/3/22-9/9-22	No	Project completed; Additional local funds applied \$69,724 Total project cost: \$625,595
Roof Replacement- W1, W2, Portable A & B	\$ 13,800		No	1/23/23-2/7/23	2/13-2/21/23	No	Project completed (C/O on this project for 6950.00)
Fire alarm panel replacements	\$ 13,920	Submitted 10-21-22	No	Complete	3/15/23-4/15/23	No	Project completed
WEQ Concrete replacement	\$ 3,800	Submitted 10-6-21	No	Complete	6/13/22-6/27/22	No	Project completed
Irrigation & Site plumbing isolation valve replacement	\$ 57,821	44855	No	Complete	12/5/22-1/9/23	No	Project completed
Library footings: Water repair	\$ 28,100	Submitted 10-6-21	No	Complete	1/10/22-1/24/21	No	Project completed
Emergency Lighting backup repairs	\$ 99,105	Submitted 10-6-21 Sent to Purchasing 8-8-22	No	Complete	1/10/22-1/24/22	No	Project completed
Roof Repairs: STEM 200, 300 & WEQ W4, W5, W6, W8 & W9	\$ 110,703	Submitted 10-6-21 - Sent to Purchasing 11/12/2021	No	Complete	1/10/22-2/7/22	No	Project completed
VRC Hillside landscape improvements	\$ 24,391	Submitted 10-6-21 - Sent to Purchasing 12/8/2021	No	Complete	6/13/22-7/13/22	No	Project completed
Caulking and window seals: Lib & CSS	\$ 204,153	Submitted 10-6-21 - Sent to purchasing 2/9/2022	No	Complete	6/13/22-7/5/22	No	Project completed, NOC submitted to district, and PFP updated and submitted to Myra
Replacement of 2 Bard Units - Portable A & B	\$ 219,791			4/20/23-5/4/23			Project completed
Operation Center - Flooring Replacement	\$ 67,792		No	2/21/23-3/5/23	6/12/23-6/30/23	No	Project completed
Total	\$ 1,848,515						
Total 2021-22 SM Allocation	\$ 2,340,251						

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

Riverside City College

2021-22 Scheduled Maintenance Projects - Tracking Log

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
Replace Roofs - Tech A Building	\$ 180,000	Sent to Purchasing 2-9-22	N	4-4-22 to 4-13-22	6-13-22 to 7-13-22	No	Bids due 5/16/23.
Replace Floor Tile & Expand Doorways - Bradshaw	\$ 650,000	Sent to Purchasing 1-25-22	N	tbd	tbd	No	Paperwork submitted to RCCD for bids 5/3/22.
Replace Boilers - Digital Library	\$ 139,705	Sent to Purchasing 1-25-22	N	2-15-22 to 3-15-22	3-1-23 to 4-1-23		Troubleshooting in progress.
Evans Complex Upgrades	\$ 292,422	Sent to Purchasing 1-10-22	Y	1-23-23 to 2-2-23	tbd	No	Project underway. Completion date dependent on parts procurement
Paint Exterior of Facilities Bldgs	\$ 165,422		N	tbd	tbd	No	Bid walk tconducted 4/26/23.
Replace EST Fire Alarm System - Digital Library	\$ 718,951	Sent to Purchasing 1-25-22	Y	tbd	tbd	No	Notice to Proceed issued 4/12/23.
Re-Roof MLK	\$ 690,050	Sent to Purchasing 1-10-22	Y	tbd	tbd	No	Bid Walk conducted on 4/10/23.
Modernize Elevator - Tech B	\$ 306,318	Sent to Purchasing 1-19-22	Y	12-6-22 to 1-17-23	tbd	No	NTP Issued. Scheduled to start 6/23.
12 KV Loop Improvement	\$ 152,438	Sent to Purchasing 9-13-22	N	11-3-22 to 11-22-22	tbd		NTP has been issued.
Replace Chillers at MTSC and Nursng Chiller Plant (Ph.1)	\$ 1,626,569	Sent to Purchasing 10-5-22	Y	tbd	tbd	Yes	Bid walk conducted on 5/12/23.
Replacement of Two 10-ton HVAC Units - Bradshaw (Hall of Fame)	\$ 91,050	Sent to Purchasing 2-9-22	Y	6-2-22 to 7-23-22	11-14-22 to 2-15-23	No	Project now complete. NOC to be sent by 4/14/23.
Replace Roof - Facilities Bldg	\$ 133,277	Sent to Purchasing 11-22-22	Y	12-21-22 to 1-4-23	tbd	No	Project is complete.
Carpet Replacement - Digital Library	\$ 474,593	Sent to Purchasing 1-10-22	N	8-26-22 to 9-28-22	1-12-23 to 2-4-23	No	Complete.
Elevator Equipment Replacement at Elevator Tower #1 - Art (Phase II)	\$ 356,677	To be revised	y		6-12-22 to 1-18-23	No	NOC issued 1/18/23
Upgrade Faraday System - ECS	\$ -	Sent to Purchasing 2-9-22	Y	4-25-22 to 5-5-22	6-13-22 to 7-13-22		Project canceled, funds transferred
Replace Chiller, Air Handlers, Boilers, and Controllers - Cosmetology Bldg	\$ 9,950	Fiseability Study in Progress	N				Project canceled, remaining funds transferred
Replace HVAC Controllers- MLK	\$ -	Sent to Purchasing 1-24-22	Y				Project canceled, funds transferred
Renovate Restrooms & Expand Doorways to ADA Compliant - QUAD	\$ -	Sent to Purchasing 1-10-22	Y			No	Project canceled, funds transferred
Replace 6 HVAC Units - Tech A Bldg.	\$ -	Sent to Purchasing 1-25-22	N				Project canceled, funds transferred
Upgrade Faraday System - Cosmetology	\$ -	Sent to Purchasing 2-9-22	Y				Project canceled, funds transferred
Replace Boilers - Cosmetology	\$ -	-				No	Project canceled, funds transferred
Infrastructure Upgrade - Cutter Pool	\$ -	Project Canceled	-			-	Project canceled, funds transferred

Total \$ 5,987,422

Total 2021-22 SM Allocation \$ 5,987,422

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

Total \$ 660,000

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

Moreno Valley College

2017-18 SM Scheduled Maintenance Open Projects - Status

Project Name	Project Total	Capital Summary Form	DSA	Bid Dates	Construction Dates	EEM or ECM	Status/Notes
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	DSA Approved 4/18/23

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



RCCD

**RIVERSIDE COMMUNITY
COLLEGE DISTRICT**

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

RCCD CONSTRUCTION PROCUREMENT

**Board of Trustees Retreat
June 22, 2023**

Public Works Definition

- Public Works:** Ca Public Contract Code (PCC) § 22002 refers to **construction, alteration, demolition, installation, or repair work** done under contract (**>\$15,000**) and paid for in whole or in part out of public funds, **except** work done directly by a public utility company

- Maintenance:** PCC § 20656 defines **routine, recurring, and usual work** for the preservation, protection, and keeping of any publicly owned or publicly operated facility as maintenance projects

- Emergency Contract:** Competitive bidding **not** required **if** governing board declares by **unanimous vote** that work is necessary to any facility of the college to permit the continuance of existing college classes, or to avoid danger to life or property

Competitive Bidding/Procurement

- ❑ Per PCC § 20651, any procurement of equipment, materials, supplies, or services (including construction services) **must be competitively bid, unless:**
 - a) **Under** the statutory threshold **or**
 - b) There is a valid statutory **exception**:
 - *Changes to Contracts*
 - *Piggy-back Bids*
 - *California Multiple Award Schedule (CMAS)*
 - *Joint Power Authority Purchasing Agreements (JPA)*
 - *Data Processing, Electronic Equipment/Software*
 - *Energy Service Contracts*
 - *Transportation Service*
 - *Instruction Materials*
 - *Perishable Foodstuffs*
 - *Force Account Labor*

- ❑ **Award:** Governing Board must award contract to **lowest** responsible/responsive bidder (or **best-value** as authorized by the statute)

California Uniform Public Construction Cost Accounting Act (CUPCCAA)

- ❑ PCC § 22032(a) allows for public project work
 - < \$60,000 to be performed by agency's own resources or **negotiated contract**
 - >\$60,000 to \$200,000 (low-bid process)

- ❑ RCCD Requirements (Board Resolution No. 35-09/10 & BP/AP 5340[A])
 - <\$10,000 – 1 bid/quote (negotiated bid)
 - >\$10,000 – \$45,000 – 3 bids/quotes (low-bid)
 - >\$45,000 to \$200,000 – Notice of Inviting Informal Bids to all CUPCCAA list (low-bid)

Note: Bids over \$200,000 are formal bids

Construction Project Delivery Methods

- ➔ Design-Bid-Build (**DBB**)
- ➔ Design-Build (**DB**)
- Lease-Leaseback (**LLB**)
- ➔ Construction Management Multiple Prime (**CMMP**)
- Construction Management At-Risk (**CMAR**)
- Force Account (**FA**)
- Job Order Contracting (**JOC**)

➔ *Delivery methods used by RCCD*

Note:

- Construction contracts award under **DBB** and **CMMP** are based on the **lowest** responsible & responsive bidder
- Construction contracts award under **DB**, **LLB** and **CMAR** are based on **best value selection**

Prequalification of Construction Bids

- ❑ PCC § 20651.5 **allows** prequalification of bidders/contractors prior to submitting competitive bids

- ❑ **Benefits:** determine contractor's financial capability, eliminate those with a history of litigation and performance failures, encourage local attendance and local labor participation

- ❑ The prequalification process requires the BOT to **adopt a resolution** ★ to:
 1. Establish a “**standardized questionnaire and financial statement**”
 - a. *Meet “Essential Requirements” for prequalification*
 - b. *Meet or exceed a scoring (76%-80%) on the “Rated Questionnaire”*
 2. Adopt/apply a “**uniform system of rating**” bidders on objective criteria
 3. Include an “**appeal procedure**”




★ *For RCCD, it is a project-by-project basis (depends of **complexity** & **specialty**).*

Prequalification Questionnaire – (1-a) Essential Requirements

Pass/Fail Criteria	Pass
1. Valid California Contractor's license	YES
2. Certificate of Insurance per District requirement	YES
3. Workers' Compensation Insurance Policy	YES
4. Bond-ability (Surety) Letter for the project	YES
5. Safety records, experience modification rate ("EMR") =< 1.25 - average 3 years	YES
6. Good-standing records with Department of Industrial Relations	YES
7. Contract default within the past 5 years	NO
8. Contract termination, contractor fault - past 10 years	NO
9. Contractor's bankruptcy - past 10 years	NO
10. Found guilty violating laws - past 10 years	NO
11. Violated California's prevailing wage laws - past 10 years	NO
12. Contractor's license revoked from California licensing board - past 5 years	NO
13. Contactor's owners/officers convicted of bidding/award fraud - past 5 years	NO

Note:
Must pass the Yes and No requirements

Prequalification Questionnaire – (1-b) Rated Criteria

Criteria	Scores
1. Years of experience in general construction public works (0-10+)	0-10
2. Years of experience in education construction public works (0-10+)	0-10
3. Years of experience as a prime-contractor/sub-contractor (0-10+)	0-10
 4. Physical office location within the County of Riverside (Yes, No)	0-5
 5. Physical office location within the boundaries of Riverside CCD (Yes, No)	0-5
 6. Local hiring commitment (>30%, 15-30%, >15%) within Riverside County	0-10
7. Claims records filed against contractor within the past five (5) years	0-10
8. Inability to obtain bond or rejected a bond by surety within the past (5) years	0-5
9. Contractor assessed liquidated/actual damages against within the past (5) years	0-5
10. Judgment field against the Contractor’s firm within the past (10) years	0-5
11. Arbitration/litigation related to payment/performance within the past (10) years	0-5
12. Surety made any payments on behalf of Contractor within the past (10) years	0-5
13. Claim for damages filed against a public agency within the past (10) years	0-5
14. OSHA or Cal-OSHA violation within the past ten (10) years	0-5
15. EPA/Air Quality Management District violation within the past (5) years	0-5

Note:
Must meet or exceed 76-80%, depends on complexity of project and market conditions

Professional/Special Services Contracts

- ❑ Government Code (GC) sections § 53060 and § 4525 **exempt** contracts for “special services” from the public bidding requirement for:
 1. Services such as **financial, economic, accounting, engineering, legal, architectural, construction management, environmental, land survey, administrative matters, etc.**”
 2. Specially trained/experienced/competent persons to perform the services required

- ❑ Qualification-based selection (**Best Value**)

Professional Services – RCCD Selection Process



Notes:

- > \$109,300 (bid threshold)
- **Committee** (faculty, classified professional, students, managers, consultants)
- **Price** will be negotiated with the highest scoring vendor, then moves to the second highest scoring and subsequently the third.

I - Qualification Criteria	Scoring (MAX)	%
1- Letter of Interest	10	2%
2- Firm Profile/Project Experience	110	22%
2-a- Proposing Firm	60	12%
2-b- Sub-Consultant Firm(s)	30	6%
2-c- Prior Experience with RCCD (+/-)	20	4%
3- Team Members Experience & Qualifications	70	14%
2-a- Proposing Firm	50	10%
2-b- Sub-Consultant Firm(s)	20	4%
4- Project Work Plan & Methodology	70	14%
5- Manage Participatory Process	60	12%
6- Quality Control Approach/Services	15	3%
7- Scheduling Control Approach/Services	15	3%
8- Budget Control Approach/Services	15	3%
9- Documents Control Approach/Services	15	3%
10- Technology & Innovation Approach	15	3%
11- Local Attendance	50	10%
12- Client References	25	5%
13- Litigation Records	30	6%
★ 14- Additional Information	10	2%
TOTAL SCORE for Qualification Criteria	510	100%

Good (1-20); no (0); Bad (0-20) – depends on district experience

Provide innovative ideas to the project. Firms that won industry merited awards and recognitions by recognizable non-for-profit organizations (CCFC, DBIA, CMAA, AIA)

Within RCCD (50); Riverside County (40); Inland Empire (30); SoCal (20); State (5); (0) outside of State

No (30); up to 2 (20); up to 3 (15); up to 5 (10); up to 7 (5); >7 (0). Depends on firm's size, portfolio, services, etc.

Professional Services – RCCD Selection Process

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II – Interview Criteria	Scoring (Max)	%
1- Quality of the Presentation Material	30	20%
2- Time Management of the Presentation	10	7%
3- Key Individuals deliver the Presentation	20	13%
4- Answers to Committee Questions	90	60%
TOTAL SCORE for Interview	150	100%

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Overall Scoring	Scoring (Max)	%
I- Qualification Scoring	510	77%
II- Interview Scoring	150	23%
TOTAL SCORE	660	100%

Bidding and Procurement Format

Form	Description for Use
Request for Bids (RFB) or Notice of Inviting Bids (NIB)	<ul style="list-style-type: none"> • A competitive process • Lowest responsive and responsible bidder • Alternate construction project delivery methods authorized by the statute
Request for Qualifications (RFQ)	<ul style="list-style-type: none"> • Not a competitive process and not a bid • Used to create a pool of prequalified vendors to respond to an RFP or prequalified contractors to response to NIB/RFB
Request for Proposals (RFP)	<ul style="list-style-type: none"> • Not a competitive process • Seek to ask vendors to submit proposals meeting the RFP specific requirements • Evaluation is based upon criteria set forth in RFP (experience quality, service, etc.) • Does not need to select lowest monetary bidder (can negotiate the price)
Request for Qualifications & Proposals (RFQ/P)	<ul style="list-style-type: none"> • A competitive process for specific project delivery methods as authorized by statute • Not a competitive process for services contracts

Procurement Strategies – Legal Issues

❑ Article 1 Section XXXI (Prop. 209 – (1996))

- The State **shall not** discriminate against, or **grant preferential treatment** to, any individual or group on the basis of race, sex, color, ethnicity, or national origin in the operation of public employment, public education, or **public contracting**.
- Would preclude awarding preference to minority-owned business, woman-owned business
- Does not prevent awarding preference to veteran-owned business or “small” business

❑ Dormant Commerce Clause

- Prohibits discrimination favoring local businesses over non-local businesses
- State or local laws, rules, regulations cannot place a burden on out-of-state businesses or favor only in-state businesses

Procurement Recommendation

Focus on legally permissible preferences

- Local Business
- Local Hire
- Small Business
- Veteran-Owned Business
- Emerging Business

Elicit desired qualifications through targeted questions in application process

- What is the firm's commitment to furthering diversity, equity, and inclusion in the Riverside Community
- Explain the firm's practice of furthering diversity, equity, and inclusion in its own workforce

Recommended Definitions

- ❑ **Local Business** - Business that has its principal headquarters or permanently staffed regional office located within the **District's Boundaries** or the **Inland Empire**
- ❑ **Local Hire** - Employees or personnel hired for District projects reside within the **District's Boundaries** or the **Inland Empire**
- ❑ **Small Business** - Business that has met the applicable ownership, operation, and size requirements, and has been certified by a Federal agency or a California public agency
- ❑ **Veteran-Owned Business** - Business that is **51%** owned and operated by one or more veterans **certified by** the California Department of General Services or a Federal agency
- ❑ **Emerging Business** – Business that has operated in its substantially current form for up to **five (5) years**



Purchasing Resources & Outreach

Procurement Type	Resources/Outreach
CUPCCAA	<ul style="list-style-type: none">• Vendors registration via <i>Business Services (rccd.edu)</i>• Public newspaper advertisement in November “annually”
Formal Bid/RFP/RFQ	<ul style="list-style-type: none">• Public newspaper advertisement (1 per week for 2 consecutive weeks)• Email blast to all registered vendors with the district
District Registration	<ul style="list-style-type: none">• Commodity, contractor, and professional services
Outreach Efforts	<ul style="list-style-type: none">• Site walks (Mandatory)• Email blast to all registered vendors within the district• Pre-proposal conference/workshop• Construction manager outreach effort through their network• Project-by-project outreach event

RCCD PROCUREMENT PROCESS

Q&A

Board of Trustees Retreat

June 22, 2023