

Facilities Planning and Development Council

April 25, 2024

Zoom Conference Call

10:00a.m. – 11:30a.m.

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

- A. February 29, 2024

III. FACILITIES PLANNING UPDATES

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

IV. PROJECT UPDATES

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

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

- A. Campus Storm Water Management Plan.
- B. Campuswide Traffic Study/Parking Utilization Assessment.
- C. Land Acquisition Updates.

VI. BOARD REPORTS

- A. March 05, 2024: Item IV.E – Resolution No. 47-23/24 for Clean Mobility Pilot Program (CMO) – District Carsharing Program
- B. March 19, 2024: Item VI.Z – Land Acquisition for Inland Empire Technical Trade Center
- C. March 19, 2024: Item VII.AA – Consultant Services Agreement with Gafcon, Inc. for the Land Acquisition Entitlement Consultation & Project Management Services for the Inland Empire Technical Trade Center and Norco College Corona Center
- D. March 19, 2024: Item VIII.B – Clean Mobility Option (CMO) – Resolution (Grant Acceptance)
- E. April 02, 2024: Item IV.E – Measure C Update 2004-2024
- F. April 16, 2024: Item VI.N – RCC LS/PS Reconstruction – C.W. Driver CM Services Agreement
- G. April 16, 2024: Item VI.O – Districtwide Solar Project – RFQ/P, Kitchell/CEM, Inc. CM Services Agreement
- H. April 16, 2024: Item VI.R – Corona Site Main & Parkridge – Land Acquisition Purchase & Sales Agreement (VCBFS)
- I. April 16, 2024: Item VI.AA – RCC Football Field & Running Track – Closeout Report Amendment No. 1



FACILITIES PLANNING and DEVELOPMENT COUNCIL

April 25, 2024 Zoom Conference Call

10:00a.m. – 11:30a.m.

MEETING MINUTES

VOTING MEMBERS AND ATTENDEES:

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

NON-VOTING MEMBERS AND ATTENDEES:

Name	Title	Present YES/NO
Don Wilcoxson	Riverside City College – Academic Senate Representative	NO
Robert Fontaine	Moreno Valley College – Academic Senate Representative	YES
Ray Vasquez	Norco College – Interim Manager of Facilities, Grounds & Utilization	YES
Krystin Mendez	Riverside City College – Assistant Director of Facilities Maintenance and Operations	YES
Janna Accomando	District – Facilities Planning Specialist, Accounting, FPD	YES
Evelyn Ault	District – FPD (Recorder)	YES

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

I. CALLED TO ORDER

- A. By Hussain Agah

II. APPROVAL OF MINUTES

- A. Motion to Approve February 29, 2024 Meeting Minutes by Askar. Second by Beebe.

ACTION: *Approved*

III. FACILITIES PLANNING UPDATES

A. Facilities Master Plans Updates

1. **MVC:** The Comprehensive master plan (E/FMP) was BOT approved in August 2021.
2. **NC:** BOT approved in June 2019.
3. **RCC:** BOT approved in December 2018.
4. **District Unified FMPs:** The district-wide unified FMP's prioritized projects list "preliminary" was posted under the District website, including project descriptions and conceptual budgets.
5. **FMP Potential Update:** Agah stated there has been discussion regarding review and update of the college's FMPs and Space Utilization Study, and to look at economies-of-scale to consolidate these efforts.
 - i. Agah referred to the ongoing discussion regarding the update to the FMP to confirm the priority list that will be included for the potential November 2024 Bond. The BOT has not made a decision, a feasibility study is ongoing. The annual 5YCCP update will begin soon and will utilize the existing approved FMP to incorporate the project into one plan. If the colleges believe there is a need to update the FMP, the process may take up to a year.

ACTION:

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

6. Space Utilization Study (SUS)

- i. **Scope of Work:** Agah stated a Scope of Work was put together for a SUS to determine the right methodology to conduct the study, what the outcomes would be, and the recommendations in order to get consensus before moving forward. ALMA Strategies has been engaged to conduct the Space Utilization Study across the 3 colleges with the focus on the lectures/classrooms and laboratory. The Title 5 compliance (classroom and lab efficiencies) was reviewed and discussed. A SUS taskforce consisting of VPBSs, VPAAAs, Director of Capital Planning, AVC FPD, and ALMA Strategies to develop recommendations to improve efficiencies throughout the district.
- ii. Agah discussed the impact of the study to the flexibility in scheduling and efficiency improvement and the use of Title 5 in assessing how the colleges perform.
- iii. Bell stated the need for faculty to be present at the SUS meetings. Askar concurred. Agah assured Bell and Askar that the previously scheduled meeting was canceled to confirm all of the information is 100% correct.

Agah stated that so far the work on the study has been to gather data and confirm all of the information, and agrees that faculty need to be included in the conversation.

- iv. April 25 - Agah asked the colleges what progress has been made from the Space Utilization analysis and if the colleges need anything more from FPD.
 - a. Askar reported the analysis audit was completed by ALMA Strategies and was shared with the Deans allowing corrections to be made to some of the labeling of rooms, look at the efficiency of rooms and determine what the college needs to do next. MVC intends to incorporate this process in their future planning for the college.
 - b. Collins reported the report for NC was received and revisions were made, the college is waiting for the revised report from ALMA Strategies. Changes will not be input into FUSION until the next fiscal opportunity to do so, which is October or November 2024. The report becomes a data point and provides the opportunity to look at the efficiency of the schedule and room utilization. Meeting with the Deans will occur regularly.
 - c. DiMemmo received the report for RCC and will work with Dr. Wright on the opportunities at RCC to increase efficiency for space and identify some corrections.
- v. DiMemmo reported that RCC has requested to have a column added to the report to include each room, square footage and how many stations in each room. RCC also requested a formula to calculate the acceptable number of stations based on square footage be added.

ACTION: *Colleges to use the SUS data and make necessary changes throughout their shared governance structure to improve efficiencies and resources.*

B. CCCC'O Facilities Planning Update:

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

- i. **Planning Consultant:** The consultant ALMA Strategies is under contract until December 2024 at which time an RFQ/P will go out potentially in March or April 2025. Some of the FPDC members will be part of the procurement for the new consultant. FPD will reach out in January or February 2025. ALMA will continue to assist with the 2024 Five-Year CCP.
- ii. **2024 Five-Year CCP:** The 2024 Five-Year CCP received an extension and will be submitted to the state by August 31, 2024. The submission will include new 3 FPP's and the list of high priority projects. DLR Architect and ALMA Strategies will assist with the FPP document preparation.
- iii. **2025-26 Spending Plan:** Agah discussed the 4 FPP's (growth category) that have been approved by the SCO contingent upon State facility school bond in November 2024. Agah shared a breakdown showing the State Supportable District Funded and Non-State Supportable District Funded dollar amounts. Each FPP had costs exceeding the CCI 8823 Guideline. This is a system wide problem using outdated information; it has not been fixed yet.

ACTION:

- *Continue to work with the colleges on the Facilities Master Plans update including- projects priority list, secondary impacts and infrastructure needs, cost/budgets, state /non-state supportable, schedules, etc.*

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

- i. Agah stated that the state requires California Community Colleges to provide their schedule maintenance/deferred maintenance backlog, regardless if a project has a funding stream attached to it or not. The backlog should be entered into FUSION for the District/college planning purposes. This information will be used by the State for continuous advocacy for SM/DF funding. This also helps to consolidate the information on one single platform for the District.
- ii. Nava stated all of the college lists were submitted for the 22-23/23-24 allocation and projects. The 5YSMP is approved by CCCC'O.

ACTION: None

3. Space Inventory (SI)

- i. **2023 SI Submittal:** submitted in FUSION and filed with the State on October 2, 2023.
- ii. Agah stated the colleges should engage the VP of Academic Affairs in the SI review process so they can share the SI report with all department Deans for review to receive confirmation of what is being utilized and what it is being used for. This impacts the college's cap load ratio, the 5 Year Plan and all of the eligibility for future projects. When Space Inventory opens between June-July Nava will let the colleges know. Any changes to the SI reports can be submitted at any time after that, ahead of the October filing due date.

ACTION:

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

4. Energy Usage Calculator/California Energy Benchmarking

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

ACTION:

- *No update*

5. Facilities Conditions Assessment (FCA)

- i. Nava stated the assessments for 2023 were completed and updated in FUSION and it shows a \$240 million scheduled maintenance needs.

ACTION:

- *Review FCA and develop strategies to incorporate deficiencies into 5YSMP.*
- *Complete the floor plan updates was discussed for all the colleges. FPD will update all of the floorplans in FUSION with the help from the colleges.*

C. Policies and Procedures:

1. Public Bid/Procurement

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

ACTION:

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

2. Land Use Development and Public-Private-Partnership

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

ACTION:

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

3. Sustainability & Climate Action Policies

- i. Update the Sustainability & Environmental Responsibility BP 5775 in alignment with the Sustainability Climate Action Plan (S-CAP).

ACTION:

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

4. EV Charging & Gifting Public Funds

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

ACTION:

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

5. Milestone Signoff Documents

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

ACTION:

- *Incorporate the process into an administrative policy for efficiencies and consistencies.*

6. Prequalification Process

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

7. Consultants Engagement Process

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

- b. **Over \$25,000 to \$114,500:** 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 \$114,500:** Send formal RFP to the entire District Prequalified list of consultants; utilize the formal RFQ/P process with scoring methodology and selection criteria; qualified-based selection; the work should not start without an executed contract and PO in place; board report is required.

ACTION:

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

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

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

ACTION:

- ***No update***

D. Long-Term Capital Facilities Program

- 1. The LTCFP was BOT approved on March 17, 2020. Some budget has been identified for the critical mission plans: Sustainability initiatives and integrated energy conservation plan.
 - i. The goal for 2024 is to update the district standard and college design guidelines, it requires approximately \$250,000-\$350,000 to complete depending on the level of detail. VCBFS has added this item to the District Strategic Plan request.

ACTION:

- *Identify funding source to proceed forward with the plans. **No update***

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

- i. The Integrated Energy Master Plan (IEMP) and the TCO dashboards will be made available to the District and the public when the transition is complete between DLR and District's IT.
- ii. The first prioritized project for SCAC is the Integrated Waste Management & Recycling Program. Beebe will head this task force given his expertise in that field from previous implementations of similar programs.

ACTION:

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

2. District Solar Project:

- Interconnection Applications:** BCTC – received and signed the application from Southern California Edison (SCE). District Office Centennial Plaza – received approval from Riverside Public Utilities (RPU). RCC – RPU requested to add telemetry and metering equipment on the existing utility switchgears but no upgrade to the grid infrastructure. NC and MVC – Received SCE’s cost estimate for the utility upgrades and the extension of the 12KV. A contract with SCE was received for both MVC and NC sites, it is under review.
- Construction Plans:** Construction is expected to be from April through the end of October 2024. Construction schedule discussed with impacts to parking and presented to campus community and board.

ACTION:

- *Communicate constructions schedule across the campus community.*

3. Clean Mobility Options – Carsharing Program:

- Mohtasham stated phase 2 application (\$1.5 million) was submitted to the State with the collaboration of EVGide on August 15, 2023. The grant was received, a portion of it will be used for the infrastructure for the EV charging station and the program that includes a third party to manage the servicing/maintenance/operation of the vehicles. The RFQ/P and the resolution to accept the grant was approved at the March 19, 2024 BOT meeting. Insurance requirements will be determined and completed by FPD. Agah provided an update about the charging stations and the distribution to the colleges. Two board policies will be worked on by CTA, CSEA, Academic Senate, college administration and district administration and will go to the board in the fall. The CMO Voucher Agreement was received and is under review by legal.

ACTION:

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

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

- RCCD-RCC & UCR Intersegmental:** Agah stated that the RCCD/RCC and UCR Intersegmental Student Housing was approved in the total amount of \$126 million (\$75 million for RCCD and \$50 million for UCR). Opening is scheduled by fall 2025. The funding mechanism changed from a Grant to a Lease Revenue Bond. Volz Company has integrated the Student Housing into their portfolio for student support services, policies and procedures, budgeting and marketing. RCC administration are working with UCR on all of the student services, process and procedures. An Operational Agreement is being developed between the two colleges. The project is moving swiftly, construction is ongoing, and the foundation and vertical walls are in place. There is an issue with City of Riverside for the utility connection/development fees that is being worked on by UCR, but the project is still on target to open fall 2025.
- On-Campus:** Agah stated that MVC Parking Lot A Student Housing application was approved by BOT on June 20, 2023 and submitted to the State Chancellor’s Office.

- iii. Agah stated that the State Chancellor's Office has issued the Construction Application scoring for the student housing projects, the MVC project scoring is 54 with the highest scored at 74 points.

ACTION:

- *No update*

G. Legislative and Regulatory Updates:

1. **AB 247:** The bill provides \$14M Facilities bond for 2024 for K12 and California Community Colleges. It has been moved through the approval process. The money would fund the college's state capital outlay projects.
2. **AB 359:** The bill exempts student housing from being a DSA project for California Community Colleges District, however, DSA issued AB 359 to clarify the aspects of the bill regarding Structural Safety, Fire and Life Safety and Accessibility if the project falls under DSA review.
3. **AB 416:** The bill requires any major renovation project exceeding 10,000 GSF to be LEED Gold or higher. FPD will monitor the projects to meet this requirement.
4. **AB 1121:** The bill requires awarding authorities to annually submit to the Department of Industrial Relations' electronic project registration database a list of ineligible contractors, as specified, pursuant to local debarment or suspension processes. This bill would require the department to make the list available to the public through the electronic database.

ACTION:

- *No update*

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

1. All projects regardless of funding source need to follow the process. Colleges to submit Capital Project Summary Form (CPSF) as the project is being initiated. Agah reminded the colleges to submit the CPSF to help FPD support them as much as possible. Agah discussed the need for IOR depending on the risk, size and scope of a project, and suggested bundling several scheduled maintenance projects and engage a CM to manage them. Also, part of the CPSF process is for FPD to be aware and assist with the process for any projects that require DSA approval.

A. Capital Project Summary Form

1. Nava provided an update on the Master Capital Project List and need for the Capital Project Summary Form (CPSF), a live document that the colleges will have access to for the purpose of providing regular updates. The process will assist FPD's record keeping as well as assist the district's Purchasing department in assigning their resources based on the upcoming bids. Purchasing will have view access only to the live document.

ACTION:

- *Nava will share the link to the SharePoint site that includes forms, logs and project details.*

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 provided an update on IR 22, 1.3.2.2 that changes the threshold of a DSA or Non-DSA project. Projects under \$132K do not go to DSA as they do not include structural changes. If a project is between \$120K and under \$288K it would require specific steps to be completed to avoid having to go to DSA. Mohtasham outlined those steps. All projects must be in line with Title 24 and California Standard Building codes.

ACTION:

- *Develop a DSA campus specific map that shows all DSA applications.*

C. Capital Projects Status Report

1. Riverside City College:

- i. **RCC Life Science/Physical Science Reconstruction Project:** This is a state-funded project in the total amount of \$38.5 million. Construction began in September 2022. The project is 94% complete and on schedule to be completed the end of April 2024. The furniture order was placed and should arrive starting in April 2023 and the move will be coordinated with Beebe. Agah stated that part of the FPP is to vacate and deactivate the Education Building right away when LS/PS is up and running and the staff have moved in. If it isn't it will impact the Cap Load Ratio for the campus. Beebe stated there are areas being used for TSS staff for Public Relations photo shoots. Agah stated if certain spaces in the building need to be used on temporary basis that can be discussed to see if there is any impact. The landscaping will begin work when the funding is made available. The furniture installation is 94% complete. The contractor is completing the exterior and interior punch lists. A revised completion schedule will be received. The ground breaking is being planned and will possibly occur in the fall.

ACTION:

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

- ii. **Digital Library Building STEM Engagement Center:** This is a \$5,000,000 project locally funded from RCC General Funds. It will renovate the existing Digital Library to become a STEM Engagement Center. It is a priority 1 item on the FMP. Received DSA approval. This project is waiting for the TSS Relocation, the Old Financial Services Remodel completion and the completion of the 12KV Loop upgrade that has a long lead time to receive the transformer in order to begin, there could possibly be a 12-month delay.

ACTION:

- *Due to schedule delay and escalation, lack of funding and secondary effect, FPD will revisit the total project budget for budget augmentation. **No Update***

- iii. **TSS Staff Relocation:** This is a DSA project. TSS staff are planned to move into the old Financial Services building. This project is a secondary effect of the Digital Library STEM Engagement Center. TSS requested a new concrete path, it needs to be wide enough and handle the large equipment up to 800lbs, as the current ramp will not work. The request requires new plans and DSA approval. The bid award for this work is scheduled to go to the August BOT. The project should be complete after December 2024.

ACTION:

- *Prepare new plans for path of travel and receive DSA approval.*

2. Moreno Valley College

- i. **Student Services Renovation:** This is a DSA project and funded through Measure C. The Renovated Student Services Building will be available for the relocation of student services programs currently located in the temporary structures within the Parkside Complex, such as Human Services, Health Services, Food

Bank, and Veterans Resource Center. The project is under construction and on schedule. The interior demolition is complete. Framing on the inside has begun. Issues on the outside with old water pipes and valves are being resolved, the pipes and valves are being replaced.

ACTION: *None*

3. Norco College:

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

ACTION:

- *Due to time constrains and logistical challenges, this project must be done in multiple phases.*
- i. **Center for Human Performance & Kinesiology Project:** This is a State funded project and is \$54M. The plans were submitted to DSA in late June 2023 and feedback was received for a back-check appointment in May 2024. Finalizing AB52, received the final results for the last tribe and Dudek is working to provide the Maintenance & Operation (M&O) plan to DTSC to be able to provide final CEQA for public, the review is being finalized. The AB52 consultation with the tribes is in the last steps, feedback was received from DTSC, an email will be sent to the tribe within a week.

ACTION:

- *Continue with DTSC work plan, complete CEQA and receive DSA approval.*

D. Scheduled Maintenance Projects Updates

1. Review the SM Project Log and report DSA projects

V. OTHERS

A. Local General Obligation Bond Feasibility Study

1. Agah stated that the planning consultant, Lew Edwards Group (LEG) and their sub-consultant FM3 were engaged and have conducted an initial survey. The planning committee continues to meet on regular basis to assess the viability of a potential local GO bond for November 2024 election.

B. Conduit & Fibering at Colleges

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

VI. NEW ITEM(S)

A. Campus Storm Water Management Plan

1. Agah stated some issues arose regarding Storm Water Management while work was being done on the MVC Solar ground mount array due to heavy rain erosion that occurred on the campus. Agah asked about the college's storm water management plan, who performs the maintenance and if they need assistance from FPD. Beebe stated the college manages it, there has never been a formal process or record keeping. Kirkpatrick stated MVC inspects and cleans the areas every fall, no outside vendor is engaged. T. Bell stated NC has the same practice as MVC. Agah discussed the possibility of an annual inspection by a specialized vendor to mitigate potential issues.

B. Campus-wide Traffic Study/Parking Utilization Assessment

- a. A parking analysis, Planning and Feasibility Study at CAADO, was requested by the Chancellor and was concluded in Winter 2020. Funding has become available from the Student Housing Grant to potentially conduct the same analysis at MVC, NC and RCC in the fall. Agah requested feedback on conducting a campus-wide traffic analysis for planning and operational purposes. The scope of work will be identified and an RFQ/P will be put together for the consultant.

C. Land Acquisition Updates

1. Agah stated the BOT approved the acquisition of the 24.0 acre site in Jurupa Valley for the IETTC program, in the amount of \$26m and the potential acquisition of a 9.4 acre site for the Norco College Corona Center, in the amount of \$22m. The two agreements have been executed and FPD is working with Gafcon PM/CM, the entitlement consultant, to complete the due diligence and entitlement for the city. Agah stated he and Collins discussed the due diligence for the Corona Center Site and a budget has been developed. The next step is to discuss the potential program to help determine the building type that will be needed.

End of Meeting Minutes-