

District: Riverside Community College District
College / Center: Moreno Valley College
Project Name: KINESIOLOGY AND ATHLETICS
Project Type: New

Project Funding

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>	
Preliminary Plans	\$740,288	\$740,288	\$361,752	Budget Year: 2029
Working Drawings	\$816,561	\$816,561	\$412,674	Const. Cost Index: 9876
Construction	\$21,752,878	\$19,652,479	\$10,573,697	5 yr. Plan Priority: 25
Equipment	\$0	\$1,063,804	\$0	Net ASF: 42,176
	\$23,309,728	\$22,273,132	\$11,348,123	Total GSF: 69,231
Total Cost:	\$56,930,983			

Project Description:

The Moreno Valley campus is in the process of implementing comprehensive Athletics, Physical Education, Health, Wellness, and Kinesiology programs. Currently, only a few physical education activity courses are offered on campus and the entire program is housed within a 3,360 GSF portable modular. The proposed project will construct a regulation size gymnasium that will support the College's instructional and student support needs. The building will include a fitness center, traditional weight training spaces, physical education laboratories, locker rooms, faculty offices, and other support space. The proposed facility is critical to the College having permanent facilities associated with a comprehensive college. The existing PSC Multipurpose modular will be demolished as a secondary effect of this project.

Master Plan Comments:

The Moreno Valley Center recently completed a comprehensive Educational and Facilities Master Plan. This project was identified as a high priority within the plan that was approved by the Board of Trustees. This project also aligns with the Moreno Valley College's goal of developing facilities for a complete campus concept and expanding Physical Education, Kinesiology, and Athletics programs.

CEQA Status:

	<u>Project Under Review</u>	<u>Hearing Underway</u>	<u>Approved District/Filed Clearinghouse</u>	<u>Not Required</u>
Notice of Exemption	No	No	No	No
Initial Study	No	No	No	No
Negative Declaration	Yes	No	No	No
Draft EIR	No	No	No	No
Final EIR	No	No	No	No

Type of Project and Qualifying Information:

N/A Life Safety Project - Required Supporting report is attached to establish imminent danger
 Yes Project Design - Construction and equipment design conform with State design and cost guidelines
 N/A Infrastructure

N/A Loss Imminent - Loss or failure of infrastructure is imminent
 No Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund
 N/A **Instructional Space**

Major ASF:
 Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio
 N/A **Academic Support, Student Services or Administrative Space**

Major ASF:
 Yes **Other Facility Projects**
 Type of space: Replacement
 Primary ASF of request space: Physical Educ.

Yes - There is an existing facility in use for this proposed project
Supplemental Information and Alternatives Explored

Yes - Cost to reconstruct existing building is more than 50% of cost of a new building
 Yes - Usage in the new building will be the same as usage in the building replaced
 Yes - Replaced building will be demolished and costs are included in the project
 Yes - Alternative instructional delivery system, distance learning, other such means
 Yes - District or private funding sources
 Yes - Other: Local Bond

- Total construction period in number of Months: 24
Additional Forms/Pages enclosed

Yes - District Five-Year Construction Plan or project related pages of said document
 N/A - Critical Life-safety third party justification
 No - Engineering test or other related documents
 Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

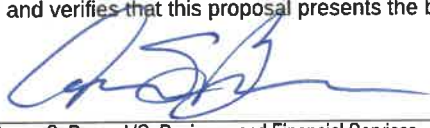
Initial Project Proposal (IPP)

Yes - Other FPP related forms: JCAF 31, 33

District Contact:	Aaron Brown	Phone No:	(951) 222-8789
Date:	4/28/2026	Fax No:	
Prepared By:	Bobby Khushal	E-mail Address:	bobby@almastrategies.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:


Aaron S. Brown VC, Business and Financial Services

6-17-2026
Signature / Date

Riverside Community College District (960)

Moreno Valley College (962)

Project: KINESIOLOGY AND ATHLETICS

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
310	Office	0835	Physical Education	450	174	276
520	Athletics/Physical Education	0835	Physical Education	34,200	1,468	32,732
525	Athletic/Physical Ed Service	0835	Physical Education	5,000	1,182	3,818
680	Meeting Room	0099	General Assignment	350	0	350
690	Locker Room	0835	Physical Education	5,000	0	5,000
TOTAL	-	-		45,000	2,824	42,176

FUSION

JCAF32 Cost Estimate Summary

DISTRICT Riverside Community College District			CAMPUS Moreno Valley College		
Project Name: KINESIOLOGY AND ATHLETICS		Date Prepared: 5/6/2026		Estimate CCI: 10258	
Prepared By:		Estimate EPI: 5860		CFIS Ref. #:	
		Budget Ref. #:			
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 10258)	\$0	\$0	\$0	\$0	
2. PRELIMINARY PLANS (CCI: 9876)	\$1,842,329	\$740,288	\$740,288	\$361,752	
2 - A. Architectural Fees for Preliminary Plans	\$1,310,347			\$266,554	
2 - B. Project Management for Preliminary Plans	\$467,981			\$95,198	
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$32,000			\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$32,000			\$0	
3. WORKING DRAWINGS (CCI: 9876)	\$2,045,796	\$816,561	\$816,561	\$412,674	
3 - A. Architectural Fees for Working Drawings	\$1,497,540			\$304,633	
3 - B. Project Management for Working Drawings	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$343,547			\$80,842	
3 - D. Community Colleges Plan Check Fee	\$133,709			\$27,199	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$71,000			\$0	
(Total PW may not exceed 13% of construction)	\$0			\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 10258)	\$46,798,122	\$19,689,371	\$17,588,971	\$9,519,780	
4 - A. Utility Service	\$951,978			\$0	
4 - B. Site Development - Service	\$1,427,967			\$0	
4 - C. Site Development - General	\$2,379,945			\$0	
4 - D. Site Development - Other	\$0			\$0	
4 - E. Reconstruction	\$0			\$0	
4 - F. New Construction (Building) (w/Group 1 equip)	\$31,732,600			\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$634,652			\$0	
4 - H. Other	\$9,670,980			\$9,519,780	
5. CONTINGENCY (CCI: 10258)	\$2,339,906	\$931,959	\$931,959	\$475,989	
5. Contingency	\$2,339,906			\$475,989	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	\$935,962	\$372,783	\$372,783	\$190,396	
6. Architectural and Engineering Oversight	\$935,962			\$190,396	
7. TESTS AND INSPECTIONS (CCI: 10258)	\$969,101	\$385,982	\$385,982	\$197,137	
A. Tests	\$467,981			\$0	
B. DSA Inspections	\$501,120			\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	\$935,962	\$372,783	\$372,783	\$190,396	
8. Construction Management	\$935,962			\$190,396	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	\$51,979,054	\$21,752,878	\$19,652,479	\$10,573,697	
Total Construction Costs	\$51,979,054			\$10,573,697	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	\$1,063,804	\$0	\$1,063,804	\$0	
10 - A. Furniture and Group II Equipment	\$1,063,804			\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$56,930,983	\$23,309,728	\$22,273,132	\$11,348,123	
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	69,231	45,000	65%	\$705.17	\$458.36
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	7/1/2029	Advertise Bid for Construction		9/1/2031	
Start Working Drawings	3/1/2030	Award Construction Contract		1/1/2032	
Complete Working Drawings	10/1/2030	Advertise Bid for Equipment		12/1/2032	
DSA Final Approval	6/1/2031	Complete Project and Notice of Completion		12/1/2033	
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$740,288	\$740,288	\$361,752	\$1,102,040	
Working Drawings	\$816,561	\$816,561	\$412,674	\$1,229,235	
Construction	\$21,752,878	\$19,652,479	\$10,573,697	\$30,226,176	
Equipment	\$0	\$1,063,804	\$0	\$1,063,804	
Total Costs	\$23,309,728	\$22,273,132	\$11,348,123	\$33,621,255	
% of SS Costs	40.94%	59.06%	Project Total	\$56,930,983	
Points % Calc	50.45%	49.55%	SS Total	\$45,582,860	

Report Generated: 5/6/2026

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JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District				CAMPUS Moreno Valley College			
Project Name: KINESIOLOGY AND ATHLETICS		Date Prepared: 5/6/2026		Budget/Midpoint CCI: 9876		CFIS Ref. #:	
Prepared By:				Budget/Midpoint EPI: 5455		Budget Ref. #:	
			Total Cost	State Funded	District Funded		
					Supportable		Non Supportable
1. SITE ACQUISITION (CCI: 9876)			\$0	\$0	\$0		\$0
2. PRELIMINARY PLANS (CCI: 9876)			\$2,470,000	\$990,000	\$990,000		\$490,000
2 - A. Architectural Fees for Preliminary Plans			\$1,773,000				\$361,000
2 - B. Project Management for Preliminary Plans			\$633,321				\$129,000
2 - C. Division of the State Architect Plan Check Fee			\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)			\$32,000				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$32,000				\$0
3. WORKING DRAWINGS (CCI: 9876)			\$2,731,000	\$1,089,000	\$1,089,000		\$553,000
3 - A. Architectural Fees for Working Drawings			\$2,027,000				\$412,000
3 - B. Project Management for Working Drawings			\$0				\$0
3 - C. Division of the State Architect Plan Check Fee			\$451,659				\$104,000
3 - D. Community Colleges Plan Check Fee			\$180,949				\$37,000
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$71,000				\$0
(Total PW may not exceed 13% of construction)			\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 9876)			\$63,332,000	\$26,646,000	\$23,803,000		\$12,883,000
4 - A. Utility Service			\$1,288,316				\$0
4 - B. Site Development - Service			\$1,932,473				\$0
4 - C. Site Development - General			\$3,220,789				\$0
4 - D. Site Development - Other			\$0				\$0
4 - E. Reconstruction			\$0				\$0
4 - F. New Construction (Building) (w/Group 1 equip)			\$42,943,851				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)			\$858,877				\$0
4 - H. Other			\$13,087,775				\$12,883,000
5. CONTINGENCY (CCI: 9876)			\$3,167,000	\$1,261,000	\$1,262,000		\$644,000
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)			\$1,267,000	\$505,000	\$504,000		\$258,000
7. TESTS AND INSPECTIONS (CCI: 9876)			\$1,116,000	\$444,000	\$445,000		\$227,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)			\$1,267,000	\$505,000	\$504,000		\$258,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)			\$70,149,000	\$29,361,000	\$26,518,000		\$14,270,000
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)			\$990,000	\$0	\$990,000		\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)			\$76,340,000	\$31,440,000	\$29,587,000		\$15,313,000
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF		Unit Cost Per GSF
New Construction		69,231	45,000	65%	\$954.31		\$620.30
Reconstruction		0	0	0%	\$0.00		\$0.00
13. Anticipated Time Schedule							
Start Preliminary Plans		7/1/2029		Advertise Bid for Construction		9/1/2031	
Start Working Drawings		3/1/2030		Award Construction Contract		1/1/2032	
Complete Working Drawings		10/1/2030		Advertise Bid for Equipment		12/1/2032	
DSA Final Approval		6/1/2031		Complete Project and Notice of Completion		12/1/2033	
14.		State Funded	District Funded			District Funded Total	
			Supportable		Non Supportable		
Preliminary Plans		\$990,000	\$990,000		\$490,000	\$1,480,000	
Working Drawings		\$1,089,000	\$1,089,000		\$553,000	\$1,642,000	
Construction		\$29,361,000	\$26,518,000		\$14,270,000	\$40,788,000	
Equipment		\$0	\$990,000		\$0	\$990,000	
Total Costs		\$31,440,000	\$29,587,000		\$15,313,000	\$44,900,000	
% of SS Costs		41.18%	58.82%		Project Total	\$76,340,000	
Points % Calc		50.45%	49.55%		SS Total	\$61,027,000	

Report Generated: 5/6/2026

Riverside Community College District (960)

Moreno Valley College (962)

Project: KINESIOLOGY AND ATHLETICS - EPI : 5860

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
310	Office	0835	Physical Education	450	174	276	\$42.84	\$11,824
520	Athletics/Physical Education	0835	Physical Education	34,200	1,468	32,732	\$25.8	\$844,486
525	Athletic/Physical Ed Service	0835	Physical Education	5,000	1,182	3,818	\$25.8	\$98,504
680	Meeting Room	0099	General Assignment	350	0	350	\$44.4	\$15,540
690	Locker Room	0835	Physical Education	5,000	0	5,000	\$18.69	\$93,450
TOTAL		-	-	45,000	2,824	42,176	-	\$1,063,804

Riverside Community College District (960), Moreno Valley College (962): PSC MULTIPURPOSE - 13B

Description:

The Moreno Valley campus is in the process of implementing comprehensive Athletics, Physical Education, Health, Wellness, and Kinesiology programs. Currently, only a few physical education activity courses are offered on campus and the entire program is housed within a 3,360 GSF portable modular. The proposed project will construct a regulation size gymnasium that will support the College's instructional and student support needs. The building will include a fitness center, traditional weight training spaces, physical education laboratories, locker rooms, faculty offices, and other support space. The proposed facility is critical to the College having permanent facilities associated with a comprehensive college. The existing PSC Multipurpose modular will be demolished as a secondary effect of this project.

Project Type: New

Occupancy Year: 2033-34

Acres: 0

District Priority: 25

Contact: Aaron Brown

CCI: 9876

EPI: 5455

Net ASF: 42,176

Total OGSF: 69,231

Last Edit Date: 4/22/2026

Last Edit By: Bobby Khushal

Online: No

Complete: No

Project Score:

Score Type	Score	Supporting Data
Enrollment Growth	0	
Existing Inventory	0	
FTES	12	
Vision for Success Regions of High Need	5	
Vision for Success CTE	25	
Local Contribution	50	
Total Score	92	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	0	450	0	0	44,550	45,000
Secondary ASF	0	0	-174	0	0	-2,650	-2,824
Net ASF Change	0	0	276	0	0	41,900	42,176
Initial Cap/Load FY2029 - 2030	96%	76%	91%	26%	0%	N/A	57%
Final Cap/Load FY2033 - 2034	89%	110%	95%	94%	69%	N/A	91%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2029-2030	\$740,288	\$740,288	\$361,752	\$1,842,329
Working Drawings	2029-2030	\$816,561	\$816,561	\$412,674	\$2,045,796
Construction	2030-2031	\$21,752,878	\$19,652,479	\$10,573,697	\$51,979,054
Equipment	2030-2031	\$0	\$1,063,804	\$0	\$1,063,804
Project Total		\$23,309,728	\$22,273,132	\$11,348,123	\$56,930,983