

District: Riverside Community College District
College / Center: Moreno Valley College
Project Name: LIBRARY REPURPOSING
Project Type: Reconstruction

Project Funding

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>	
Preliminary Plans	\$381,160	\$381,160	\$141,295	Budget Year: 2029
Working Drawings	\$427,583	\$427,583	\$166,038	Const. Cost Index: 10258
Construction	\$9,598,370	\$8,068,041	\$3,574,551	5 yr. Plan Priority: 23
Equipment	\$0	\$1,186,109	\$0	Net ASF: 0
	\$10,407,114	\$10,062,894	\$3,881,884	Total GSF: 0
Total Cost:	\$24,351,892			

Project Description:

This project will renovate and repurpose the existing Library building to convert into Fine Arts, Music, and Performing Arts. The existing Library planned to be vacated with occupancy of the future Library Learning Center project. The building will be offline until it is renovated and repurposed. Scope of work would include structural modification, prioritizing reuse of the existing building framework and minimizing disruption to the current structural system. Project will retain most of the existing structure, including first-floor corridor walls, and relies on program reorganization rather than major demolition to achieve the Fine Arts, Music, and Performing Arts conversion.

Master Plan Comments:

A reconstruction of the Library to incorporate Fine Arts, Music, and Performing Arts programs that will add to the comprehensive program offerings the College is planning for. This building will include both instructional and studio spaces for Fine Arts, Music and Performing Arts programs. This project delivers a highly efficient and cost-conscious solution by maximizing reuse of the existing building structure and circulation. It provides a comprehensive facility for the programs while minimizing structural intervention, reducing construction complexity, and preserving much of the existing building fabric.

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 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
Yes **Instructional Space**
Type of space: Alteration
Major ASF: Teaching Lab
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**

N/A Major ASF:
Other Facility Projects

No - There is an existing facility in use for this proposed project
Supplemental Information and Alternatives Explored
N/A - Cost to reconstruct existing building is more than 50% of cost of a new building
N/A - Usage in the new building will be the same as usage in the building replaced
N/A - 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:

- Total construction period in number of Months: 12
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

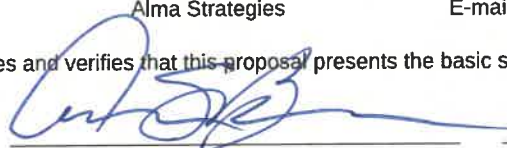
Initial Project Proposal (IPP)

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
Yes - Other FPP related forms: JCAF 31, 33

District Contact: Aaron Brown Phone No: 9512228201
Date: 5/6/2026 Fax No:
Prepared By: Alma Strategies 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: LIBRARY REPURPOSING

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
050	Inactive Area	0099	General Assignment	0	15,857	-15,857
110	Classroom	0099	General Assignment	930	0	930
210	Class Lab	0614	Digital Media	943	0	943
210	Class Lab	1001	Fine Arts, General	4,489	0	4,489
210	Class Lab	1008	Dance	1,613	0	1,613
215	Class Lab Service	1001	Fine Arts, General	1,201	0	1,201
215	Class Lab Service	1008	Dance	309	0	309
310	Office	0099	General Assignment	1,229	0	1,229
410	Read/Study Room	1001	Fine Arts, General	900	0	900
530	Audio/Visual, Radio, TV	6130	Media Services	520	0	520
610	Assembly	1007	Dramatic Arts	1,971	0	1,971
615	Assembly Service	1007	Dramatic Arts	822	0	822
620	Exhibition	6140	Museums and Galleries	930	0	930
TOTAL	-	-		15,857	15,857	0

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JCAF32 Cost Estimate Summary

DISTRICT Riverside Community College District			CAMPUS Moreno Valley College		
Project Name: LIBRARY REPURPOSING		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: 10258)	\$903,616	\$381,160	\$381,160	\$141,295	
2 - A. Architectural Fees for Preliminary Plans	\$653,035			\$109,896	
2 - B. Project Management for Preliminary Plans	\$186,581			\$31,399	
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: 10258)	\$1,021,205	\$427,583	\$427,583	\$166,038	
3 - A. Architectural Fees for Working Drawings	\$746,325			\$125,596	
3 - B. Project Management for Working Drawings	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$150,570			\$31,471	
3 - D. Community Colleges Plan Check Fee	\$53,309			\$8,971	
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)	\$18,658,135	\$8,524,283	\$6,993,954	\$3,139,898	
4 - A. Utility Service	\$313,990			\$0	
4 - B. Site Development - Service	\$470,985			\$0	
4 - C. Site Development - General	\$784,975			\$0	
4 - D. Site Development - Other	\$0			\$0	
4 - E. Reconstruction	\$10,466,327			\$0	
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$313,990			\$0	
4 - H. Other	\$6,307,868			\$3,139,898	
5. CONTINGENCY (CCI: 10258)	\$1,306,069	\$543,138	\$543,138	\$219,793	
5. Contingency	\$1,306,069			\$219,793	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	\$466,453	\$193,978	\$193,978	\$78,497	
6. Architectural and Engineering Oversight	\$466,453			\$78,497	
7. TESTS AND INSPECTIONS (CCI: 10258)	\$437,141	\$181,788	\$181,788	\$73,565	
A. Tests	\$186,581			\$0	
B. DSA Inspections	\$250,560			\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	\$373,163	\$155,182	\$155,182	\$62,798	
8. Construction Management	\$373,163			\$62,798	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	\$21,240,962	\$9,598,370	\$8,068,041	\$3,574,551	
Total Construction Costs	\$21,240,962			\$3,574,551	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	\$1,186,109	\$0	\$1,186,109	\$0	
10 - A. Furniture and Group II Equipment	\$1,186,109			\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$24,351,892	\$10,407,114	\$10,062,894	\$3,881,884	
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	0	15,857	0%	\$660.04	\$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		6/1/2032	
DSA Final Approval	6/1/2031	Complete Project and Notice of Completion		12/1/2032	
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$381,160	\$381,160	\$141,295	\$522,455	
Working Drawings	\$427,583	\$427,583	\$166,038	\$593,621	
Construction	\$9,598,370	\$8,068,041	\$3,574,551	\$11,642,592	
Equipment	\$0	\$1,186,109	\$0	\$1,186,109	
Total Costs	\$10,407,114	\$10,062,894	\$3,881,884	\$13,944,778	
% of SS Costs	42.74%	57.26%	Project Total	\$24,351,892	
Points % Calc	50.07%	49.93%	SS Total	\$20,470,008	

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: LIBRARY REPURPOSING		Date Prepared: 5/6/2026		Budget/Midpoint CCI: 10258	
		Prepared By:		Budget/Midpoint 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: 10258)	\$1,180,000	\$496,000	\$496,000	\$188,000	
2 - A. Architectural Fees for Preliminary Plans	\$868,000			\$146,000	
2 - B. Project Management for Preliminary Plans	\$248,097			\$42,000	
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: 10258)	\$1,330,000	\$555,000	\$555,000	\$220,000	
3 - A. Architectural Fees for Working Drawings	\$992,000			\$167,000	
3 - B. Project Management for Working Drawings	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$196,092			\$41,000	
3 - D. Community Colleges Plan Check Fee	\$70,885			\$12,000	
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: 10258)	\$24,811,000	\$11,336,000	\$9,300,000	\$4,175,000	
4 - A. Utility Service	\$417,513			\$0	
4 - B. Site Development - Service	\$626,269			\$0	
4 - C. Site Development - General	\$1,043,781			\$0	
4 - D. Site Development - Other	\$0			\$0	
4 - E. Reconstruction	\$13,917,075			\$0	
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$417,512			\$0	
4 - H. Other	\$8,387,572			\$4,175,000	
5. CONTINGENCY (CCI: 10258)	\$1,737,000	\$722,000	\$723,000	\$292,000	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	\$620,000	\$258,000	\$258,000	\$104,000	
7. TESTS AND INSPECTIONS (CCI: 10258)	\$499,000	\$207,000	\$208,000	\$84,000	
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	\$496,000	\$206,000	\$206,000	\$84,000	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	\$28,162,000	\$12,729,000	\$10,695,000	\$4,739,000	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	\$1,186,000	\$0	\$1,186,000	\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$31,858,000	\$13,780,000	\$12,932,000	\$5,147,000	
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	0	15,857	0%	\$877.66	\$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		6/1/2032	
DSA Final Approval	6/1/2031	Complete Project and Notice of Completion		12/1/2032	
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$496,000	\$496,000	\$188,000	\$684,000	
Working Drawings	\$555,000	\$555,000	\$220,000	\$775,000	
Construction	\$12,729,000	\$10,695,000	\$4,739,000	\$15,434,000	
Equipment	\$0	\$1,186,000	\$0	\$1,186,000	
Total Costs	\$13,780,000	\$12,932,000	\$5,147,000	\$18,079,000	
% of SS Costs	43.25%	56.75%	Project Total	\$31,858,000	
Points % Calc	50.07%	49.93%	SS Total	\$26,711,000	

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Riverside Community College District (960)

Moreno Valley College (962)

Project: LIBRARY REPURPOSING - EPI : 5860

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
050	Inactive Area	0099	General Assignment	0	15,857	-15,857	\$2.14	\$0
110	Classroom	0099	General Assignment	930	0	930	\$27.4	\$25,482
210	Class Lab	0614	Digital Media	943	0	943	\$48.05	\$45,311
210	Class Lab	1001	Fine Arts, General	4,489	0	4,489	\$67.08	\$301,122
210	Class Lab	1008	Dance	1,613	0	1,613	\$67.08	\$108,200
215	Class Lab Service	1001	Fine Arts, General	1,201	0	1,201	\$67.08	\$80,563
215	Class Lab Service	1008	Dance	309	0	309	\$67.08	\$20,728
310	Office	0099	General Assignment	1,229	0	1,229	\$42.84	\$52,650
410	Read/Study Room	1001	Fine Arts, General	900	0	900	\$0	\$0
530	Audio/Visual, Radio, TV	6130	Media Services	520	0	520	\$191.26	\$99,455
610	Assembly	1007	Dramatic Arts	1,971	0	1,971	\$137.57	\$271,150
615	Assembly Service	1007	Dramatic Arts	822	0	822	\$137.57	\$113,083
620	Exhibition	6140	Museums and Galleries	930	0	930	\$73.51	\$68,364
TOTAL		-	-	15,857	15,857	0	-	\$1,186,109

Riverside Community College District (960), Moreno Valley College (962): LIBRARY - 1

Description:

This project will renovate and repurpose the existing Library building to convert into Fine Arts, Music, and Performing Arts. The existing Library planned to be vacated with occupancy of the future Library Learning Center project. The building will be offline until it is renovated and repurposed. Scope of work would include structural modification, prioritizing reuse of the existing building framework and minimizing disruption to the current structural system. Project will retain most of the existing structure, including first-floor corridor walls, and relies on program reorganization rather than major demolition to achieve the Fine Arts, Music, and Performing Arts conversion.

Project Type: Reconstruction

Occupancy Year: 2032-33

Acres: 0

District Priority: 23

Contact: Aaron Brown

CCI: 10258

EPI: 5860

Net ASF: 0

Total OGSF: 0

Last Edit Date: 5/4/2026

Last Edit By: Bobby Khushal

Online: No

Complete: No

Project Score:

Score Type	Score	Supporting Data
Age of Building	38	
Facility Condition Index (FCI)	35	
FTES	12	
Vision for Success Regions of High Need	5	
Vision for Success CTE	9	
Local Contribution	50	
Total Score	149	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	930	8,555	1,229	900	520	3,723	15,857
Secondary ASF	0	0	0	0	0	-15,857	-15,857
Net ASF Change	930	8,555	1,229	900	520	-12,134	0
Initial Cap/Load FY2029 - 2030	96%	76%	91%	26%	0%	N/A	57%
Final Cap/Load FY2032 - 2033	75%	90%	93%	94%	69%	N/A	84%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2029-2030	\$381,160	\$381,160	\$141,295	\$903,616
Working Drawings	2029-2030	\$427,583	\$427,583	\$166,038	\$1,021,205
Construction	2030-2031	\$9,598,370	\$8,068,041	\$3,574,551	\$21,240,962
Equipment	2030-2031	\$0	\$1,186,109	\$0	\$1,186,109
Project Total		\$10,407,114	\$10,062,894	\$3,881,884	\$24,351,892