FUSION
FACILITIES UTILIZATION
SPACE INVENTORY OPTIONS NET

MLK RENOVATION

Initial Project Proposal (IPP)

District:	Riverside Community College District
College / Center:	Riverside City College
Project Name:	MLK RENOVATION
Project Type:	Reconstruction

Project Funding

	State Funded	District Funds	Non-State Funds
Preliminary Plans	$581,400	$581,400	$217,623
Working Drawings	$649,818	$649,818	$251,102
Construction	$15,108,465	$12,710,123	$5,509,618
Equipment	$0	$1,702,198	$0
	$16,339,684	$15,643,539	$5,978,344
Total Cost:	**$37,961,567**		

Budget Year:	2029
Const. Cost Index:	10258
5 yr. Plan Priority:	30
Net ASF:	-644
Total GSF:	41,507

Project Description:
Following the relocation of the STEM Center, space will be available in the existing MLK Building. Recommendations include a major renovation to the existing building to expand instructional space and improve visibility and access to the essential instructional support services housed there. The MLK High Tech Center was constructed in 1968 and has had no major renovations. The current Facilities Condition Index (FCI) is 87% and most buildings systems have outlived their useful life cycles. Once renovated the MLK Building will provide classroom and lab instructional space, faculty/staff offices, study and tutoring rooms, and other support spaces. Scope of work will include replacement of building systems, infrastructure, and accessibility improvements.

Master Plan Comments:
The Educational and Facilities Master Plans at Riverside City College identify renovation of the MLK Building as a high priority. This project will reconstruct the existing spaces to improve instructional delivery and support services. The project will also allow the College to reconstruct and repurpose space that is planned to be vacated into uses that respond better to future institutional needs.

CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
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:

No	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
No	Infrastructure
No	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
No	**Academic Support, Student Services or Administrative Space**
	Major ASF:
No	**Other Facility Projects**
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
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: Local Bond
	- Total construction period in number of Months: 20
	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

FUSION
FACILITIES UTILIZATION
SPACE INVENTORY OPTIONS NET

MLK RENOVATION

Initial Project Proposal (IPP)

Yes - Other FPP related forms: JCAF 31, 33

District Contact:	Aaron Brown	Phone No:	(951) 222-8871
Date:	5/4/2026	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)						
Riverside City College (961)						
Project: MLK RENOVATION						
Rm Type	**Description**	**TOP Code**	**Department**	**ASF**	**Sec. ASF**	**Increase In Space**
050	Inactive Area	0099	General Assignment	0	1,953	-1,953
110	Classroom	0099	General Assignment	1,680	1,236	444
210	Class Lab	1501	English	0	6,713	-6,713
210	Class Lab	1701	Mathematics, General	0	1,716	-1,716
210	Class Lab	4930	General Studies	12,000	0	12,000
310	Office	0099	General Assignment	1,990	1,940	50
310	Office	0701	Information Technology, General	0	120	-120
310	Office	1501	English	0	182	-182
310	Office	1701	Mathematics, General	0	150	-150
310	Office	6010	Academic Administration	0	162	-162
310	Office	6310	Counseling Services	0	96	-96
315	Office Service	0099	General Assignment	0	145	-145
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	0	12,016	-12,016
410	Read/Study Room	6120	Library	7,700	0	7,700
680	Meeting Room	0099	General Assignment	1,800	324	1,476
710	Data Processing/Computer	6780	Management Information Services	1,700	443	1,257
715	DP/Computer Service	6780	Management Information Services	0	318	-318
TOTAL	**-**	**-**		**26,870**	**27,514**	**-644**

FUSION **JCAF32 Cost Estimate Summary**

DISTRICT Riverside Community College District		**CAMPUS** Riverside City College		
Project Name: MLK RENOVATION	**Date Prepared: 5/6/2026**	**Estimate CCI:** 10258	**CFIS Ref. #:**	
	Prepared By:	**Estimate EPI:** 5860	**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)	**$1,380,424**	**$581,400**	**$581,400**	**$217,623**
2 - A. Architectural Fees for Preliminary Plans	$1,023,886			$169,263
2 - B. Project Management for Preliminary Plans	$292,539			$48,361
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)	**$1,550,738**	**$649,818**	**$649,818**	**$251,102**
3 - A. Architectural Fees for Working Drawings	$1,170,155			$193,443
3 - B. Project Management for Working Drawings	$0			$0
3 - C. Division of the State Architect Plan Check Fee	$226,001			$43,842
3 - D. Community Colleges Plan Check Fee	$83,582			$13,817
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)	**$29,253,872**	**$13,408,070**	**$11,009,728**	**$4,836,074**
4 - A. Utility Service	$483,607			$0
4 - B. Site Development - Service	$725,411			$0
4 - C. Site Development - General	$1,209,018			$0
4 - D. Site Development - Other	$0			$0
4 - E. Reconstruction	$16,120,245			$0
4 - F. New Construction (Building) (w/Group 1 equip)	$0			$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	$483,607			$0
4 - H. Other	$10,231,984			$4,836,074
5. CONTINGENCY (CCI: 10258)	**$2,047,771**	**$854,623**	**$854,623**	**$338,525**
5. Contingency	$2,047,771			$338,525
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	**$731,347**	**$305,222**	**$305,222**	**$120,902**
6. Architectural and Engineering Oversight	$731,347			$120,902
7. TESTS AND INSPECTIONS (CCI: 10258)	**$710,139**	**$296,371**	**$296,371**	**$117,396**
A. Tests	$292,539			$0
B. DSA Inspections	$417,600			$0
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	**$585,077**	**$244,178**	**$244,178**	**$96,721**
8. Construction Management	$585,077			$96,721
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	**$33,328,206**	**$15,108,465**	**$12,710,123**	**$5,509,618**
Total Construction Costs	$33,328,206			$5,509,618
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	**$1,702,198**	**$0**	**$1,702,198**	**$0**
10 - A. Furniture and Group II Equipment	$1,702,198			$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	**$37,961,567**	**$16,339,684**	**$15,643,539**	**$5,978,344**

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	41,507	26,870	65%	$599.93	$388.37

13. Anticipated Time Schedule			
Start Preliminary Plans	7/1/2029	Advertise Bid for Construction	8/15/2031
Start Working Drawings	4/1/2030	Award Construction Contract	12/1/2031
Complete Working Drawings	11/1/2030	Advertise Bid for Equipment	12/1/2032
DSA Final Approval	7/1/2031	Complete Project and Notice of Completion	7/1/2033

14.	**State Funded**	**District Funded**		**District Funded Total**
		Supportable	**Non Supportable**	
Preliminary Plans	$581,400	$581,400	$217,623	$799,023
Working Drawings	$649,818	$649,818	$251,102	$900,920
Construction	$15,108,465	$12,710,123	$5,509,618	$18,219,741
Equipment	$0	$1,702,198	$0	$1,702,198
Total Costs	$16,339,684	$15,643,539	$5,978,344	$21,621,883
% of SS Costs	43.04%	56.96%	Project Total	$37,961,567
Points % Calc	50.34%	49.66%	SS Total	$31,983,223

Report Generated: 5/6/2026

FUSION **JCAF32 Cost Mid Point Summary**

DISTRICT Riverside Community College District **CAMPUS** Riverside City College

Project Name: MLK RENOVATION **Date Prepared: 5/6/2026** **Budget/Midpoint CCI:** 10258 **CFIS Ref. #:**

Prepared By: **Budget/Midpoint EPI:** 5860 **Budget Ref. #:**

	Total Cost	State Funded	District Funded Supportable	District Funded Non Supportable
1. SITE ACQUISITION (CCI: 10258)	**$0**	**$0**	**$0**	**$0**
2. PRELIMINARY PLANS (CCI: 10258)	**$1,831,000**	**$770,000**	**$769,000**	**$292,000**
2 - A. Architectural Fees for Preliminary Plans	$1,374,000			$227,000
2 - B. Project Management for Preliminary Plans	$392,675			$65,000
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)	**$2,047,000**	**$856,000**	**$856,000**	**$335,000**
3 - A. Architectural Fees for Working Drawings	$1,571,000			$260,000
3 - B. Project Management for Working Drawings	$0			$0
3 - C. Division of the State Architect Plan Check Fee	$293,092			$56,000
3 - D. Community Colleges Plan Check Fee	$112,193			$19,000
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)	**$39,267,000**	**$17,998,000**	**$14,778,000**	**$6,491,000**
4 - A. Utility Service	$649,146			$0
4 - B. Site Development - Service	$973,719			$0
4 - C. Site Development - General	$1,622,865			$0
4 - D. Site Development - Other	$0			$0
4 - E. Reconstruction	$21,638,205			$0
4 - F. New Construction (Building) (w/Group 1 equip)	$0			$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	$649,146			$0
4 - H. Other	$13,734,392			$6,491,000
5. CONTINGENCY (CCI: 10258)	**$2,749,000**	**$1,147,000**	**$1,148,000**	**$454,000**
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	**$982,000**	**$410,000**	**$410,000**	**$162,000**
7. TESTS AND INSPECTIONS (CCI: 10258)	**$810,000**	**$338,000**	**$338,000**	**$134,000**
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	**$785,000**	**$328,000**	**$327,000**	**$130,000**
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	**$44,593,000**	**$20,221,000**	**$17,001,000**	**$7,371,000**
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	**$1,702,000**	**$0**	**$1,702,000**	**$0**
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	**$50,173,000**	**$21,847,000**	**$20,328,000**	**$7,998,000**

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	41,507	26,870	65%	$805.29	$521.31

13. Anticipated Time Schedule			
Start Preliminary Plans	7/1/2029	Advertise Bid for Construction	8/15/2031
Start Working Drawings	4/1/2030	Award Construction Contract	12/1/2031
Complete Working Drawings	11/1/2030	Advertise Bid for Equipment	12/1/2032
DSA Final Approval	7/1/2031	Complete Project and Notice of Completion	7/1/2033

14.	**State Funded**	**District Funded Supportable**	**District Funded Non Supportable**	**District Funded Total**
Preliminary Plans	$770,000	$769,000	$292,000	$1,061,000
Working Drawings	$856,000	$856,000	$335,000	$1,191,000
Construction	$20,221,000	$17,001,000	$7,371,000	$24,372,000
Equipment	$0	$1,702,000	$0	$1,702,000
Total Costs	$21,847,000	$20,328,000	$7,998,000	$28,326,000
% of SS Costs	43.54%	56.46%	Project Total	$50,173,000
Points % Calc	50.34%	49.66%	SS Total	$42,175,000

Report Generated: 5/6/2026

Riverside Community College District (960)								
Riverside City College (961)								
Project: MLK RENOVATION – **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	1,953	-1,953	$2.14	$0
110	Classroom	0099	General Assignment	1,680	1,236	444	$27.4	$12,166
210	Class Lab	1501	English	0	6,713	-6,713	$49.72	$0
210	Class Lab	1701	Mathematics, General	0	1,716	-1,716	$52.21	$0
210	Class Lab	4930	General Studies	12,000	0	12,000	$52.21	$626,520
310	Office	0099	General Assignment	1,990	1,940	50	$42.84	$2,142
310	Office	0701	Information Technology, General	0	120	-120	$42.84	$0
310	Office	1501	English	0	182	-182	$42.84	$0
310	Office	1701	Mathematics, General	0	150	-150	$42.84	$0
310	Office	6010	Academic Administration	0	162	-162	$48.88	$0
310	Office	6310	Counseling Services	0	96	-96	$48.88	$0
315	Office Service	0099	General Assignment	0	145	-145	$42.84	$0
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	0	12,016	-12,016	$64.3	$0
410	Read/Study Room	6120	Library	7,700	0	7,700	$64.3	$495,110
680	Meeting Room	0099	General Assignment	1,800	324	1,476	$44.4	$65,534
710	Data Processing/Computer	6780	Management Information Services	1,700	443	1,257	$398.35	$500,726
715	DP/Computer Service	6780	Management Information Services	0	318	-318	$398.35	$0
TOTAL		-	-	**26,870**	**27,514**	**-644**	-	**$1,702,198**

MLK RENOVATION
(Category M: Modernization Projects)
Project Summary Report

Riverside Community College District (960), Riverside City College (961): MLK HIGH TECH CNTR - 8

Description:
Following the relocation of the STEM Center, space will be available in the existing MLK Building. Recommendations include a major renovation to the existing building to expand instructional space and improve visibility and access to the essential instructional support services housed there. The MLK High Tech Center was constructed in 1968 and has had no major renovations. The current Facilities Condition Index (FCI) is 87% and most buildings systems have outlived their useful life cycles. Once renovated the MLK Building will provide classroom and lab instructional space, faculty/staff offices, study and tutoring rooms, and other support spaces. Scope of work will include replacement of building systems, infrastructure, and accessibility improvements.

Project Type: Reconstruction

Occupancy Year:	2033-34	**Acres:**	0
District Priority:	30	**Contact:**	Aaron Brown
CCI:	10258	**EPI:**	5860
Net ASF:	-644	**Total OGSF:**	41,507
Last Edit Date:	4/29/2026	**Last Edit By:**	Bobby Khushal
Online:	No	**Complete:**	No

Project Score:

Score Type	Score	Supporting Data
Age of Building	60	
Facility Condition Index (FCI)	40	
FTES	16	
Vision for Success Regions of High Need	5	
Vision for Success CTE	0	
Local Contribution	50	
Total Score	**171**	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	1,680	12,000	1,990	7,700	0	3,500	26,870
Secondary ASF	-1,236	-8,429	-2,795	-12,016	0	-3,038	-27,514
Net ASF Change	444	3,571	-805	-4,316	0	462	-644
Initial Cap/Load FY2029 - 2030	96%	63%	74%	135%	18%	N/A	77%
Final Cap/Load FY2033 - 2034	93%	76%	76%	126%	18%	N/A	77%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2029-2030	$581,400	$581,400	$217,623	$1,380,424
Working Drawings	2029-2030	$649,818	$649,818	$251,102	$1,550,738
Construction	2030-2031	$15,108,465	$12,710,123	$5,509,618	$33,328,206
Equipment	2030-2031	$0	$1,702,198	$0	$1,702,198
Project Total		**$16,339,684**	**$15,643,539**	**$5,978,344**	**$37,961,567**