

Facilities Planning and Development Council

*January 29, 2026
Zoom Conference Call
10:00a.m. – 11:30a.m.*

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

- A. December 11, 2025

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
- H. Land Acquisition

IV. PROJECT UPDATES

- A. Division of the State Architects
- B. Capital Projects Status Report and [Capital Project Summary Log](#)
- C. Scheduled Maintenance Projects

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

- A. Progressive Design-Build Presentation. Seeking BOT approval for February 2025
- B. Measure CC Program Master Milestone Schedule for November 2025
- C. Review of the FPD Operational Efficiency & Effectiveness Initiatives
- D. [Live Camera](#): Construction of NC Center for Human Performance & Kinesiology
- E. Top-CIP: Conversion System Webinar

VI. Presentations/Guest

- A. Not Applicable



FACILITIES PLANNING and DEVELOPMENT COUNCIL

December 11, 2025 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 | NO |
| Beiwei Tu | District - Director, Risk Management | YES |
| Susanne Ma | District – Director, Information Technology Infrastructure and Systems | NO |
| 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 | YES |
| Terry Janecek | Moreno Valley College - Classified Professional Representative | YES |
| TBD | Norco College - Classified Professional Representative | NO |
| Nate Swift | Riverside City College - Classified Professional Representative | YES |
| Ron Kluth | Riverside City College – Classified Professional Representative | YES |
| 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 | NO |
| Ray Vasquez | Norco College – Interim Manager of Facilities, Grounds & Utilization | YES |
| Krystin Mendez | Riverside City College – Assistant Director of Facilities Maintenance and Operations | YES |
| Mireya Vargas | District – Interim Facilities Planning Specialist, Accounting, FPD | YES |
| Mejgan Ahmadi | 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 December 12, 2025 Meeting Minutes

ACTION: *Approved*

III. FACILITIES PLANNING UPDATES

A. Facilities Master Plans Updates

1. **FMP Update:** Agah stated there has been no new updates.

ACTION:

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

B. CCCC'O Facilities Planning Update:

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

- 2025 Five-Year CCP:** The finalized 5YCCP was board approved in June 24, 2025. The plan includes one FPP, which is MVC STEM (Biological and Physical Science).
- 2026-27 Spending Plan:** Agah stated the RCC Applied Technology project has been considered for the 26/27 spending plan, it has been approved by the State Chancellor's office.

ACTION:

- *None*

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

- Agah stated that the state requires California Community Colleges (CCC) to provide their scheduled maintenance/deferred maintenance backlog, regardless if a project has a funding stream attached to it or not. Agah stated that the funding for this is of high importance, in order to upkeep existing facilities, and if we don't invest in on improving, existing infrastructures, in 2-3 years, that amount will double. Due to lack of State available funding, all we can do is document and submit.

ACTION: *None*

2. **Space Inventory (SI)**

- 2025 SI Submittal:** Mehran confirmed that the SI report was submitted to the State for review and approval. No other updates are available.

ACTION:

- *Any changes to the college SI need to be reported to FPD to be reflected in FUSION in timely manner.*

3. Space Utilization Study (SUS) & Space Optimization Study (SOS)

- i. **2025 SUS College's Report:** Agah stated that the plans were completed and shared with all three campuses. He emphasized that the colleges need to incorporate them into the Enrollment Management System (EMS) to ensure spaces are utilized efficiently and to support data-driven reports on space scheduling. Majd stated that MVC is very pleased with the results of the study and is doing the best it can with its available spaces given current scheduling constraints. With the improved reporting, space utilization efficiency at MVC has increased by 15%. MVC continues to collaborate with Academic Affairs and Facilities to improve efficiency across all college sectors. Norco has already leveraged the data, and MVC is currently in the process of doing so as well.
- ii. **2025 SOS Initiative:** Agah stated that the District has conducted a Space Optimization Study for all three colleges. The studies focused on identifying opportunities to reconfigure, repurpose, or better align underutilized or inefficiently used spaces. He explained that the goal is to improve efficiency by leveraging data from the space utilization report to determine how class locations (meeting locations) can be adjusted without changing course schedules. A primary focus is identifying suitable spaces for Adult Education courses and programs, as well as faculty office space needs, particularly at Norco.

ACTION:

- *Colleges to use the SUS/SOS data and make necessary changes throughout their shared governance structure to improve efficiencies and resources and incorporate the SUS/SOS in enrollment management strategies.*

4. Energy Usage Calculator/California Energy Benchmarking

- i. *No updates provided.*

ACTION:

- *No update*

5. Facilities Conditions Assessment (FCA)

- i. *No updates provided.*

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:** FPD completed its review and updates to the board policies to incorporate legally permissible vendor selection preferences, contracts, bids, and other related facilities and procurement policies in collaboration with Purchasing.
2. **Land Use Development:** Establish board policy for land acquisition and use development.
3. **Sustainability & Climate Action Policies:** Update BP 5775 in alignment with the BOT approved S-CAP.
4. **Prequalification Process:** Update board policy to include construction prequalification process.

- 5. EV Charging:** Agah reported that progress is being made on the parking policy to incorporate the EVCS parking policy and fee structure. The committee discussed the implementation of EV charging stations. The colleges agreed to operate all EVCS units (48 at MVC, 48 at NC, and 60 at RCC, including those installed outside of the Solar Project) for the first year and then assess utilization for the following year.
- i. Mehran explained that EV charging costs include several components. The electricity rate (SCE + RPU) averages 15 cents per kWh, plus a 3–5 cent high-voltage charge, totaling about 18 cents per kWh. Additional costs include a \$180 annual subscription fee per charger, an administration fee, a 6–10% operator fee per transaction, and potential maintenance expenses. This brings the proposed total to approximately 32 cents per kWh, or about \$2.44 per hour for Level 2 charging.
 - ii. DiMemmo asked whether revenue from the chargers will return to the Colleges as previously discussed, noting this must be clearly defined. Colleges should not be responsible for maintenance costs unless they also receive the revenue. Askar stated that each College will need to complete an SPP outlining charger-related revenue and expenses if they are responsible for the maintenance and operation.
 - iii. Agah stated that this has not yet been finalized. The District is still determining whether the Colleges or the District will administer and maintain the chargers.
 - iv. Scott-Co asked whether vouchers could be offered to help students cover charging costs. DiMemmo noted that available programs could be explored.
 - v. Agah confirmed that a parking permit will still be required for EV charger use by campus visitors. Visitors will purchase a one-day permit linked to their license plate.
 - vi. Mehran emphasized that EV charging spaces are not permanent parking spots. If someone plugs in but does not activate charging, they will incur an idle fee of \$5–\$10 per hour after a grace period.
 - vii. Anyone parked in a charging space without active charging will receive a citation. These rules will be incorporated into the RCCD Parking Policy to ensure chargers remain available for active users.

ACTION: Agah proposed moving the EV Charging Program to a committee vote for next-level approval. Askar made the first motion, and DiMemmo seconded, with the condition that language be added to clarify revenue, accountability, and reconciliation. Askar will submit a proposal to the committee. Next steps: VC Brown will advance the proposal through resource committee. The goal is to have it approved and moved forward by early 2026.

- 6. Car-Sharing Program:** Establish a board policy to administer the planning/operational aspects of the program.

D. Long-Term Capital Facilities Program

1. The Long-Term Capital Facilities Plan (LTCFP), approved by the Board of Trustees on March 17, 2020, established 12 planning initiatives aimed at enhancing operational efficiency and institutional effectiveness through the strategic implementation of economies of scale. Working with Gafcon on this initiative.
 - i. Agah and Mehran provided an update on several RFPs currently out for solicitation. Two RFQPs are in progress: **(1) District Design Standards and Campus Design Guidelines**, and **(2) Campus Utilities and Infrastructure Plans**. These items are scheduled for Board of Trustees approval at the January and February meetings, respectively.
 - ii. The Board approved the **ProjectTeam (PMIS)**, and implementation has begun. DiMemmo asked whether training will be provided to support the District. Agah confirmed that online training and video tutorials will be available. The workflow and implementation process is expected to continue through March/April 2026.

ACTION:

- N/A

E. Sustainability and Climate Action Plan (SCAP)

1. **Districtwide Sustainability & Environmental Responsibility Planning Update:**

- i. The Decarbonization/Integrated Energy Master Plan (IEMP) and the Total Cost of Ownership (TCO) dashboards will be made available to the District and the public when the transition is complete between DLR and District's IT.

ACTION:

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

2. District Solar Project:

- i. Bart stated that RCC is nearly complete. RPU is working to complete additional conditioning required for commissioning.
- ii. At MVC, following the power shutdown work over the Thanksgiving holiday weekend, several buildings experienced outages on Monday, including the Bookstore and Cafeteria. The issue was traced to an SCE power shutdown–related problem involving technical wiring and connection issues. A loose wire crimp caused intermittent sparking without proper connection. SCE staff did not perform this work; an SCE-hired contractor completed it. Agah asked whether this issue could be mitigated in the future. Bart indicated it is unclear when the failure began and noted that the District relies on SCE to conduct thorough inspections and confirmations. Majd added that it was an unfortunate situation and that the college completed all required actions on its end, but SCE did not properly inspect the connection. The issue was identified by 4:30 a.m., Bart was notified, and it was addressed immediately. Majd expressed appreciation for the District Office's support.
- iii. Jo requested clarification regarding activities scheduled for 12/22. Bart confirmed that SCE will return to MVC to re-verify all meter connections and review commissioning to ensure excess power is not being fed back into the grid. This work will not require a campus power shutdown.
- iv. Agah suggested conducting a final walkthrough of the buildings following shutdown activities to confirm all systems are operational. Ron K. raised concerns regarding holiday weekend shutdowns, noting the need for overtime staffing. He also cited safety concerns related to inspections. Agah clarified that District staff should not be in the vicinity while SCE work is underway and stated that once shutdown work is complete, the college, Facilities Planning & Development (FPD), and Construction Management (CM) teams should conduct a walkthrough to verify functionality.
- v. Majd stated that shutdowns should likely be avoided during holiday weekends due to limited personnel availability. Ron asked whether Kitchell, as the project manager, had confirmed all work. Bart confirmed that Kitchell had completed confirmation, but the electrical issue occurred after their review.
- vi. Agah emphasized the importance of identifying whether anything could have been done to mitigate this issue or prevent similar occurrences in the future. Susanne stated that the goal is to improve processes regardless of accountability. She noted that networking equipment is monitored and that staff were aware by Sunday that three buildings were not receiving power. She emphasized the need to formalize a process to notify the appropriate parties promptly.
- vii. The Norco College power shutdown was coordinated and properly communicated in advance, with outages scheduled for December 13.

ACTION:

- *Form a committee with FPD, Susanne and Beiwei to discuss best practices for mitigating emergency shutdown situations from power outages.*

3. Clean Mobility Options – Carsharing Program:

- i. The State awarded the District \$1.8 million for the CMO Car-sharing program. A portion of it will be used for the infrastructure for 15 EV charging stations and acquisition of 17 EVs across 5 sites, and the program operation that includes a third party to manage the servicing/maintenance/operation of the vehicles.

- ii. Mehran provided an update on the EVGIDE program. The projected program start date is June 2026. A total of 17 vehicles are under contract, to be acquired in two phases. Vehicle distribution is as follows: four at RCC, two at Norco, two at MVC, one at the District Office, and one at the Ben Clark Training Center. Dedicated parking spaces and signage will be provided for all vehicles.
- iii. Mehran confirms that EVGIDE will manage software, maintenance, and vehicle operations. Four pre-qualified operators are available through the college-buy program: Switch, Chargy, PowerFlex, and EVGateway. Administrative fees for transactions, as well as the total cost per hour of charging, will be provided.

ACTION:

- *Schedule meeting with DiMemmo, Majd and Michael regarding all operational aspects of EV chargers.*

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

- i. **RCCD-RCC & UCR Intersegmental:** This project is complete and under operation.

G. Legislative and Regulatory Updates:

1. **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.
2. **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.
3. **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.
4. **AB 48:** This is a Higher Education Bond bill on the 2026 primary ballot. The bill indicates that CCFC has a **support position** on the bill, as it provides recognition of the need for additional state funding for community college capital outlay projects. The bill is scheduled to be heard in Assembly Higher Education Committee on April 22.
5. **AB 90:** This bill is regarding Overnight Student Parking Program and CCFC **is opposed** to this bill due to impacts on facilities and because it mandates on specific approach to address housing insecurity. The bill was passed by Assembly Higher Education Committee and is pending in Assembly Appropriations Committee.

H. Land Acquisition Entitlement Updates

1. **IETTC:** Agah gave update that President Bishop has been discussing program with Faculty, to engage a programming Architect to solidify the space for the program. Agah stated the BOT approved the acquisition of the 24.0-acre site in Jurupa Valley, in the amount of \$26 million. FPD is working with Gafcon PM-CM on site entitlement.
2. **Corona Education Center (CEC):** Agah gave update, Steinberg-Hart has been selected as the planning consultant and was Board Approved. The NC 2019–20 Educational Facilities Master Plan identified limited access to the college. The acquisition of a 9.4-acre site for the NC campus extension, at a cost of \$22 million, addresses this issue. FPD is working with Norco College to engage a planning architect to begin planning and programming for the STEM and Allied Health project, as well as site entitlement work.

ACTION: Form a planning committee for the design-build RFQP for IETTC and planning committee for the CEC.

IV. PROJECT UPDATES

A. Master Projects List/Calendar

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. Also, part of the CPSF process is for FPD to be aware and assist with the process for any projects that require DSA approval.

B. Capital Project Summary Form

1. Nava provided an update on the Master Capital Project List and the 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. This will be for all projects no matter the size or cost.

ACTION: NA

C. Division of the State Architects (DSA)

1. **Point of Contract:** FPD is the **POC** with DSA's Office and should be involved in any new project under DSA purview at the college regardless of funding sources.
2. **DSA Concurrence on Exempt Projects, DSA Form 7 (Procedure PR 14-02):** Mohtasham reported on the DSA process using Form 7 which confirms whether or not a project is exempt from DSA review. FPD is making sure the process is included in all projects at all of the colleges to ensure proper documentation is submitted moving forward.

ACTION: Update the DSA campus specific map that shows all DSA applications.

D. Capital Projects Status Report

1. Riverside City College:

- i. **Digital Library Building STEM Engagement Center:** Received DSA approval. DiMemmo discussed the relocation of some functions of the building (video production) and the work with the President's leadership to complete that process, including funding source. The project is currently on hold due to funding.

ACTION:

- Schedule a meeting with FPD, DiMemmo and Gensler to discuss scope change.
- ii. **New Cosmetology: This is a State-Funded Project and Measure CC.** Mehran provided an update that the design phase is ongoing and that the Preliminary Plans (PP) package has been submitted to the Chancellor's Office. A response is anticipated by January. As part of completing the PP phase, CEQA coordination is underway, including distribution under AB 52. Feedback has been received from tribal representatives, plans have been distributed, and a Mitigated Negative Declaration (MND) has been prepared. The 30-day public review period for the MND is expected to be posted by the end of next week. Mehran also noted that the footprint of the new project differs from the existing building.

2. Moreno Valley College

- i. **College Park's Soccer Field Lighting & Accessibility Parking Project:** This is a joint project with the City of Moreno Valley. Agah stated the City of Moreno Valley notified RCCD that a portion of the project will be paid by the City. The project is on hold until the Joint Use Development Agreement (JUDA) items with the City are being resolved.
- ii. **Organic Chemistry Laboratory Project:** MVC does not have an organic chemistry laboratory. The project includes relocating anatomy lab from SC 207 to Humanities 323 and convert SC 207 into the organic chemistry laboratory. Bart stated that staff have been working closely with the contractor, though the contractor has been challenging to work with. Efforts are focused on completing Rooms 203, 204, and 207, with a target completion date by the end of January. Majd noted that Caliba has been difficult to work with; however, faculty are pleased with the space and laboratory functionality. Bart indicated that he, along with Ron and the lab technicians, worked around the clock to move the project forward. This was a collaborative effort among Bart, Ron, and the lab technicians. Overtime was approved for contractor labor to support completion of the project.
- iii. **Library Learning Resource Center: This is a State-Funded Project and Measure CC.** Mehran provided an update that the design phase is ongoing and that the Preliminary Plans (PP) package has been submitted to the Chancellor's Office. A response is anticipated by January. As part of completing the PP phase, CEQA coordination is underway, including distribution under AB 52. Feedback has been received from tribal representatives, plans have been distributed, and a Mitigated Negative Declaration (MND) has been prepared. The 30-day public review period for the MND is expected to be posted by the end of next week. Mehran also noted that the footprint of the new project differs from the existing building.
- iv. **BCTC 2-A School of Public Safety: This is a State-Funded Project and Measure CC.** Mehran provided an update that the design phase is ongoing and that the Preliminary Plans (PP) package has been submitted to the Chancellor's Office. A response is anticipated by January. As part of completing the PP phase, CEQA coordination is underway, including distribution under AB 52. Feedback has been received from tribal representatives, plans have been distributed, and a Mitigated Negative Declaration (MND) has been prepared. The 30-day public review period for the MND is expected to be posted by the end of next week. Mehran also noted that the footprint of the new project differs from the existing building.

3. Norco College

- i. **Center for Human Performance & Kinesiology Project:** This is a state-funded project with a total budget of \$54.2 million. The scope includes demolition of the CACT building, relocation of CACT programs, and upgrades to the campus central plant F2 chillers as two identified secondary effects. Doering provided a construction update, noting that stormwater underground work has been completed and that grading activities have commenced. Agah reminded the group that the project Live Camera link is included in the agenda and emphasized the importance of keeping the district community up to date with construction progress.
- ii. **CACT Relocation to STEM 100 Project:** This is a secondary effect to the NC CHP+K project and is locally funded by the college. The footprint of CHP+K is located on the existing CACT building location, therefore, programs in the CACT building need to be relocated to STEM 100 before the start of the CHP+K project. Doering reported that the CACT demo has been finalized. College personnel have been relocated to the west end Quad portables, a process completed in coordination with Suzanne Ma, who arranged temporary IT coverage for the portables. The project is currently 68% complete. CMU walls are finished, and stucco is ready for installation. Furniture installation is scheduled for February.
- iii. **F-2 Chiller Replacement:** The project is funded by Measure CC. Doering reported that the project is under construction and that Alison Mechanical has equipment on order and is expected to complete installation by the end of January.

- iv. **Library Learning Resource Center + Student Services: This is a State-Funded Project and Measure CC.** Mehran provided an update that the design phase is ongoing and that the Preliminary Plans (PP) package has been submitted to the Chancellor's Office. A response is anticipated by January. As part of completing the PP phase, CEQA coordination is underway, including distribution under AB 52. Feedback has been received from tribal representatives, plans have been distributed, and a Mitigated Negative Declaration (MND) has been prepared. The 30-day public review period for the MND is expected to be posted by the end of next week. Mehran also noted that the footprint of the new project differs from the existing building.

E. Scheduled Maintenance Projects Updates

1. **SM Project Log:** Review and report DSA projects

V. OTHERS

A. IT Infrastructure Projects - Conduit & Fibering at Colleges

1. **Demand for Fast Internet Connections and Low Voltage Cabling Requirements:** Agah emphasized that infrastructure is a key priority. The Central Plant and IT infrastructure are critical to maintaining campus operations and supporting new projects. Assessments will begin once the approved vendors are engaged. These services are currently scheduled for Board of Trustees approval in February 2026.

B. Campus Storm Water Management Plan

1. Agah noted issues with storm water management during work on the MVC Solar ground-mount array due to heavy rain erosion. He inquired about the college's storm water management plan, maintenance responsibilities, and potential support from FPD. Beebe explained that the college manages storm water without a formal process or record keeping. Kirkpatrick added that MVC inspects and cleans the areas every fall without engaging outside vendors, and T. Bell confirmed NC follows the same practice. Agah suggested considering an annual inspection by a specialized vendor to prevent potential issues. Mohtasham asked whether a campus-wide plan exists and if routine storm preparations are conducted. Beebe and Kirkpatrick offered to compile a document outlining current storm water management preparations.

C. Campus-wide Traffic Study/Parking Utilization Assessment

1. **Parking Utilization Study (PUS):** Mohtasham presented the PUS completed for the MVC, NC, and RCC. The study will assist in determining future parking needs and if alternate parking might be needed during construction projects. The results show that PUS for each college at 75% for MVC, 45% for NC, and 75% for RCC.

- D. **New Procurement Platform:** Griffin stated that the contract with Planet Bids is being processed at this time and implementation is underway.

- E. **Prequalification List:** Mohtasham provided an update on the process of updating the district procurement lists that includes 14 services. There will be a gap between each RFP for each type of services so as not to overwhelm the committee.

VI. NEW ITEM(S)

- A. Hussain proposed that the Gafcon team be invited to future FPDC meetings, not as voting members, but to sit in, and provide updates on projects. Askar agreed that it would be a good idea for Gafcon to be a part of the meetings moving forward.

| | |
|--------------------|---|
| Meeting | February 3, 2026 |
| Agenda Item | Resources Committee |
| Subject | Resources Committee – Progressive Design-Build Construction Delivery Method |
| College/District | District |
| Funding | N/A |
| Recommended Action | Committee to review the Progressive Design-Build construction delivery method for locally funded capital construction projects. |

Background Narrative:

The District manages a wide range of capital projects funded through both state capital outlay and Measure CC. These projects are focused on improving campus infrastructure, modernizing facilities, and expanding instructional and student support spaces. Utilizing efficient and effective project delivery methods is essential to ensure timely completion and maintaining strong stewardship of project budgets.

The District has traditionally delivered capital projects using Design-Bid-Build (DBB) and Construction Management Multiple-Prime (CMMP) methods. As construction practices evolve and changing market conditions become more complex, there is a need for integrated, collaborative delivery approaches. One such method is Progressive Design-Build (PDB).

The Progressive Design-Build method provides early and continuous collaboration among the District, design team, and builder, ensuring alignment and efficient problem-solving. By integrating budget and schedule considerations from the start, it offers greater cost and timeline certainty and reduces the risk of overruns. A unified project team strengthens quality control, while overlapping design and construction activities accelerates delivery and simplifies procurement. Clear roles and expectations throughout the process further enhance transparency, accountability, and stakeholder trust.

It is recommended that the Board of Trustees approve using the Progressive Design-Build construction delivery method for locally funded projects. A formal resolution and project-specific approvals will be presented to the Board in the future.

Prepared By: Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Attachment(s): Construction Project Delivery Methods Presentation



RCCD

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Construction Project Delivery Method

Progressive Design-Build

Board of Trustees – February 3, 2026





What is Progressive Design-Build?

❑ Progressive Design-Build is:

- A modern approach to deliver construction projects
- One team handles both design AND construction (including all trades), called Design-Build Entity
- Emphasizes collaboration, partnership, and flexibility

❑ This alternative construction delivery method is designed to:

- Accelerate project timelines
- Manage high-risk elements effectively
- Enhance collaboration and transparency across all stakeholders
- Position the District as a “District of Choice” in a highly competitive market



Progressive Design-Build Alignment

- ❑ Progressive Design-Build Delivery Method aligns with District Strategic Plan:
 - **Goal 4:** Institutional Effectiveness
 - **Objective 4.1:** Improve the efficiency and timeliness of core District processes and procedures



How Progressive Design-Build Works?

Phase 1: Design and Planning

- The Design-Build Entity conducts design and planning with continuous input from the District's stakeholders

Phase 2: Construction

- Construction begins after design approval is obtained design approval from the Division of the State Architect
- The construction price is finalized after the design phase is complete and subcontractor bids are obtained (Guaranteed Maximum Price or GMP)



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Capital Project Delivery Methods at RCCD

RCCD has used two primary methods for Capital Projects:

☐ Design-Bid-Build (DBB):

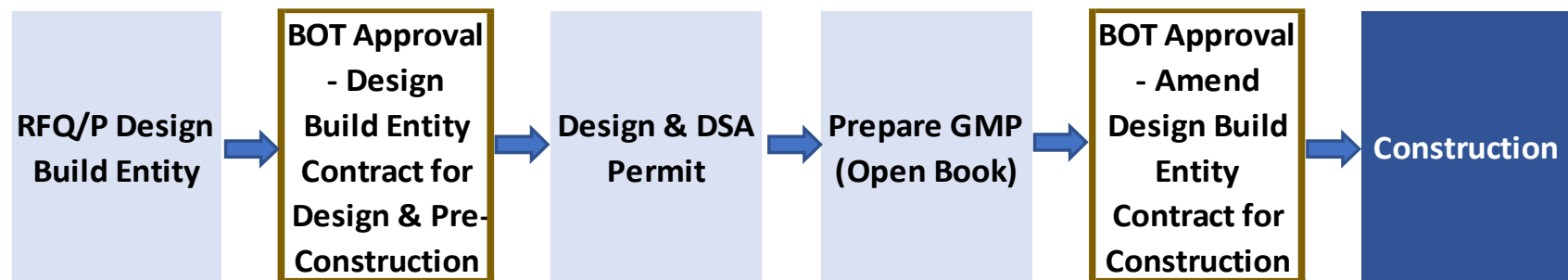
- Sequential process; design is completed before bidding
- Selection based on lowest bids; separate roles for designer and builder
- Typically longer timeline due to separate phases and procurements

☐ Construction Management Multiple-Prime (CMMP):

- Multiple prime contractor managed by the District
- Provides flexibility in trade selection and scheduling
- Requires more coordination by District staff



Progressive Design-Build Legal Authority



- [Senate Bill No. 706](#)
- Project >\$5,000,000
- Requires project-specific BOT approval and resolution
- District must develop program criteria and performance specifications
- Selection based on qualifications + price
- Guaranteed Maximum Price is established during DSA review
- Subcontractors are selected through a best-value and open-bid process



Progressive Design-Build Benefits vs Risk

❑ Benefits

- Faster project delivery and speed to market
- Improved teamwork collaboration
- More effective cost control on project
- Shared risks between District and Design-Build Entity
- Best value selection

❑ Risks

- Requires timely decision-making from the District
- Architect works under contractor and needs clear oversight

➔ RCCD hires a Construction Manager to oversee the project throughout design and construction



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Progressive Design-Build Design Phase Value

- ❑ **Design Feedback:** Regular, iterative input ensures alignment with project goals and objectives
- ❑ **Ongoing Cost Analysis:** The contractor continuously evaluates cost implications for budget control
- ❑ **Scope Control:** Real-time value engineering and constructability reviews support informed decision-making and scope management
- ❑ **Early Procurement:** A phased design approach enables early procurement opportunities and long-lead items
- ❑ **Pricing:** Open subcontractor bids maintain transparency and promote competitive pricing



Progressive Design-Build Construction Phase Value

- ❑ **Seamless Team Handoffs:** Streamlined coordination shortens procurement timelines by approximately 3–5 months
- ❑ **Clear Communication:** Structured communication protocol reduces errors and enhances team coordination
- ❑ **Schedule Control:** Early design coordination minimizes disruptions and supports adherence to the project schedule
- ❑ **Change Order Management:** The Design-Builder is responsible for design errors and omissions, thereby reducing owner exposure to change-order risk



Progressive Design-Build Framework

| | |
|-----------------------------|--|
| Procurement Phase | <ul style="list-style-type: none"><input type="checkbox"/> Request for Qualifications/Proposals (RFQ/P)➤ Execute Design-Build Contract (BOT APPROVAL) |
| Design Phase | <ul style="list-style-type: none">→ Notice to Proceed - Design through Preliminary Plans→ Notice to Proceed - Design through Working Drawings |
| DSA Phase Activities | <ul style="list-style-type: none"><input type="checkbox"/> Submit to DSA➤ Construction Bids and GMP Development➤ Execute Design-Build Contract Amendment (BOT APPROVAL)<input type="checkbox"/> Permit Issued |
| Construction Phase | <ul style="list-style-type: none">→ Notice to Proceed to Construction |

Construction Delivery Risk Analysis

| Risk Factor | Progressive Design-Build | CM Multiple-Prime | Design-Bid-Build |
|---------------------------|--|---|---|
| Cost Control | High; early cost validation leads to a firm GMP | Moderate; increased scope gap exposure | Low; lower cost control and potential increase |
| Schedule Certainty | Low; overlapping phases reduce project duration | Moderate; flexibility limitations lead to coordination delays | High; Sequential nature of project delivery result increased delay risk |
| Design & Scope | Low; iterative design reduces errors and rework | Moderate; changes disrupt multiple primes | High; design changes can result in change orders |
| Market Escalation | Moderate; early procurement mitigates escalation | High; limited early buyout | High; due to late procurement |
| Coordination | Low; single point of responsibility | Moderate; district manages multiple primes | High; no design input by general contractor |
| Change Management | Low; collaborative, pre-decision cost/schedule impacts | High; complex, multi-contract impacts | High; often adversarial and costly |
| Risk Exposure | Lowest-Moderate | Highest | Moderate–High |



Progressive Design-Build Projects Recommendation

- ❑ State-funded projects **do not** realize schedule saving due to Department of Finance's funding approval process. However, the State is reportedly reviewing the process to allow districts to take full advantage of these benefits
- ❑ Locally funded RCCD projects benefit from **PDB's flexibility**, advancing through overlapping phases using RCCD's internal approval process
- ❑ **Recommended Projects for Measure CC**
 - Inland Empire Technical Trade Center (IETTC) Project
 - Corona Education Center (CEC) Project
 - Moreno Valley College STEM Project
 - Others: non-state funded project over \$5 Million



RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Districts Using Design Build Delivery

- Los Angeles Community College District
- San Diego Community College District
- San Bernardino Community College District
- Long Beach Community College District
- Mira Costa Community College District
- South Orange County Community College District
- North Orange County Community College District
- Citrus Community College District
- Glendale Community College District
- Chabot-Las Positas Community College District
- San Mateo Community College District
- San Jose Evergreen Community College District
- Many others





RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Construction Project Delivery Methods

Q & A

Board of Trustees – February 3, 2026



| # | Activity ID | Activity Name | OD | RD | Start | Finish | 2512 Update | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|--|---|-----|-----|-------------|-----------|-------------|---|---|---|------|---|---|------|---|---|------|---|---|------|---|---|------|---|---|------|---|---|-----|---|---|---|---|
| | | | | | | | 25 | 2026 | | | 2027 | | | 2028 | | | 2029 | | | 2030 | | | 2031 | | | 2032 | | | 033 | | | | |
| | | | | | | | J | A | S | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J | J |
| 1 | RCCD CC - DEC 2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Moreno Valley College | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Library/Leaming Resource Center (LLRC) - DBB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Base Scope | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | MV-LLRC-1000 | Pre-Planning | 100 | 0 | 02-Jan-25 A | 08-Aug-25 | █ | Pre-Planning | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | MV-LLRC-1010 | Preliminary Plans | 100 | 14 | 11-Aug-25 A | 21-Jan-26 | █ | Preliminary Plans | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | MV-LLRC-1020 | State Review Preliminary Plans | 50 | 14 | 24-Oct-25 A | 21-Jan-26 | █ | State Review/Preliminary Plans | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | MV-LLRC-1030 | Working Drawings | 155 | 155 | 22-Jan-26 | 28-Aug-26 | █ | Working Drawings | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | MV-LLRC-1040 | DSA | 180 | 180 | 31-Aug-26 | 18-May-27 | █ | DSA | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | MV-LLRC-1050 | GC Prequalification/ BOT Approval | 100 | 100 | 26-Jan-27 | 16-Jun-27 | █ | GC Prequalification/ BOT Approval | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | MV-LLRC-1060 | State Review of DSA Approved Set, Approval to Bid | 60 | 60 | 19-May-27 | 12-Aug-27 | █ | State Review of DSA Approved Set, Approval to Bid | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | MV-LLRC-1055 | Procure Construction Services | 60 | 60 | 13-Aug-27 | 05-Nov-27 | █ | Procure Construction Services | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | MV-LLRC-1090 | State Review of Bids, Approval to award construction contract | 60 | 60 | 08-Nov-27 | 04-Feb-28 | █ | State Review of Bids, Approval to award construction contract | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | MV-LLRC-1110 | Contract Execution and NTP | 15 | 15 | 07-Feb-28 | 28-Feb-28 | █ | Contract Execution and NTP | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | MV-LLRC-1070 | Construction | 573 | 573 | 29-Feb-28 | 05-Jun-30 | █ | Construction | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | MV-LLRC-1080 | Close Out | 34 | 34 | 06-Jun-30 | 24-Jul-30 | █ | Close Out | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | MV-LLRC-1120 | FF&E | 20 | 20 | 06-Jun-30 | 03-Jul-30 | █ | FF&E | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | MV-LLRC-1100 | Move-In | 15 | 15 | 05-Jul-30 | 25-Jul-30 | █ | Move-In | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Overflow Parking Upgrade | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | MV-LLRC-2000 | Pre-Planning | 40 | 40 | 03-Feb-26* | 30-Mar-26 | █ | Pre-Planning | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | MV-LLRC-2050 | RFP/Q - Architect | 80 | 80 | 31-Mar-26 | 22-Jul-26 | █ | RFP/Q - Architect | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | MV-LLRC-2010 | Design | 60 | 60 | 23-Jul-26 | 15-Oct-26 | █ | Design | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | MV-LLRC-2020 | DSA | 100 | 100 | 16-Oct-26 | 12-Mar-27 | █ | DSA | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | MV-LLRC-2030 | Procure Construction Services | 75 | 75 | 15-Mar-27 | 28-Jun-27 | █ | Procure Construction Services | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | MV-LLRC-2040 | Overflow Parking Upgrade - Construction | 60 | 60 | 28-Jun-27 | 22-Sep-27 | █ | Overflow Parking Upgrade - Construction | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | MV-LLRC-2070 | Close Out | 40 | 40 | 22-Sep-27 | 17-Nov-27 | █ | Close Out | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Biological & Physical Science (STEM) & Stem Expansion - PDB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | Base Scope | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | MVC-STEM-1080 | RFP/Q / Procure - Architect For Programming | 80 | 50 | 15-Dec-25 A | 12-Mar-26 | █ | RFP/Q / Procure - Architect For Programming | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 | MVC-STEM-1090 | RFP/Q / Procure - CEQA Consultant | 80 | 80 | 26-Jan-26* | 15-May-26 | █ | RFP/Q / Procure - CEQA Consultant | | | | | | | | | | | | | | | | | | | | | | | | | |
| 31 | MVC-STEM-1000 | Programming | 100 | 100 | 13-Mar-26 | 03-Aug-26 | █ | Programming | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32 | MVC-STEM-1100 | Environmental Reports | 120 | 120 | 18-May-26 | 04-Nov-26 | █ | Environmental Reports | | | | | | | | | | | | | | | | | | | | | | | | | |
| 33 | MVC-STEM-1010 | Procure PDB Entity | 90 | 90 | 29-Jul-26 | 04-Dec-26 | █ | Procure PDB Entity | | | | | | | | | | | | | | | | | | | | | | | | | |
| 34 | MVC-STEM-1120 | Contract Execution and NTP | 15 | 15 | 07-Dec-26 | 29-Dec-26 | █ | Contract Execution and NTP | | | | | | | | | | | | | | | | | | | | | | | | | |
| 35 | MVC-STEM-1020 | Preliminary Plans | 100 | 100 | 30-Dec-26 | 20-May-27 | █ | Preliminary Plans | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | MVC-STEM-1030 | Working Drawings | 140 | 140 | 21-May-27 | 09-Dec-27 | █ | Working Drawings | | | | | | | | | | | | | | | | | | | | | | | | | |
| 37 | MVC-STEM-1040 | DSA | 180 | 180 | 10-Dec-27 | 25-Aug-28 | █ | DSA | | | | | | | | | | | | | | | | | | | | | | | | | |
| 38 | MVC-STEM-1050 | Construction | 600 | 600 | 28-Aug-28 | 16-Jan-31 | █ | Construction | | | | | | | | | | | | | | | | | | | | | | | | | |
| 39 | MVC-STEM-1060 | Close Out | 50 | 50 | 17-Jan-31 | 28-Mar-31 | █ | Close Out | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 | MVC-STEM-1110 | FF&E | 20 | 20 | 17-Jan-31 | 13-Feb-31 | █ | FF&E | | | | | | | | | | | | | | | | | | | | | | | | | |
| 41 | MVC-STEM-1070 | Move-In | 20 | 20 | 14-Feb-31 | 14-Mar-31 | █ | Move-In | | | | | | | | | | | | | | | | | | | | | | | | | |
| 42 | Library Reconstruction - DBB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 43 | Base Scope | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 44 | MVC-LIRC-1020 | RFP/Q / Procure - Architect For Programming | 90 | 90 | 03-Apr-28* | 08-Aug-28 | █ | RFP/Q / Procure - Architect For Programming | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45 | MVC-LIRC-1000 | Programming | 100 | 100 | 09-Aug-28 | 03-Jan-29 | █ | Programming | | | | | | | | | | | | | | | | | | | | | | | | | |
| 46 | MV-LLRC-2060 | RFP/Q - Architect | 90 | 90 | 21-Sep-28 | 31-Jan-29 | █ | RFP/Q - Architect | | | | | | | | | | | | | | | | | | | | | | | | | |
| 47 | MVC-LIRC-1010 | Preliminary Plans | 160 | 160 | 01-Feb-29 | 18-Sep-29 | █ | Preliminary Plans | | | | | | | | | | | | | | | | | | | | | | | | | |
| 48 | MVC-LIRC-1030 | Working Drawings | 160 | 160 | 19-Sep-29 | 08-May-30 | █ | Working Drawings | | | | | | | | | | | | | | | | | | | | | | | | | |
| 49 | MVC-LIRC-1040 | DSA | 160 | 160 | 09-May-30 | 27-Dec-30 | █ | DSA | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 | MVC-LIRC-1060 | Procure Construction Services | 160 | 160 | 30-Dec-30 | 14-Aug-31 | █ | Procure Construction Services | | | | | | | | | | | | | | | | | | | | | | | | | |
| 51 | MVC-LLRC-2070 | Contract Execution and NTP | 15 | 15 | 15-Aug-31 | 05-Sep-31 | █ | Contract Execution and NTP | | | | | | | | | | | | | | | | | | | | | | | | | |
| 52 | MVC-LIRC-1080 | Construction | 195 | 195 | 08-Sep-31 | 15-Jun-32 | █ | Construction | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53 | MVC-LIRC-1090 | Close Out | 60 | 60 | 16-Jun-32 | 09-Sep-32 | █ | Close Out | | | | | | | | | | | | | | | | | | | | | | | | | |
| 54 | MVC-LIRC-1110 | FF&E | 15 | 15 | 16-Jun-32 | 07-Jul-32 | █ | FF&E | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55 | MVC-LIRC-1100 | Move-In | 15 | 14 | 08-Jul-32 | 27-Jul-32 | █ | Move-In | | | | | | | | | | | | | | | | | | | | | | | | | |

█ Remaining Level of Effort
 █ RFP/Q
 █ Construction
█ Actual Work
 █ Procure GC
 ◆ Milestone
█ Remaining Work
 █ Procure PDB



| # | Activity ID | Activity Name | Total Float | OD | RD | Start | Finish | 2026 | | | | | | | | | | | | 2027 | |
|----|---|--|-------------|-----|----|-------------|-------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|
| | | | | | | | | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| 1 | RCCD NCC - DEC 2025 | | | | | | | | | | | | | | | | | | | | |
| 2 | Projects By Campus | | | | | | | | | | | | | | | | | | | | |
| 3 | Moreno Valley College | | | | | | | | | | | | | | | | | | | | |
| 4 | Organic Chemistry & Anatomy Lab | | | | | | | | | | | | | | | | | | | | |
| 5 | A1660 | PRELIMINARY PLANS | | 54 | 0 | 01-Aug-24 A | 15-Oct-24 A | | | | | | | | | | | | | | |
| 6 | A1670 | WORKING DRAWINGS | | 44 | 0 | 16-Oct-24 A | 15-Dec-24 A | | | | | | | | | | | | | | |
| 7 | A1680 | DSA FINAL APPROVAL | | 56 | 0 | 16-Dec-24 A | 03-Mar-25 A | | | | | | | | | | | | | | |
| 8 | A1690 | ADVERTISE BID FOR CONSTRUCTION (ANATOMY LAB - HUM323) | | 34 | 0 | 15-Jan-25 A | 03-Mar-25 A | | | | | | | | | | | | | | |
| 9 | A1780 | ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION) | | 54 | 0 | 15-Jan-25 A | 30-Mar-25 A | | | | | | | | | | | | | | |
| 10 | A1740 | ADVERTISE BID FOR CONSTRUCTION (ORGANIC LAB - SCI 207) | | 28 | 0 | 20-Feb-25 A | 30-Mar-25 A | | | | | | | | | | | | | | |
| 11 | A1700 | AWARD CONSTRUCTION CONTRACT (ANATOMY LAB - HUM323) | | 31 | 0 | 04-Mar-25 A | 15-Apr-25 A | | | | | | | | | | | | | | |
| 12 | A1750 | AWARD CONSTRUCTION CONTRACT (ORGANIC LAB - SCI 207) | | 18 | 0 | 02-Apr-25 A | 25-Apr-25 A | | | | | | | | | | | | | | |
| 13 | A1710 | CONSTRUCTION WORK (ANATOMY LAB - HUM323) | | 47 | 0 | 16-Apr-25 A | 30-Sep-25 A | | | | | | | | | | | | | | |
| 14 | A1760 | CONSTRUCTION WORK (ORGANIC LAB - SCI 207) | | 96 | 0 | 28-Apr-25 A | 04-Sep-25 A | | | | | | | | | | | | | | |
| 15 | A1720 | MOVE & OCCUPANCY (ORGANIC LAB - SCI 207) | | 3 | 0 | 15-Aug-25 A | 18-Sep-25 A | | | | | | | | | | | | | | |
| 16 | A1770 | MOVE & OCCUPANCY (ANATOMY LAB - HUM323) | | 2 | 0 | 01-Oct-25 A | 17-Oct-25 A | | | | | | | | | | | | | | |
| 17 | A1730 | COMPLETE PROJECT | | 11 | 0 | 15-Jan-26 A | 30-Jan-26 A | | | | | | | | | | | | | | |
| 18 | College Park Soccer Field Lighting-Accessibility-Parking Improvement | | | | | | | | | | | | | | | | | | | | |
| 19 | A1800 | PRELIMINARY PLANS | | 57 | 0 | 01-Oct-24 A | 18-Dec-24 A | | | | | | | | | | | | | | |
| 20 | A1860 | ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION) | 108 | 374 | 65 | 25-Oct-24 A | 01-Apr-26 A | | | | | | | | | | | | | | |
| 21 | A1810 | WORKING DRAWINGS | | 108 | 0 | 02-Jan-25 A | 01-Jun-25 A | | | | | | | | | | | | | | |
| 22 | A1820 | DSA FINAL APPROVAL | | 77 | 0 | 01-Jun-25 A | 15-Sep-25 A | | | | | | | | | | | | | | |
| 23 | A1830 | ADVERTISE BID FOR CONSTRUCTION | | 34 | 0 | 01-Oct-25 A | 15-Nov-25 A | | | | | | | | | | | | | | |
| 24 | A1840 | AWARD CONSTRUCTION CONTRACT | 32 | 11 | 0 | 01-Jan-26 A | 01-Jan-26 A | | | | | | | | | | | | | | |
| 25 | A1850 | CONSTRUCTION WORK | 32 | 107 | 94 | 20-Jan-26 A | 29-May-26 A | | | | | | | | | | | | | | |
| 26 | A1870 | MOVE & OCCUPANCY | 32 | 11 | 11 | 01-Jun-26 A | 15-Jun-26 A | | | | | | | | | | | | | | |
| 27 | A1880 | COMPLETE PROJECT | 32 | 12 | 23 | 16-Jun-26 A | 16-Jul-26 A | | | | | | | | | | | | | | |
| 28 | Norco College | | | | | | | | | | | | | | | | | | | | |
| 29 | CACT Relocation | | | | | | | | | | | | | | | | | | | | |
| 30 | A2880 | CACT Relocation - Assesment/Programing | | 24 | 0 | 20-Aug-24 A | 20-Sep-24 A | | | | | | | | | | | | | | |
| 31 | A2890 | CACT Relocation - Schematic Design | | 31 | 0 | 20-Sep-24 A | 01-Nov-24 A | | | | | | | | | | | | | | |
| 32 | A2900 | CACT Relocation - Design Development | | 65 | 0 | 01-Nov-24 A | 01-Mar-25 A | | | | | | | | | | | | | | |
| 33 | A2920 | CACT Relocation - DSA Submission | | 77 | 0 | 16-Feb-25 A | 15-May-25 A | | | | | | | | | | | | | | |
| 34 | A2930 | CACT Relocation - Bidding | | 46 | 0 | 15-Apr-25 A | 01-Jun-25 A | | | | | | | | | | | | | | |
| 35 | A2940 | CACT Relocation - Construction | 120 | 111 | 22 | 22-Jun-25 A | 30-Jan-26 A | | | | | | | | | | | | | | |
| 36 | A2950 | CACT Relocation - Move In | 120 | 11 | 10 | 02-Feb-26 A | 13-Feb-26 A | | | | | | | | | | | | | | |
| 37 | A2960 | CACT Relocation - Project Closeout | 120 | 21 | 21 | 16-Feb-26 A | 16-Mar-26 A | | | | | | | | | | | | | | |
| 38 | Riverside City College | | | | | | | | | | | | | | | | | | | | |
| 39 | Throwing Sports Field Renovation | | | | | | | | | | | | | | | | | | | | |
| 40 | A3280 | PRELIMINARY PLANS | | 285 | 0 | 01-Mar-21 A | 01-Apr-22 A | | | | | | | | | | | | | | |
| 41 | A3290 | WORKING DRAWINGS | | 88 | 0 | 01-May-24 A | 30-Aug-24 A | | | | | | | | | | | | | | |
| 42 | A3300 | DSA FINAL APPROVAL | | 79 | 0 | 03-Sep-24 A | 20-Dec-24 A | | | | | | | | | | | | | | |
| 43 | A3340 | ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION) | | 110 | 0 | 02-Dec-24 A | 01-May-25 A | | | | | | | | | | | | | | |
| 44 | A3310 | ADVERTISE BID FOR CONSTRUCTION | | 43 | 0 | 01-Feb-25 A | 01-Apr-25 A | | | | | | | | | | | | | | |

█ Remaining Level of Effort
 █ RFP/Q
 █ Construction
█ Actual Work
 █ Procure GC
 ◆ Milestone
█ Remaining Work
 █ Procure PDB

| # | Activity ID | Activity Name | Total Float | OD | RD | Start | Finish | 2026 | | | | | | | | | | | | 2027 | | | |
|----|--|--|-------------|------|-----|-------------|-------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
| | | | | | | | | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb |
| 45 | A3320 | AWARD CONSTRUCTION CONTRACT | | 23 | 0 | 01-Apr-25 A | 01-May-25 | | | | | | | | | | | | | | | | |
| 46 | A3330 | CONSTRUCTION WORK | | 66 | 0 | 19-May-25 A | 15-Nov-25 | | | | | | | | | | | | | | | | |
| 47 | A3350 | MOVE & OCCUPANCY | | 11 | 0 | 18-Aug-25 A | 15-Nov-25 | | | | | | | | | | | | | | | | |
| 48 | A3360 | COMPLETE PROJECT | | 22 | 0 | 20-Jan-26 A | 30-Jan-26 A | | | | | | | | | | | | | | | | |
| 49 | Digital Library STEM Engagement Center Project | | | | | | | | | | | | | | | | | | | | | | |
| 50 | A3390 | PRELIMINARY PLANS | | 318 | 0 | 01-Sep-21 A | 15-Dec-21 | | | | | | | | | | | | | | | | |
| 51 | A3420 | WORKING DRAWINGS | | 414 | 0 | 15-Dec-21 A | 01-May-22 | | | | | | | | | | | | | | | | |
| 52 | A3410 | DSA FINAL APPROVAL | | 618 | 0 | 04-Apr-22 A | 26-Oct-22 A | | | | | | | | | | | | | | | | |
| 53 | A3400 | ADVERTISE BID FOR CONSTRUCTION | | 135 | 0 | 01-Jun-25 A | 15-Jul-25 A | | | | | | | | | | | | | | | | |
| 54 | A3430 | ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATI | 65 | 336 | 108 | 01-Jul-25 A | 01-Jun-26 | | | | | | | | | | | | | | | | |
| 55 | A3380 | AWARD CONSTRUCTION CONTRACT | | 57 | 0 | 01-Aug-25 A | 19-Aug-25 | | | | | | | | | | | | | | | | |
| 56 | A3450 | CONSTRUCTION WORK | 15 | 344 | 158 | 01-Sep-25 A | 10-Aug-26 | | | | | | | | | | | | | | | | |
| 57 | A3460 | MOVE & OCCUPANCY | 21 | 13 | 13 | 15-Jul-26 | 03-Aug-26 | | | | | | | | | | | | | | | | |
| 58 | A3440 | COMPLETE PROJECT | 0 | 21 | 21 | 03-Aug-26* | 31-Aug-26 | | | | | | | | | | | | | | | | |
| 59 | RCCD Solar Projects and Parking | | | | | | | | | | | | | | | | | | | | | | |
| 60 | Moreno Valley College | | | | | | | | | | | | | | | | | | | | | | |
| 61 | A1920 | LOT B CARPORT PV INSTALLATION - mvMV | 156 | 183 | 17 | 24-Jun-24 A | 23-Jan-26 | | | | | | | | | | | | | | | | |
| 62 | A1930 | REMOBILIZATION BESS INSTALLATION - MV | 156 | 134 | 17 | 07-Apr-25 A | 23-Jan-26 | | | | | | | | | | | | | | | | |
| 63 | Norco College | | | | | | | | | | | | | | | | | | | | | | |
| 64 | A1940 | REMOBILIZATION BESS INSTALLATION - NC | 132 | 80 | 18 | 01-May-25 A | 26-Jan-26 | | | | | | | | | | | | | | | | |
| 65 | Riverside Community College | | | | | | | | | | | | | | | | | | | | | | |
| 66 | A1950 | LOT C CARPORT PV INSTALLATION - RC | | 68 | 0 | 10-Jun-24 A | 16-Aug-24 | | | | | | | | | | | | | | | | |
| 67 | A1960 | LOT E CARPORT PV INSTALLATION - RC | | 68 | 0 | 19-Aug-24 A | 25-Oct-24 A | | | | | | | | | | | | | | | | |
| 68 | A1990 | REMOBILIZATION BESS INSTALLATION - RC | | 80 | 0 | 01-May-25 A | 18-Aug-25 | | | | | | | | | | | | | | | | |
| 69 | Solar Planning Initiative Districtwide Solar Plan | | | | | | | | | | | | | | | | | | | | | | |
| 70 | A1890 | PROJECT APPROVAL | 132 | 216 | 0 | 01-Jan-26 | 01-Jan-26 | | | | | | | | | | | | | | | | |
| 71 | A1900 | FEASIBILITY & PLANNING PHASE | 132 | 1227 | 0 | 01-Jan-26 | 01-Jan-26 | | | | | | | | | | | | | | | | |
| 72 | A1910 | DEVELOPMENT PHASE | 132 | 369 | 0 | 01-Jan-26 | 01-Jan-26 | | | | | | | | | | | | | | | | |
| 73 | Other | | | | | | | | | | | | | | | | | | | | | | |
| 74 | A1970 | DOWNTOWN PARKING STRUCTURE - 4TH FLOOR ARRAYS | 132 | 239 | 18 | 06-May-24 A | 26-Jan-26 | | | | | | | | | | | | | | | | |

■ Remaining Level of Effort
■ RFP/Q
■ Construction
■ Actual Work
■ Procure GC
◆ Milestone
■ Remaining Work
■ Procure PDB

| # | Activity ID | Activity Name | OD | RD | Start | Finish | Timeline | | | | | | | | | | | |
|-----|--------------------|---|-----|-----|-------------|-----------|----------|------|------|------|------|------|------|------|--|--|--|--|
| | | | | | | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | | | | |
| 229 | IETTC - PDB | | | | | | | | | | | | | | | | | |
| 230 | Base Scope | | | | | | | | | | | | | | | | | |
| 231 | Base Scope | | | | | | | | | | | | | | | | | |
| 232 | IET-TC00-2100 | RFP/Q / Procure - CEQA Consultant | 80 | 0 | 02-Jun-25 A | 29-Aug-25 | | | | | | | | | | | | |
| 233 | IET-TC00-2060 | Site Entitlement / Environmental Reviews | 143 | 125 | 02-Sep-25 A | 29-May-26 | | | | | | | | | | | | |
| 234 | IET-TC00-2030 | RFP/Q / Procure - Architect For Programming | 80 | 80 | 02-Feb-26* | 26-May-26 | | | | | | | | | | | | |
| 235 | IET-TC00-2000 | Programming | 110 | 110 | 27-May-26 | 29-Oct-26 | | | | | | | | | | | | |
| 236 | IET-TC00-2010 | Procure PDB Entity | 76 | 76 | 16-Sep-26 | 06-Jan-27 | | | | | | | | | | | | |
| 237 | IET-TC00-2140 | Contract Execution and NTP | 15 | 15 | 07-Jan-27 | 27-Jan-27 | | | | | | | | | | | | |
| 238 | IET-TC00-2020 | Preliminary Plans | 140 | 140 | 02-Feb-27 | 19-Aug-27 | | | | | | | | | | | | |
| 239 | IET-TC00-2040 | Working Drawings | 160 | 160 | 20-Aug-27 | 10-Apr-28 | | | | | | | | | | | | |
| 240 | IET-TC00-2050 | DSA | 200 | 200 | 11-Apr-28 | 25-Jan-29 | | | | | | | | | | | | |
| 241 | IET-TC00-2070 | Construction | 600 | 600 | 26-Jan-29 | 12-Jun-31 | | | | | | | | | | | | |
| 242 | IET-TC00-2080 | Close Out | 50 | 50 | 13-Jun-31 | 22-Aug-31 | | | | | | | | | | | | |
| 243 | IET-TC00-2110 | FF&E | 20 | 20 | 13-Jun-31 | 11-Jul-31 | | | | | | | | | | | | |
| 244 | IET-TC00-2090 | Move-In | 20 | 20 | 14-Jul-31 | 08-Aug-31 | | | | | | | | | | | | |

■ Remaining Level of Effort
 ■ RFP/Q
 ■ Construction
■ Actual Work
 ■ Procure GC
 ◆ Milestone
■ Remaining Work
 ■ Procure PDB



Facilities Planning & Development Projects Status Update Report

January 29, 2026

Updated by: Mireya Vargas
Bart Doering
Mehran Mohtasham
Myra Nava

MVC Library Learning Resource Center (LLRC)

Project Description: This project proposes to construct a new three-story Library Learning Resource Center (LLRC) at Moreno Valley College. Current student enrollment places strain on the ability of the College to equitably provide library and learning resource center services within the existing facility. The project improves and expands space dedicated to library, interdisciplinary computer laboratories, and audio/visual media space. The existing Library lacks space to accommodate the existing student body, is instructionally inadequate for student success and teaching, and has outdated technological infrastructure that struggles to keep up with campus demands.

| | | | |
|-----------------------------|---|------------------------------|--|
| Project Manager: | Carey Demas (Gafcon)/ Mehran Mohtasham | Fund Allocation: | State Fund \$43,662,000 & Measure CC \$60,966,000 |
| Architect & DSA: | CanonDesign/DSA | Project Phase: | Preliminary Design |
| Duration: | 4-Years | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | TBD |

Project Status: The project currently under design. Terracon has been selected for CEQA consultant and AB52 lettes has been sent to the tribes mid-October. Programing of the LLRC building has been completed and the Preliminary Plans have been submitted to the State Chancellor’s Office on November 3, 2025. Awaiting SCO approval by mid-January 2026 in order to proceed with working drawing phase.

Issues: None

MVC College Park Project

Project Description: Complete agreement with the City of Moreno Valley Park Access Requirements. The project will include constructing two soccer fields with new MUSCO lighting system. Two separate parking spaces and accessible path of travel between the soccer fields, parking spaces and the playground area.

| | | | |
|-----------------------------|-------------------|------------------------------|-------------------------------|
| Project Manager: | Mehran Mohtasham | Fund Allocation: | District & Moreno Valley City |
| Architect & DSA: | Ruhnau Clarke/DSA | Project Phase: | Design/Preliminary Phase |
| Duration: | 12 Month | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | TBD |

Project Status: FDP 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 RCCD. The soccer field, tot lot, and other amenities were installed based on the funding provided by the City of Moreno Valley. Design is on-hold until further discussion with the City of MoVal. Meanwhile, the district & MVC are exploring feasibility of constructing NCAA Soccer filed with parking spaces and associated cost with that project.

Issues: Original agreement with the City of Moreno Valley was not clear on responsibility, or costs.



MVC Anatomy/Organic Chemistry Laboratory Project

Project Description: Moreno Valley College does not have an organic chemistry laboratory, within this project the college will be able to add that program in the bio/chem department. The project includes relocating anatomy lab from SC 207 to Humanities 323 and convert SC 207 into the organic chemistry laboratory, with maximum 14 fume hoods if the space allows.

| | | | |
|-----------------------------|--------------|------------------------------|--|
| Project Manager: | Bart Doering | Fund Allocation: | General Funds \$2,566,689 Measure C \$1,344,911 |
| Architect & DSA: | WWA/DSA | Project Phase: | GC Contract Phase 100% / 89% |
| Duration: | 11 months | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | Kitchell/CEM, Inc. |

Project Status: The anatomy classroom is complete. The Organic Lab classroom contractor is 99% complete in classroom 207. HVAC roof working in progress and adding roof tie-offs. Work is started in 204, including fire alarm conduit relocation, and fume hood installation. Work in 203bis still in process. Restrooms still are not complete. Still having contractor scheduling issues. December 8th, 2025 for the project.

Issues: Due to delay of district orders of the fume hoods, the project got delays, which requires acceleration. The project is over budget and FPD is working with Caliba Construction and Kitchell CEM to finalize for the November Board.



Norco CACT Programs Relocation to STEM 100

Project Description: Norco College Center for Human Performance & Kinesiology is an approved FPP and recently received DSA approval as well. Due to that project, the footprint of CHP+K is located on the existing CACT building location, therefore, programs in the CACT building need to be relocated to STEM 100 before the start of the CHP+K project in order to demolish the CACT for construction.

| | | | |
|-----------------------------|--------------|------------------------------|-----------------------|
| Project Manager: | Bart Doering | Fund Allocation: | Norco GF \$5,400,000 |
| Architect & DSA: | WWA/DSA | Project Phase: | GC Contract Phase 78% |
| Duration: | 11 Months | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | C.W.Driver |

Project Status: Contractor working on completing electrical rough-in, restroom flooring complete, overhead data ratch in ceiling has been installed. Mechanical HVAC units nearly complete. Preparing for furniture dseliver on February 2nd week.

Issues: During the Construction Design Development, the College requested to include relocation of the Mesa Center and the Rocketry Lab, no location has been allocated by the college. This task was not part of the STEM 100 feasibility study.



Norco F2 Chiller Plant Upgrade

Project Description: The Norco Campus is replacing their existing F2 chiller system. The project consists of the removal and disposal of existing chiller and HVAC equipment and replacing with new.

| | | | |
|-------------------------|--------------|------------------------------|------------------------|
| Project Manager: | Bart Doering | Fund Allocation: | Norco: |
| Architect | WWA | Project Phase: | GC contract Phase: 38% |
| Duration: | 15 Months | Delivery Method: | D-B-B |
| Contractor: | Allison | Construction Manager: | C.W. Driver |

Project Status: Contractor has demoed the existing chillers, chiller piping, and related electrical is complete. D The emo of existing chiller concrete pads and slab on grade has started. Electrical conduit installation ongoing

Issues:



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: | Bart Doering | Fund Allocation: | State Fund + Measure CC \$62,022,000 |
| Architect & DSA: | DLR Group/DSA | Project Phase: | GC Contract Phase 12% |
| Duration: | 24 Month | Delivery Method: | D-B-B / GC + CM Agency |
| Contractor: | TBD | Construction Manager: | C.W.Driver |

Project Status: The pad has been certified. Digging foundations for main building has started. Foundation reinforcing starting next. The fiber line installation is still ongoing.

Issues: The original project approval was a 100% state-funded project. However, the Department of Finance requested a 20% local contribution. The project will be on hold until the District passes a new GO local bond. 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. The latest JCAF-32 shows the State Allocation of the project is \$31.2 million and local funding is \$30 million. The project continues to experience delays due to unavailability of funding to proceed forward with, DSA additional review timeline, and DTSC continued and delayed review.



Norco College Library Learning Resource Center + Student Services

Project Description: This project proposes to construct a new three-story Library Learning Resource Center and Student Services building at Norco College. The proposed project will expand library and learning resource spaces to meet student needs, and consolidate programs currently housed in the Library, Student Services Building, and College Resource Center. The new facility will also include modern technology and infrastructure that is essential to student success.

| | | | |
|-----------------------------|---------------------------------------|------------------------------|---|
| Project Manager: | Mike Clark (Gafcon) /Mehran Mohtasham | Fund Allocation: | State Fund: \$33,759,000 & Measure CC: \$72,737,850 |
| Architect & DSA: | DLR Group/DSA | Project Phase: | Preliminary Design Phase |
| Duration: | 4-Years | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | TBD |

Project Status: The project currently under design. Terracon has been selected for CEQA consultant and AB52 lettes has been sent to the tribes mid-October. Programing of the LLRC building has been completed and the Preliminary Plans have been submitted to the State Chancellor's Office on November 18, 2025. Awaiting SCO approval by mid-January 2026 in order to proceed with working drawing phase

Issues: None

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: | Bart Doering | Fund Allocation: | Scheduled Maintenance: \$2,000,000 |
| Architect & DSA: | LPA / DSA | Project Phase: | GC Contract Phase 98% |
| Duration: | 1 Year | Delivery Method: | D-B-B / GC + CM Agency |
| Contractor: | Patriot | Construction Manager: | Kitchell/CEM, Inc. |

Project Status: Contractor working on punch list items. Issues with delays and responsibility. Pull-Up bars being installed January 19th week.

Issues: The project is behind schedule schedule and working on a delivery by November 10, 2025



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: | Project on Hold |
| Duration: | Completion by Oct 2023 | Delivery Method: | D-B-B / GC + CM Agency |
| Contractor: | TBD | Construction | TBD |

Project Status: Project received DSA approval and is waiting for TSS relocation and project budget update in order to move to the bidding/construction phase. The College requested to modify the plans as keep the video production in the lower level of Digital Library which requires DSA review and re-approval.

Issues: The project has been on hold for 2 years, and an updated project budget is necessary.



RCC New Cosmetology Building

Project Description: This project proposes to construct a New Cosmetology Building at Riverside City College (RCC). The new facility will accommodate the College’s enrollment by increasing instructional capacity for dedicated laboratory and faculty office space. The proposed Cosmetology building will include modern technology and infrastructure compatible with specialized equipment needs for the career technical education programs that the building houses. Increasing the number and size of dedicated Cosmetology laboratories with modern technology/equipment will improve student success, completion rates, and train students for gainful employment in their chosen career pathway.

| | | | |
|-----------------------------|--|------------------------------|---|
| Project Manager: | Mike Clark (Gafcon)/ Mehran Mohtasham | Fund Allocation: | State Fund:\$19,857,000 & Measure CC: \$37,332,036 |
| Architect & DSA: | DesignWest Group/DSA | Project Phase: | Preliminary Design Phase |
| Duration: | 4-Years | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | TBD |

Project Status: The project currently under design. Terracon has been selected for CEQA consultant and AB52 lettes has been sent to the tribes mid-October. Programing of the Cosmetology building has been completed and the Preliminary Plans have been submitted to the State Chancellor’s Office on December 5,2025. Awaiting SCO approval by mid-January 2026 in order to proceed with working drawing phase

Issues: None

Ben Clark Training Center Education Building 2A

Project Description: This project proposes to construct a new two-story Education Building (2A) at Ben Clark Training Center (BCTC). The proposed project will expand lab, office, physical education, and other support spaces to meet enrollment demand and student needs. The project will also provide a facility that is owned outright by the BCTC Educational Center and reduce BCTC’s reliance on leased training space from the County of Riverside and other public agencies at the site. The new facility will also include upgraded infrastructure and building systems, with technology critical to student success.

| | | | |
|-----------------------------|---|------------------------------|---|
| Project Manager: | Carey Demas (Gafcon)/ Mehran Mohtasham | Fund Allocation: | State Fund: \$15,969,000 & Measure CC: \$40,473,750.00 |
| Architect & DSA: | HMC/DSA | Project Phase: | Preliminary Design Phase |
| Duration: | 4-Years | Delivery Method: | D-B-B |
| Contractor: | TBD | Construction Manager: | TBD |

Project Status: The project currently under design. Programing of the BCTC 2-A building has been completed and the Preliminary Plans have been submitted to the State Chancellor’s Office on November 4, 2025. Awaiting SCO approval by mid-January 2026 in order to proceed with working drawing phase

Issues: None

District Solar Planning Initiative

| | | | |
|---|--------------------------------|-------------------------|-----------------------------------|
| Project Description: The solar planning initiative is in alignment with the District board policy 5775, sustainability and environmental responsibility. | | | |
| 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: | Construction Phase 98% |
| Duration: | TBD | Delivery Method: | Design-Build Turn Key |
| Project Status. Centennial Plaza parking garage still has pending deviation notices to complete... MVC and NC work is 99% complete pending commissioning and SCE PTO. Norco ADA work pending contractor to complete. | | | |
| Issues: Working on a few outstanding deviation notices for the project. SCE PTO issues, and added costs. | | | |

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)