

Facilities Planning and Development Council

*February 26, 2026
Zoom Conference Call
10:00a.m. – 11:30a.m.*

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

A. January 29, 2026

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
- D. Measure CC Program Master Milestone Schedule for January 2026
- E. Non-Measure CC Projects Master Milestone Schedule for January 2026

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

VI. Presentations/Guest

Gafcon Team



FACILITIES PLANNING and DEVELOPMENT COUNCIL

January 29, 2026 Zoom Conference Call

10:00a.m. – 11:30a.m.

MEETING MINUTES

VOTING MEMBERS AND ATTENDEES:

Name	Title	Present YES/NO
Hussain Agah	District - Associate Vice Chancellor, Facilities Planning and Development – Co-chair	YES
Mehran Mohtasham	District - Director, Capital Planning	YES
Bart Doering	District - Facilities Development Director	YES
Misty Griffin	District - Director, Business Services	YES
Beiwei Tu	District - Director, Risk Management	YES
Susanne Ma	District – Director, Information Technology Infrastructure and Systems	YES
Majd Askar	Moreno Valley College – Vice President, Business Services	YES
Michael Collins	Norco College – Vice President, Business Services	YES
TBD	Riverside City College - Vice President, Business Services	NO
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	NO
Esteban Navas	Moreno Valley College – Academic Senate President	NO
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	NO
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
Heather Skaife	Gafcon Representative - Presenter	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 January 29, 2026, 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 Five-Year CCP:** Agah stated that the 2026 Five-Year Capital Construction Plan is due by July 1 and that the District will not submit new FPPs this cycle. The reasons are that Measure CC funds are already committed to existing projects, and state Proposition 2 funds have been fully allocated. This may be reconsidered next year. Agah noted that all available state and Measure CC funds have been leveraged for six projects.
 - Collins expressed concern that not submitting additional FPPs could limit future state funding opportunities. Agah explained that current projects score about 90 points, below the minimum 100-point threshold required for approval.
 - Collins requested staff explore renovation and modernization projects. Agah indicated renovation projects may score differently, and Collins emphasized identifying modernization opportunities regardless of matching funds.
 - Majd asked about submitting the Moreno Valley College Library as an FPP. Agah clarified it would first need to be submitted as an IPP.
- 2026-27 Spending Plan:** Agah stated the RCC Applied Technology project has been considered for the 26/27 spending plan, it has been included in the January's Governor Budget for approval.

ACTION:

- *Wok collectively on the 2026 5YCCP and meet the State submission timeframe.*

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

- i. 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.
- ii. Agah stated that the draft 2026–27 Governor's Budget, released on January 10, includes \$120 million for the Planned Preventive Maintenance and Infrastructure Program (PPIP) for the California Community Colleges. If finalized by May–June, the District anticipates approximately \$4 million in funding for scheduled maintenance projects, which would be allocated to a high-priority project list across all colleges.

ACTION: *Update the 5-Year Schedule Maintenance Plan for 2026-27 and identify high priority projects for each college.*

2. Space Inventory (SI)

- i. **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.
 - a. Agah stated new SOS reports are under review, which Identified potential recommendations for classrooms and other spaces that are under-utilized that can be re-purposed to improve efficiencies.

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)

- 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. Sustainability & Climate Action Policies: Update BP 5775 in alignment with the BOT approved S-CAP.

2. 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.

- 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.
- 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.
- 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.
- Scott-Co asked whether vouchers could be offered to help students cover charging costs. DiMemmo noted that available programs could be explored.
- 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.
- 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.
- 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.
- Agah noted that the policy is with VC Brown, and the plan is to present to the board so we can have the stations ready for use by Spring 2026.

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.

3. 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:
 - a. **District Design Standards and Campus Design Guidelines:** Mohtasham stated that the District received only one proposal. As a result, the RFQP was cancelled and reissued as a public RFQP, open to all qualified architects rather than limited to the prequalified list. The new target date for Board approval is April.
 - b. **Campus Utilities and Infrastructure Plans.** Chris Dunne (Gafcon PM team) provided updates. The committee has selected Glumac as the Engineering Firm. Glumac will assess utilities across all three campuses and work closely with Facilities. In addition to the assessment, they will deliver CAD and GIS files for use by planning and maintenance/operations teams. This will be a 1–2-year project. Hussain Agah noted that FPD will collaborate with the colleges to identify high-priority and urgent projects. Chris mentioned that work is expected to begin with a kickoff in March. Chris stated that Glumac will use multiple teams to conduct simultaneous assessments at all three campuses. Recommendations will align with college priorities and FPD initiatives, taking a holistic approach to campus improvements.
 - ii. The Board approved the **ProjectTeam (PMIS)**. Chris Dunne stated that the FPD team is fully engaged, meeting 2–3 times per week to implement the system. While there have been some hurdles, progress is being made, and the system is expected to be fully operational in a few months.

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. Doering stated that work with Southern California Edison on the Moreno Valley College and Norco College systems is ongoing to finalize the commissioning stage and obtain approval. Systems at Riverside City College, CAADO, and Ben Clark are operational.
- ii. Agah explained that the Total Energy agreement was a design-build turnkey contract covering design, permitting, construction, operation, and maintenance. However, TotalEnergies has exercised a contract clause opting out of operation and maintenance. The District will need to procure a third party to maintain the system, as internal resources and expertise are insufficient for ongoing solar panel maintenance.

ACTION:

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

3. Clean Mobility Options – Carsharing Program:

- i.
- ii. 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.

ACTION:

- *Move this item from FPDC to SCAC as it resides under the Sustainability & Climate Action Committee.*

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

- i. Agah stated that the District will be submitting an application for student housing at MVC by June 2026. NC will have a submission in 2027.

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. Agah stated that we are in the process with Jurupa Valley for the entitlement, CEQA MND for IETTC is 90% complete, target is to get the entitlement approved by June 2026.
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. Agah stated that we are working with the college to begin the programming for the project.

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.
3. Mohtasham stated that issues arose with Division of the State Architect (DSA). One college submitted fire alarm system upgrades and received pushback from the IOR because the upgrades could not be verified in the as-built drawings, due to the age of the original construction. Mehran emphasized that architects should be held responsible for inspecting and verifying conditions in the field.

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.

Mohtasham also noted that the footprint of the new project differs from the existing building. Jo Scott-Coe asked whether there is a timeline for the demolition of the former Cosmetology building at RCC. Hussain Agah stated that the District has engaged an environmental consultant, including a cultural resources specialist and a historical architect, to conduct an analysis of the building. The findings were presented to the Chancellor and President Bishop and we met with the City of Riverside.

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. Doering stated that the team is working of final outstanding construction activities during occupancy and estimating completion by the middle of February.
- iii. **Library Learning Resource Center:** This is a State-Funded Project and Measure CC. Mohtasham stated that Preliminary Plans (PP) were submitted to the State in December for approval, and the final CEQA documentation was prepared for February Board approval. Once the CEQA Mitigated Negative Declaration (MND) is approved, the State will proceed with approving the Preliminary Plans and issue authorization to proceed with working drawings.
- iv. **BCTC 2-A School of Public Safety:** This is a State-Funded Project and Measure CC. Mohtasham stated that CEQA approval was completed as part of Phase 1 and that the District expects to receive State approval to proceed with the working drawings phase by mid-February.

3. Norco College

- v. **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. Boring stated that the contractor is working on the foundations and on-time.
- vi. **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 stated that the project is on schedule to be open for Spring 2026 and working on collaboration with the college on staff move-in and occupancy.
- vii. **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. Bart stated that the project is progressing and it is ahead of schedule.
- viii. **Library Learning Resource Center + Student Services: This is a State-Funded Project and Measure CC.** This is a State-Funded Project and Measure CC. Mohtasham stated that Preliminary Plans (PP) were submitted to the State in December for approval, and the final CEQA documentation was prepared for February Board approval. Once the CEQA Mitigated Negative Declaration (MND) is approved, the State will proceed with approving the Preliminary Plans and issue authorization to proceed with working drawings. Mehran stated that CEQA is nearly finalized, with an additional Department of Toxic Substances Control

(DTSC) component required for Norco College. The Terracon team will prepare the vapor barrier design and provide the additional documentation required to obtain DTSC approval.

E. Scheduled Maintenance Projects Updates

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

V. OTHERS

A. 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.

B. 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.

1. **New Procurement Platform:** Griffin stated that one project is currently moving forward and performing very well. Another project is planned to follow, as previously mentioned by Chris Dunne, with additional projects to come. Hussain Agah noted that stakeholders at Riverside City College were able to log in and complete the scoring process. Griffin added that the process went smoothly; committee members were provided with training videos, which they reviewed in advance. There were no issues, and once users are trained and granted access, the system functions effectively.

1. **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)

1. **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.

1. **B. Progressive Design Delivery Method** (Presented by guest Heather Skaife from Gafcon and Hussain Agah)
 - i. Riverside Community College District (RCCD) currently utilizes two primary capital project delivery methods: **Design-Bid-Build (DBB)**, a sequential process in which design is completed prior to bidding, and **Construction Management Multiple-Prime (CMMP)**, which involves multiple prime contractors managed directly by the District.
 - ii. The **Progressive Design-Build (PDB)** delivery method introduces early and continuous collaboration among the District, the design team, and the builder, resulting in improved alignment and more effective problem-solving throughout the project lifecycle.

- iii. By integrating budget and schedule considerations from the outset, PDB enhances cost and schedule certainty while reducing the risk of cost overruns. This unified project team approach strengthens quality control, accelerates project delivery through the overlap of design and construction activities, and simplifies procurement. Clearly defined roles and expectations further promote transparency, accountability, and stakeholder confidence.
- iv. The presenters also discussed the importance of robust design, cost controls under this delivery method, and emphasized the District's responsibility to make timely and effective design decisions as required. The use of Progressive Design-Build is particularly well suited for locally funded projects that achieve one or more of the following objectives: reducing comparable project costs, expediting project completion, or delivering advantages not attainable through the traditional Design-Bid-Build method.
- v. Additionally, it was emphasized that user groups will have full and meaningful input into the design process to ensure alignment with project objectives, budget parameters, and space programming—consistent with other capital project delivery methods.
- vi. It was also clarified that the total Design-Build contract value will be finalized once the design is complete and submitted to Division of the State Architect (DSA). At that point, the Design-Build Entity (DBE) will solicit competitive bids for the various construction packages, and the Guaranteed Maximum Price (GMP) will be established through an open-book process with the District input.
- vii. The Board of Trustees will review and approve the project at two key milestones: first, for approval of the design and preconstruction services, and second, for approval of the finalized GMP.

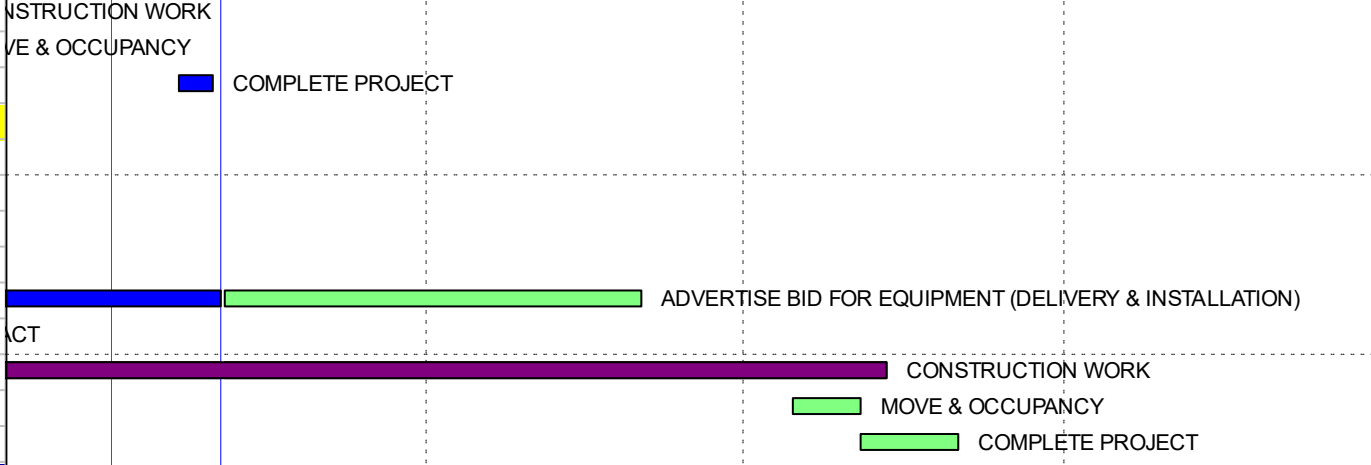
Meeting adjourned at 11:20am

-End of Meeting Minutes-

#	Activity ID	Activity Name	OD	RD	Start	Finish	2026												2027	
							Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	RCCD NCC - JAN 2026																			
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) - (ANATC	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)	374	42	25-Oct-24 A	01-Apr-26														
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	11	0	02-Feb-26	02-Feb-26														
25	A1850	CONSTRUCTION WORK	107	70	20-Feb-26	29-May-26														
26	A1870	MOVE & OCCUPANCY	11	11	01-Jun-26	15-Jun-26														
27	A1880	COMPLETE PROJECT	12	22	16-Jun-26	16-Jul-26														
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														
34	A2930	CACT Relocation - Bidding	46	0	15-Apr-25 A	01-Jun-25 A														
35	A2940	CACT Relocation - Construction	111	15	22-Jun-25 A	23-Feb-26														
36	A2950	CACT Relocation - Move In	15	10	24-Feb-26	09-Mar-26														
37	A2960	CACT Relocation - Project Closeout	21	21	10-Mar-26	07-Apr-26														
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														
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	OD	RD	Start	Finish	2026												2027		
							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 & INSTALLATION)	336	84	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	344	133	01-Sep-25 A	10-Aug-26															
57	A3460	MOVE & OCCUPANCY	13	13	15-Jul-26	03-Aug-26															
58	A3440	COMPLETE PROJECT	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	183	0	24-Jun-24 A	02-Feb-26															
62	A1930	REMOBILIZATION BESS INSTALLATION - MV	134	0	07-Apr-25 A	02-Feb-26															
63	Norco College																				
64	A1940	REMOBILIZATION BESS INSTALLATION - NC	80	1	01-May-25 A	02-Feb-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	216	0	02-Feb-26	02-Feb-26															
71	A1900	FEASIBILITY & PLANNING PHASE	1227	0	02-Feb-26	02-Feb-26															
72	A1910	DEVELOPMENT PHASE	369	0	02-Feb-26	02-Feb-26															
73	Other																				
74	A1970	DOWNTOWN PARKING STRUCTURE - 4TH FLOOR ARRAYS	239	1	06-May-24 A	02-Feb-26															



Moreno Valley College

2022-23 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:
2/24/2026

Project Name	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ECM	Status	Status/Notes
Solar at MVC	\$ 591,296		N/A	In progress	Y		In progress				Funding for project has been allocated
Replace Inverters (emergency backup batteries)for library and SAS and Science and Tech	\$ 52,655		Completed	Backup for emergency lighting when power shuts down	No		Submittals	NOC 1/2			Complete
Rebuild Built Up Roofing on MPR & ECEC	\$ 200,000	-	Completed	Bid	No	4/19/2024	Completed	NOC	No		Complete
Repair Roofing Dental A, B, and C	\$ 285,000	-	Completed	Received	No	10/28/2025		12/15/25 1/15/26			
Remove and Replace BUR Roofing at ECEC	\$ -	-									Complete
Replace Exhaust Supply Fans – Library and Science & Technology Bldgs.	\$ -	-									
Re-Roof Student Services (not part of the renovation)	\$ -	\$ -		Submitted to District	No				No		On Hold Bids over budget
Re-Roof Library	\$ -	-		Submitted to District	No				No		
Humanities Roofing (may be replaced with Entry Road Replacement)	\$ -	-									On hold bids over budget
Repair rain gutters Humanities (HUM)	\$ 25,000		N/A	Repair rain gutters	No	1/4/2024	Awarded	5/1/2024	No	Complete	Complete
Replace Playground Equipment & Padded Flooring - Phase II	\$ 221,459	-	Completed	Playground Reno	Yes	6/2/2024	Awarded	8/20-11/28		NOC 1/2	Completed
Entry Road Repairs	\$ 799,457		Completed	Remove and Replace College Dr. and Bus stop	Yes			6/13 - 8/23			Ruhan & Clarke awaiting time line from purchasing. Increased \$266,112 rev PFP submitted 1/27
Replace Ductless Air Conditioner Split Systems	\$ 74,000		N/A	Replace Split systems	No	3/1/2025	Awarded	4/1/25 -5/1/2025			Complete
Replace Fan Coils and Blowers - student services	\$ 200,000		Will Be processed with SS	Replace Fan Coils and	No	Dec 22	In Progress	3/24 -3/25	No	Complete	Complete
Remove and replace Access Maintainance Road	\$ 115,000		N/A	Remove and Replace Asphalt	No						Century Paving awarded project \$90,900
Total	\$ 2,563,867	\$ -									

Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

Revised 2022-23 SM Allocation	\$ 591,296
Covid 19 Grant	\$ 1,944,140
2023-24 SM Allocation	\$ 28,431
TOTAL SM Allocation	\$ 2,563,867

Funds must be encumbered by: 6/30/2027
Funds must be expended by: 6/30/2027

Norco College

2/24/2026

2022-23 SM Scheduled Maintenance Projects - Tracking Log

ALL PROJECTS COMPLETED

Project Name	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work	DSA	Bid Dates	Contract Status	Construction Dates	EEM or ECM	Status	Status/Notes
Replacement of AC/Chillers – Bldg F2 (Energy Efficiency)	\$ 2,000,000	-			Y				Y	On-going	RFQP to hire an Architect & start design to take place May/June – No updates 11/17/23 Project Deleted
ATEC 2nd Floor Walk Deck Repair & Repaint	\$ 9,500		44935		N	44964		4/10/23-4/14/23	N	Complete	Project completed
Interior Painting of Classrooms (Science & Technology, Theater, Humanities, Library, and Applied Technology)	\$ 79,200		12/13/2022		N	11/7/2022		2/6/23-2/13/23	N	Complete	Project completed
Replacement of all Vertical and Ceiling Fan Coil Units 1st Floor	\$ 130,000										Project completed
Interior Painting of CSS	\$ 23,720	-									Completed
Student Services - Flooring Replacement	\$ 120,671	-									Project complete, savings in this project.
Phase II Elevator Refurbishment - Theater and Student Services	\$ 13,236										completed
Phase II Repair of 3rd Street and Campus Access Road	\$ 10,675										completed
Floor Replacement for Campus Police (CRC)	\$ 20,329										Completed PFP Submitted
CSS - Flooring Replacement	\$ 37,713										Project Completed
Amphitheater Sustainable Landscaping/Irrigation Upgrage	\$ 3,164										Project Completed
Total	\$ 448,208										

Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

Total Revised 2022-23 SM Allocation	\$ 420,031
Total 2023-24 SM Allocation	\$ 28,177
TOTAL SM Allocation	\$ 448,208

Funds must be encumbered by: 6/30/2027
Funds must be expended by: 6/30/2027

2022-23 Scheduled Maintenance Projects - Tracking Log

Project Name	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM or ECM	Status	Status/Notes
Throwing Sports Field Renovation	\$ 2,000,000	-			Y						Construction in Progress
Replace Chiller, Air Handlers, Boilers, and Controllers and Fire Alarm System - Cosmetology Building	\$ -	-			Y						Canceled
Upgrade Fire Alarm System - ECS	\$ 240,000	-			Y						DSA issue has been resolved. Project is now in closeout phase.
Replace 6 HVAC Units - Tech A Bldg. (Energy Efficiency)	\$ 250,000	-			N						
Replace HVAC Controllers - MLK (Energy Efficiency)	\$ 374,588	-			Y						
Replace Lighting Control Systems - MTSC (Energy Efficiency)	\$ 1,500,000	-			N						Preparing to obtain bids for architectural services.
Replace Lighting Control Systems - Nursing (Energy Efficiency)	\$ 750,000	-			N						Preparing to obtain bids for architectural services.
Modernize Elevator - Tech B (Phase II)	\$ 188,523	-			Y						Project is complete.
Replace Boilers - Bradshaw*	\$ 144,321	\$ -			N						
Replace Fire Alarm System at Center for Social Justice	\$ 300,000										
Replace Damaged Roofing at Quadrangle Clock Tower	\$ 57,654										Project is complete.
Replace Chillers at MTSC and Nursing Chiller Plant (Ph. 2)	\$ 35,037	-			Y						Project is complete.
Upgrade Quad HVAC Controls	\$ 687,369	\$ -									In design.
Upgrade Fire Alarm System - Cosmetology.	\$ -	-			Y						Combined with Cosmo-HVAC Upgrade
Lighting Inverter Repalcement - MLK.	\$ -	-			N						Removed from 2022/23 Project List
Replace Split System - Art.	\$ -	-			N						Removed from 2022/23 Project List
Total	\$ 6,527,492										

Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

Total Revised 2022-23 SM Allocation	\$ 1,241,083
Covid 19 Grant	\$ 3,713,551
Total Student Enrollment & Retention Funds	\$ 1,500,000
2023-24 SM Allocation	\$ 72,858
TOTAL	\$ 6,527,492

Funds must be encumbered by: 6/30/2027
 Funds must be expended by: 6/30/2027

District Allocation

2022-23 SM Scheduled Maintenance Projects - Tracking Log

District Allocation	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work	DSA	Bid Dates	Contract Status	Construction Dates	EEM or ECM	Status	Status/Notes
District-Wide Solar & Battery Storage Project (Energy Efficiency)	\$ 4,936,749	\$ 30,063,251	Yes. Board approved contract on December 2022		Yes	Dec-22				Y	Work in progress with TotalEnergies
Total	\$ 4,936,749	\$ 30,063,251									

Funding allocation -Flexibility in the Use of Funds (Student Retention & COVID 19 Grant and & PPIS Reduction)

Total 2022-23 SM Allocation	\$ 4,936,749	\$ 30,063,251
TOTAL	\$ 35,000,000	

Funds must be encumbered by: 6/30/2027
 Funds must be expended by: 6/30/2027

Facilities Planning & Development Projects Status Update Report

February 26, 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. CEQA MND completed and approved by BOT on 2/17/2026. CEQA package submitted to the SCO in order to receive approval to proceed with Working Drawing phase by late March 2026.

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 field 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% / 91%
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. Contractor protesting roof tie-offs, and hasn't started work. Work is started in 204, including fire alarm conduit relocation, and fume hood installation has been completed. Work in 203bis completed. Restrooms still are not finished. Still having contractor scheduling issues. End of March is the new estimate completion for the project.

Issues: Due to delay of district orders of the fume hoods, and contractor not completing activities on schedule, the project got delays, which requires acceleration. The project is over budget and FPD is working with Caliba Construction and Kitchell CEM to finalize the costs.



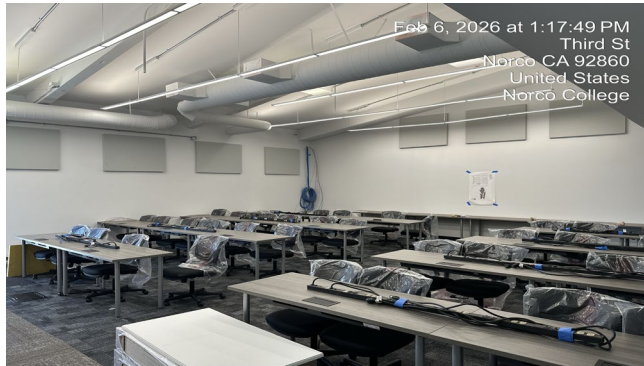
Norco CACT Programs Relocation to STEM 100

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 90%
Duration:	11 Months	Delivery Method:	D-B-B
Contractor:	TBD	Construction Manager:	C.W.Driver

Project Status: Contractor working on completing electrical final equipment connections. , restroom tile missing in back of toilet, and overall paint touchup. Contractor working on roofing in outside storage container. Puch walk with campus scheduled for February 23rd. . 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: New chiller concrete pads have been poured. Rebar cages for new post footings have been fabricated and delivered. Steel posts for outside chiller pipe supports are being fabricated. All equipment has been procured and is ready to be delivered as needed for installation.

Issues:



Norco Center for Human Performance & Kinesiology

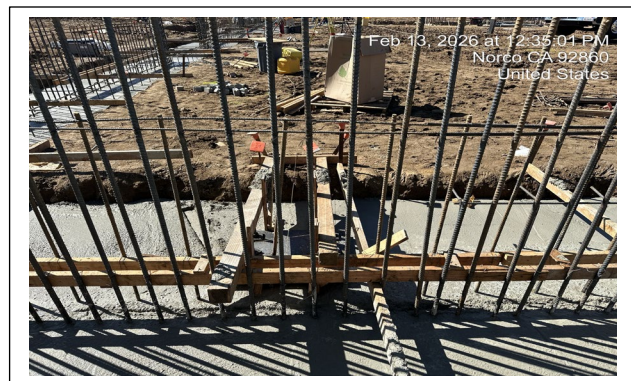
Project Description: The Norco College has been in existence since 1993 and over the past 20 years the campus has not been able to provide a comprehensive Physical Education Program because of a lack of space. This project constructs a 55,081 gsf/ 39,282 asf Center for Human Performance and Kinesiology 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 25%
Duration:	24 Month	Delivery Method:	D-B-B / GC + CM Agency
Contractor:	TBD	Construction Manager:	C.W.Driver

Project Status: 75% foundations have been poured. Concrete retaining wall forms are being erected, along with rebar grid.

Concrete retaining wall forms are being erected, along with rebar grid

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. CEQA MND completed and approved by BOT on 2/17/2026. CEQA package submitted to the SCO in order to receive approval to proceed with Working Drawing phase by late March 2026.

Issues: None

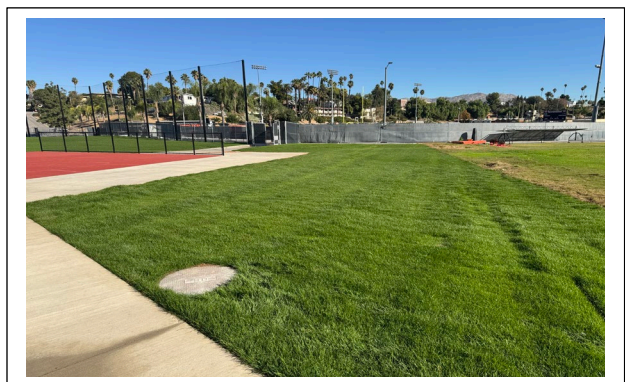
RCC Throwing Sports Project

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 99%
Duration:	1 Year	Delivery Method:	D-B-B / GC + CM Agency
Contractor:	Patriot	Construction Manager:	Kitchell/CEM, Inc.

Project Status: Contractor completed punch list items.. Pull-Up bars installed. Contractor working on concrete flooring slope with Mondo contractor W2W in March due to scheduling issues.

Issues: The project is behind 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. CEQA MND completed and approved by BOT on 2/17/2026. CEQA package submitted to the SCO in order to receive approval to proceed with Working Drawing phase by late March 2026.

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. Programming 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 Early March 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. Contractor has the approval to proceed with their commissioning for Norco and MVC. 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)

RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT



RCC

RIVERSIDE CITY COLLEGE

NEW COSMETOLOGY BUILDING

VISUAL DESIGN PACKAGE 02.17.26



westgroup designs
WD



Contents

- Campus Fabric Integration & Student Success Experience
- Sustainability Features
- Overall Site Plan
- Accessibility & Circulation
- Floor Plans
- Renderings



RIVERSIDE CITY COLLEGE



The RCC Brand Message: Your Future is Bright. Be Empowered. Be Transformed.

Riverside City College's (RCC) Cosmetology program has outgrown its one-story, 12,350-square-foot home of nearly 70 years. To meet rising program enrollment and align with the **2018 Facilities Master Plan**, the College is developing a new **two-story, 33,415-square-foot** facility—**2.7 times larger** than the existing building. This project modernizes instructional infrastructure, strengthens student success, and promotes wellness in a dynamic, sustainable environment.

Educational and Program Objectives

- **Expanded laboratory capacity** for hair design, esthetics, nail care, and barbering instruction.
- **Modernized equipment compatibility** meeting industry standards for vocational certification.
- **Collaborative learning and mentoring zones** that promote professional readiness.
- **Enhanced health and safety systems** supporting program longevity and student well-being.

Sustainability and Energy Performance

Targeting **LEED Gold certification**, the project participates in **SCE's Savings By Design** program and will exceed **California Title 24, Part 6 Energy Code** by at least 15 percent.



The RCC Brand Message: Your Future is Bright. Be Empowered. Be Transformed.



Health, Wellness, and Learning Environment

Designed as both a professional training environment and public-facing service destination, the interiors resemble real-world cosmetology settings and give students hands-on preparation in contemporary spaces. Thoughtfully planned workspace layouts promote efficiency, collaboration, and confidence, while timeless colors and finishes create an inspiring atmosphere aligned with the energy of the RCC community. Abundant natural light flows in through exterior windows, extends deep into the building through interior glazing, and is enhanced by the fresh, bright finish materials. The campus addition provides an open and welcoming environment where students can thrive.

The design treats wellness as essential to professional training. A **south-facing, secure outdoor “third space”** connected to a double-height lobby offers sunlight and natural views for social connection and stress relief. Interiors employ **biophilic finishes**, natural wood, earth tones, and low-VOC, high-recycled-content materials to create calm, restorative classrooms. Access to daylight and landscape views supports **20–26% faster learning** and up to **14% higher test performance**, optimizing both academic and professional outcomes.

Lasting Impact

The new Cosmetology Building transforms a dated facility into a high-performance educational hub—an environment that cultivates creativity, fosters well-being, and prepares students for thriving careers in cosmetology and the broader beauty industry.

Campus Location and Function:

The building will occupy **Parking Lot G** on the **lower campus near the Ramona Drive entrance**, forming a visible gateway for a new **Career Technical Education (CTE) zone**. Its placement allows for construction with minimal academic disruption while improving pedestrian and academic connectivity across campus. The facility will include expanded laboratories, updated technical infrastructure, student collaboration areas, and flexible teaching spaces designed for future growth.



Site Integration:

- The new Cosmetology building seamlessly integrates into the Riverside City College campus fabric while elevating the student success experience.
- Repurposed an underutilized parking space to relocate the Cosmetology building closer to the campus core and adjacent facilities, strengthening connectivity and integration.
- Building orientation is used strategically to maximize layout efficiency, daylighting, and functionality.
- The new cosmetology building strengthens the campus with a modern, professional facility.



Solar Orientation:

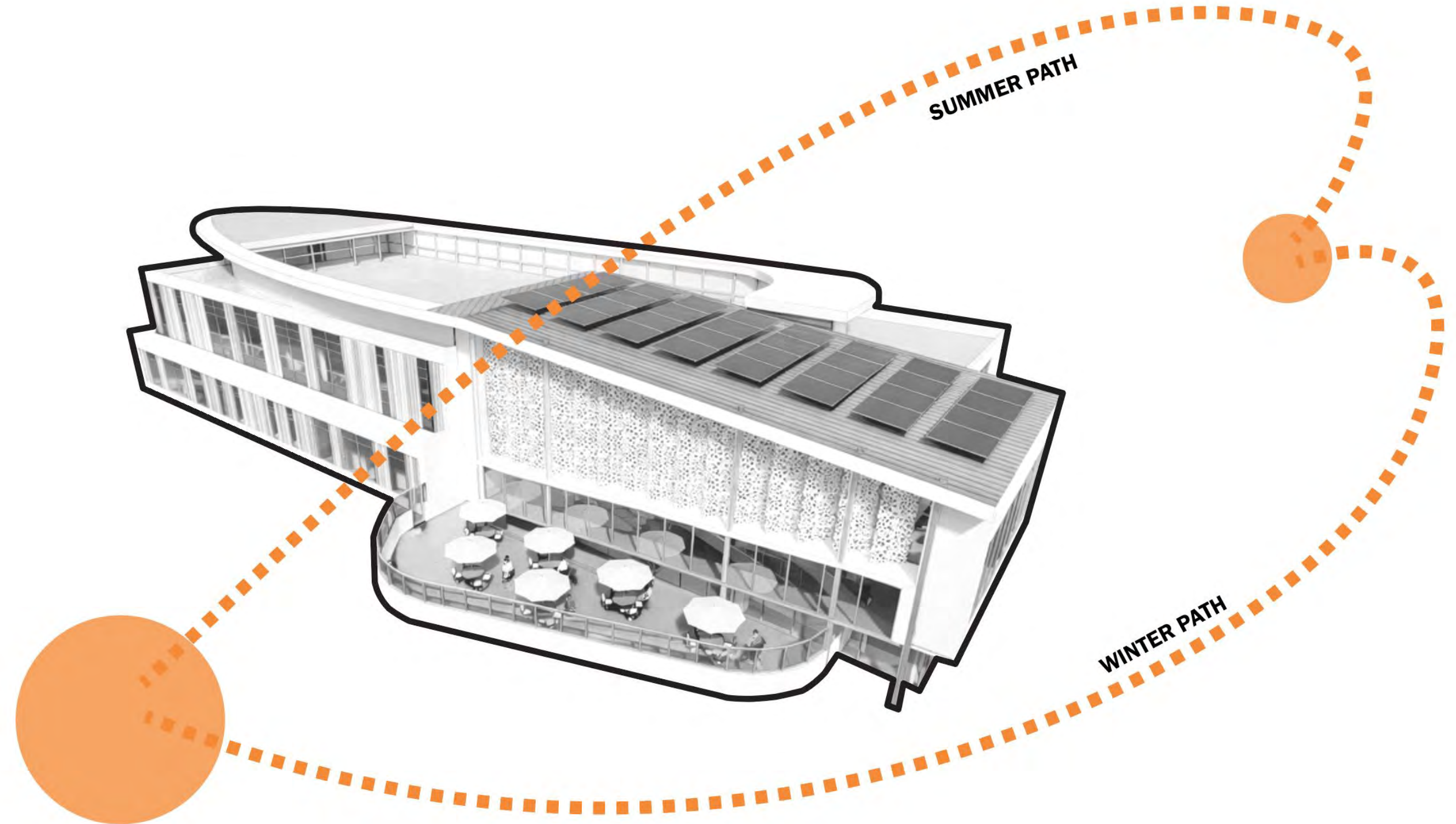
- The lobby uses **passive solar strategies** to balance daylight, glare control and thermal comfort.

- Horizontal overhangs** limit high summer sun while admitting lower winter daylight.

- Vertical fins** on the southeast façade reduce low-angle afternoon glare while preserving diffuse light.

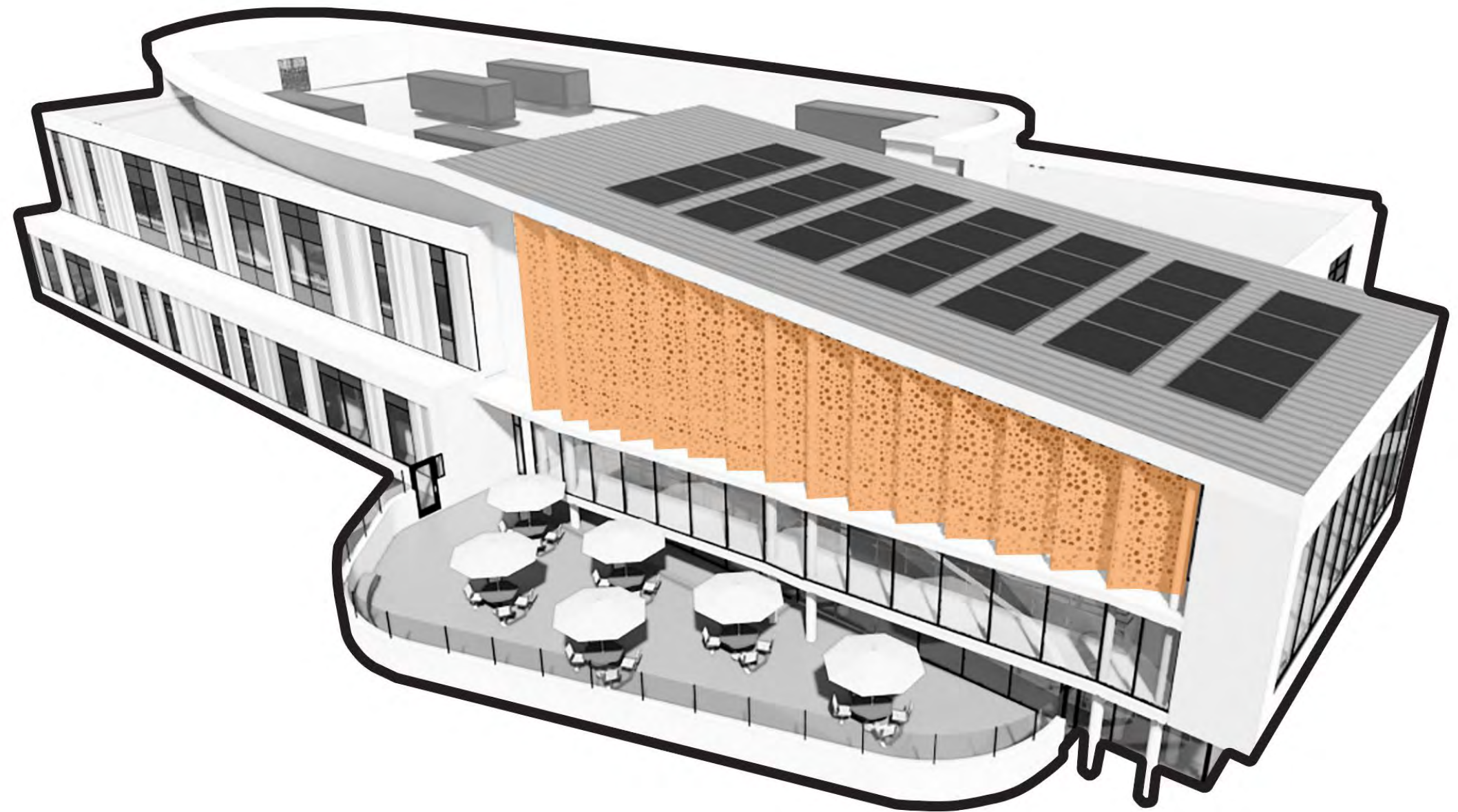
- Summer Solstice** (June 21)
Daylight \approx 14 hours 24 minutes

- Winter Solstice** (Dec. 21)
Daylight \approx 9 hours 53 minutes



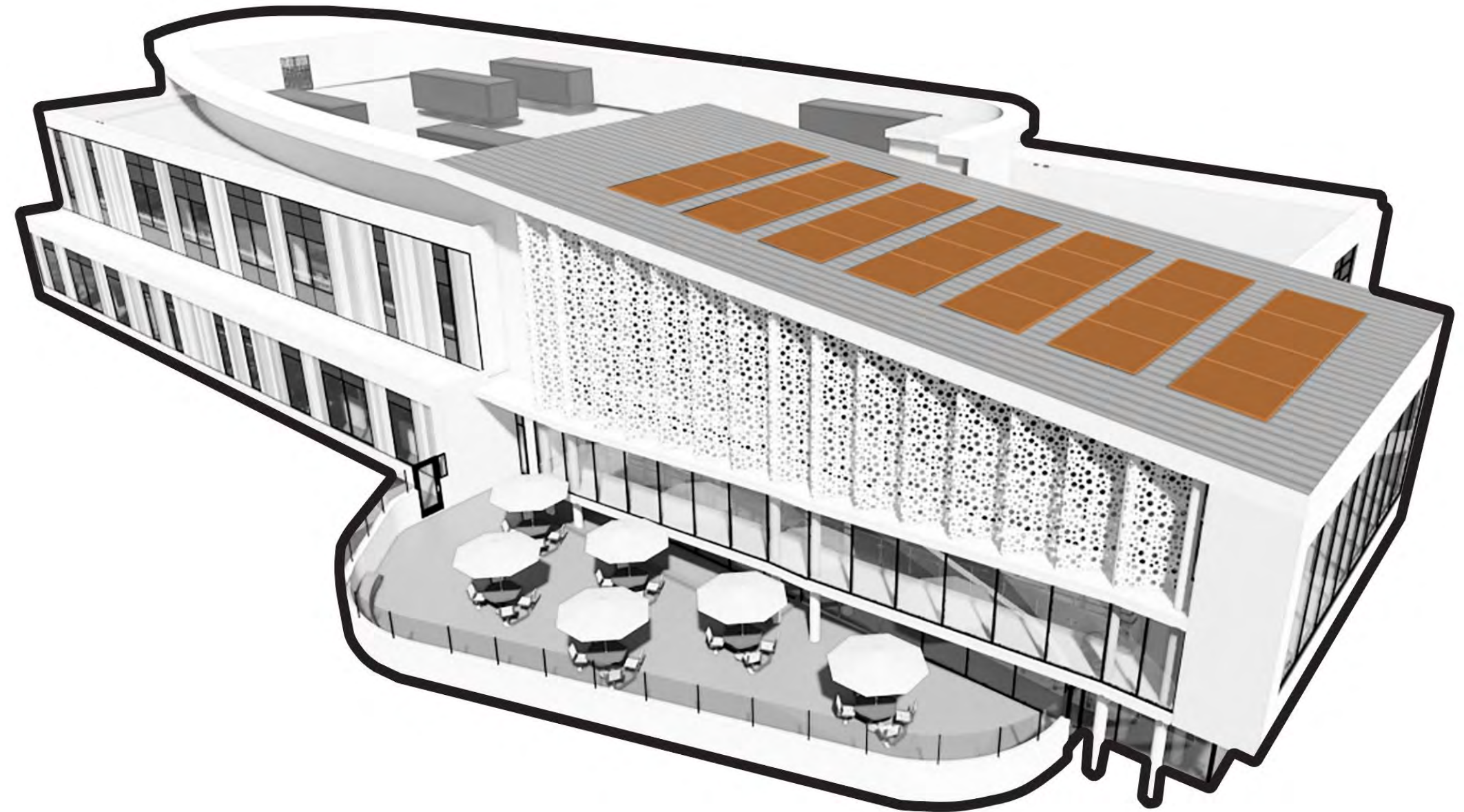
Brise Soleil:

- Transmitted direct sun \approx 38%
- Blocked direct sun \approx 62%
- Incorporated exterior solar shading devices reduce direct sun exposure and minimize glare.
- Improved occupant comfort by controlling daylight while preserving views and natural light.
- Enhanced energy performance by reducing cooling loads and peak heat gain.



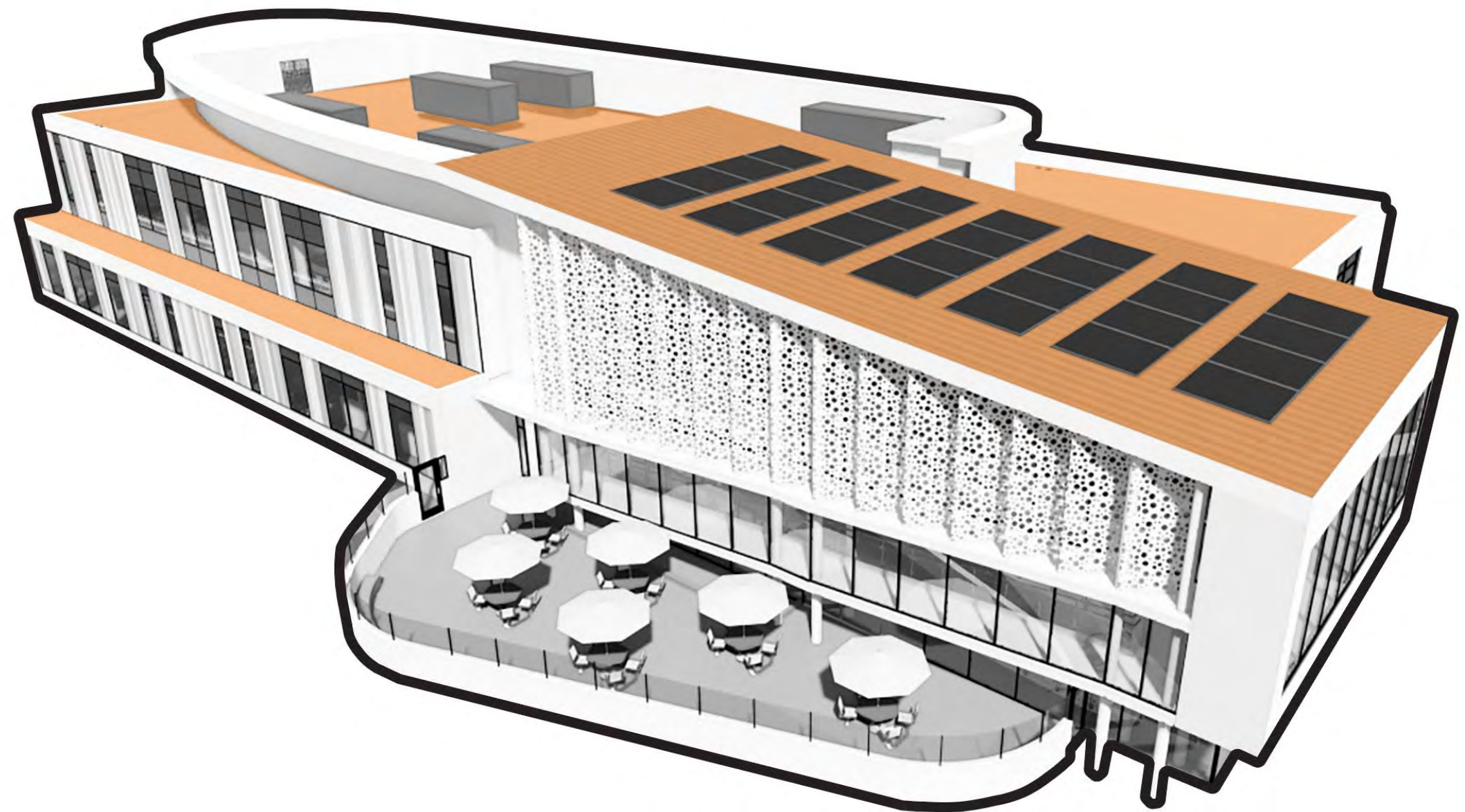
PV System:

- The design includes an approx. **48.4 kW photovoltaic system**, offsetting about **23% of the building's total annual energy consumption** and resulting in an estimated **50% reduction in overall energy costs**.
- **Installed rooftop photovoltaic panels** to generate on-site renewable energy and reduce grid dependence.
- **Supplementing the existing campus PV system** to increase overall clean energy production.
- **Lowering operational carbon emissions** while supporting long-term energy cost savings and sustainability goals.



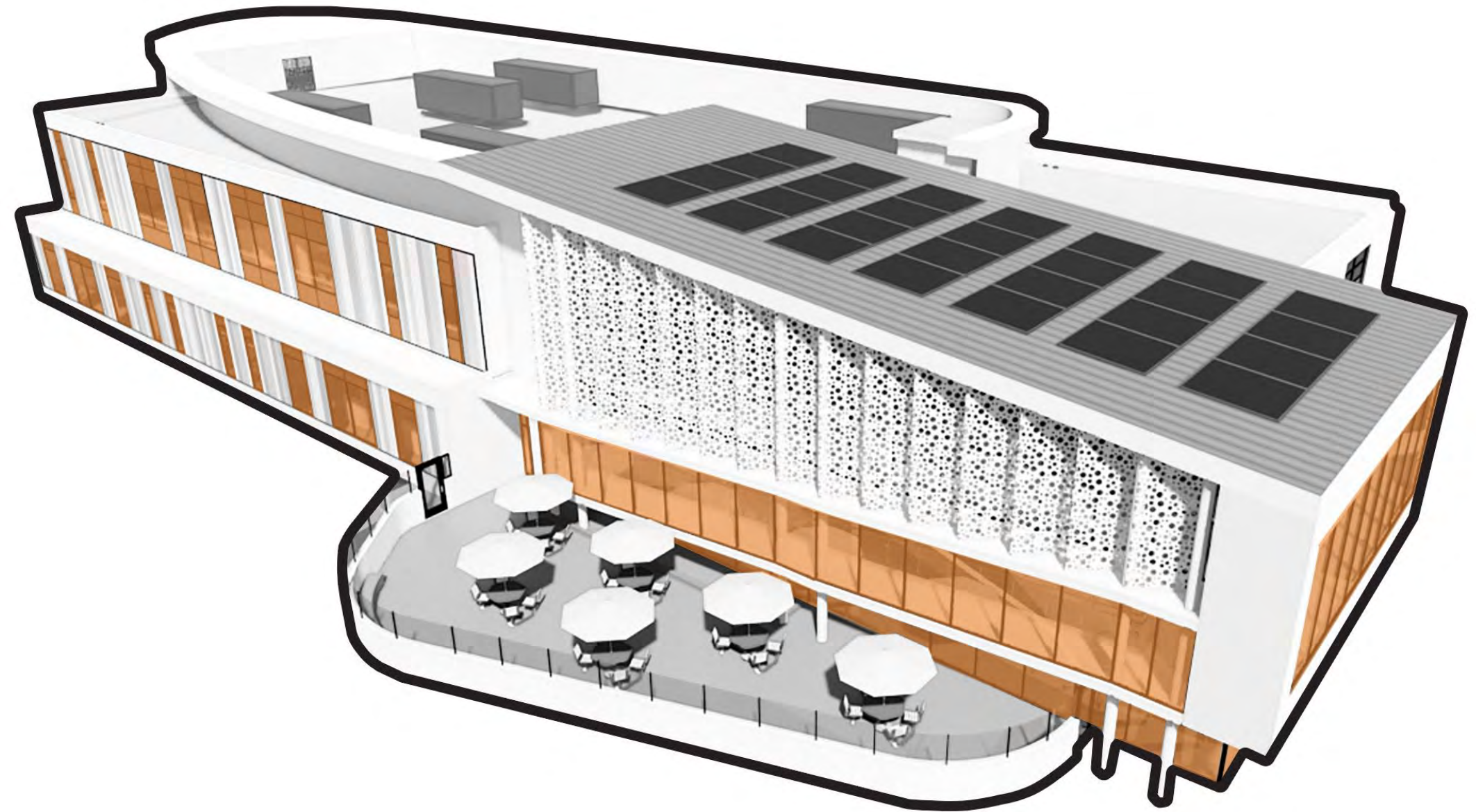
High Reflectance Roof & Paving:

- Approx. **21,000 SF of reflective roofing** will be installed to reduce heat gain and improve energy efficiency (meeting required SRI values).
- **Utilized high-reflectance roofing materials** reduces heat absorption and lowers rooftop temperatures.
- **Incorporated reflective paving surfaces** minimizes heat island effects across the site.
- **Improved overall site thermal performance** reduces ambient temperatures and decreasing cooling demand.



Windows: Thermal & Solar Heat Gain Performance:

- **Low-E Insulating Glazing** improves energy efficiency by reflecting heat, reducing energy bills by up to **30%**.
- **Optimized U-values** to reduce heat transfer and improve overall energy efficiency. **U: <0.36**
- **Controlled Solar Heat Gain Coefficient (SHGC)** balances daylight access with reduced cooling loads. **SHGC: 0.25**
- **Incorporated high-performance glazing systems** enhances occupant comfort while minimizing glare and unwanted heat gain.



Responsible Material:

- Trespa Pura Panels:**

Approx. 7,000 SF

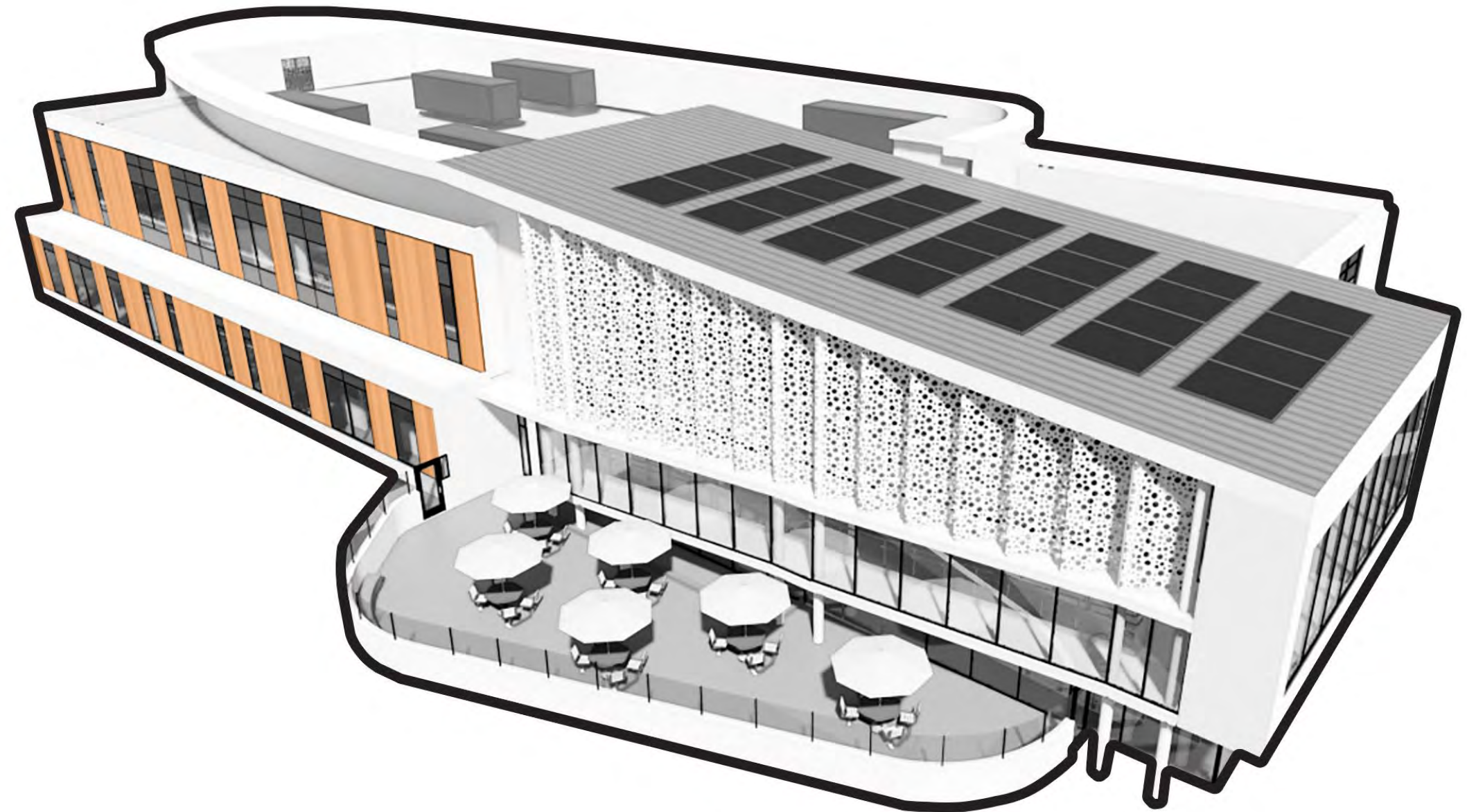
- LEED Contribution:** Used on projects achieving Gold-level LEED certification.

- Durable & Low Maintenance:**

Electron Beam Curing (EBC) technology creates a weather-, UV-, and impact-resistant surface; no painting or refinishing required.

- Sustainable Composition:** Made with ~70% natural wood fibers from sustainable sources.

- PEFC Certified:** Wood fibers sourced from sustainably managed forests under PEFC standards.



Sustainable Landscaping:

- Groupings of **Sycamore, Pine, and Oak trees** provide summertime shade and seasonal screening.
- Sycamores allow increased solar access during winter months (deciduous canopy).
- Planting palette includes sustainable, drought-tolerant shrubs, trees, and vines.
- Plants organized by hydrozones based on water needs to improve irrigation efficiency.
- Irrigation system designed in compliance with the **2015 California MWEL0 (Governor's Executive Order B-29-15)**.
- **Smart** irrigation controller with real-time weather-based adjustments to optimize water use.

TREES



ARBUTUS MARINA / MARINA STRAWBERRY TREE



LAGERSTROEMIA F. 'TUSCARORA' / TUSCARORA CRAPE MYRTLE



PINUS ELДАРICA / AFGHAN PINE



PLATANUS RACEMOSA / WESTERN SYCAMORE

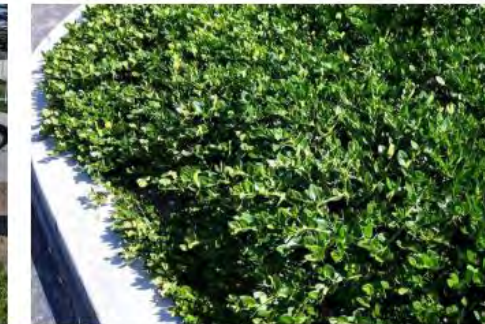


QUERCUS ENGELMANNII / ENGELMANN OAK

SHRUBS AND GROUND COVERS



ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE



CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM



CAREX DIVULSA / BERKELEY SEDGE



DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY



DIANELLA T. 'VARIEGATA' / VARIEGATED DIANELLA



FICUS PUMILA / CREEPING FIG



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY



OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE DWARF OLIVE



RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN



SALVIA GREGGII / AUTUMN SAGE



WESTRINGIA F. 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY

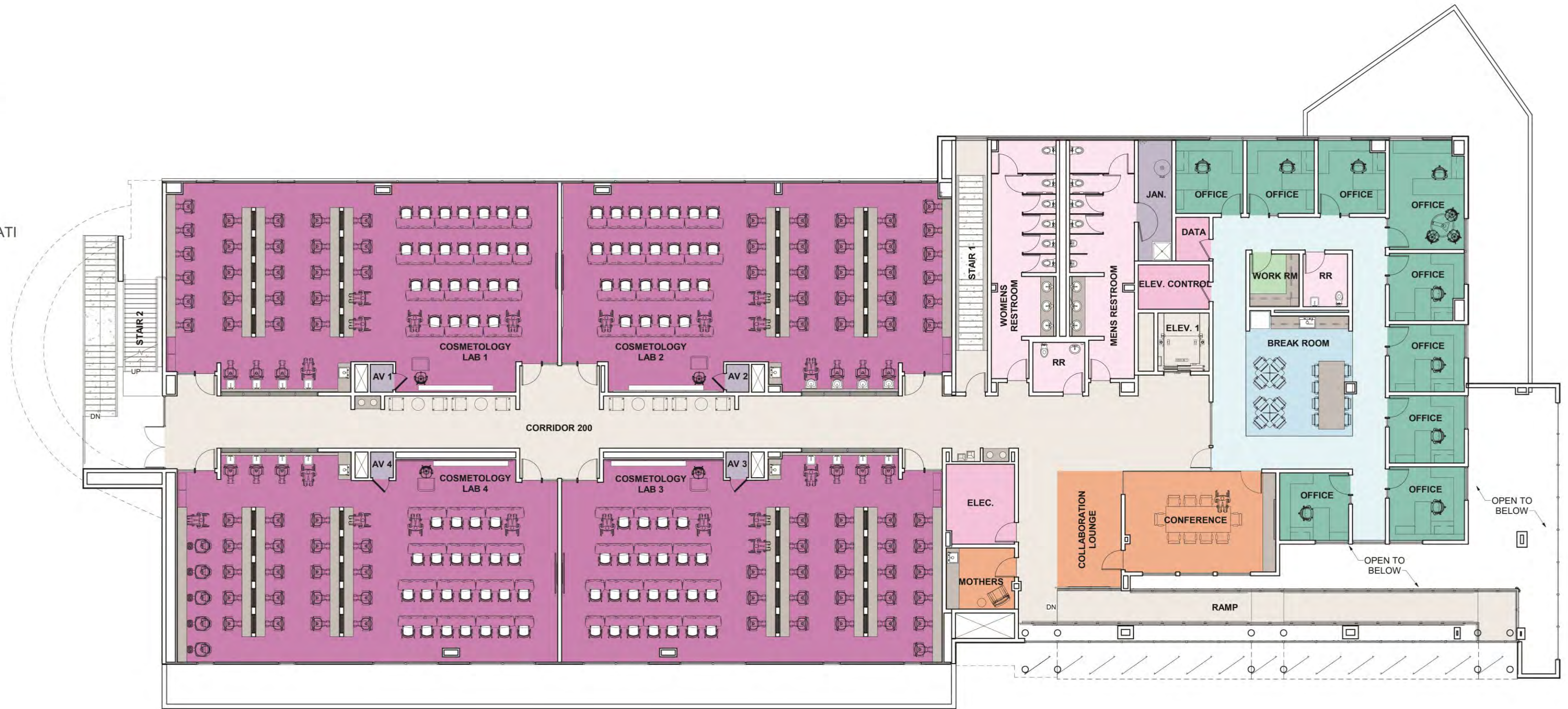
Legend

- BACK OF HOUSE
- BUILDING SUPPORT
- CIRCULATION
- CLASSROOM
- DEPARTMENT SUPPORT
- LOUNGE
- OUTDOOR LOUNGE
- RESTROOM
- SERVICE SPACE
- STORAGE



Legend

- BACK OF HOUSE
- BREAK ROOM
- BUILDING SUPPORT
- CIRCULATION
- CLASSROOM
- LOUNGE
- OFFICE
- OFFICE SUITE CIRCULATI
- OFFICE SUPPORT
- RESTROOM





Riverside City College New Cosmetology Building - Exterior View (Southeast at Terracina & Saunders)



Riverside City College New Cosmetology Building - Exterior View (North from Tennis Courts)



Riverside City College New Cosmetology Building - Exterior View (Patio on Terracina Dr.)



Riverside City College New Cosmetology Building - Interior View of First Floor Entry Lounge



Riverside City College New Cosmetology Building - Interior View of First Floor Ramp in Entry Lounge



Riverside City College New Cosmetology Building - Interior View of First Floor Student Resource Center



Riverside City College New Cosmetology Building - Interior View of First Floor Facials Room



Riverside City College New Cosmetology Building - View of Second Floor Lounge, Conference, and Office Suite Entry



Riverside City College New Cosmetology Building - Interior View of Second Floor Cosmetology Class Lab (Lecture Area)





Riverside City College New Cosmetology Building - Interior View of Second Floor Cosmetology Class Lab (Hairstyling Area)





Riverside City College New Cosmetology Building - Interior View of Second Floor Cosmetology Class Lab (Shampooing Area) **WD**



Riverside City College New Cosmetology Building - Exterior View (Main Building Entrance)



thank you!



Library Learning Resource Center at Moreno Valley College



Visual Package
February 17, 2025
CANNONDESIGN

Contents

Site Plan

Exterior Renderings

Floor Plans

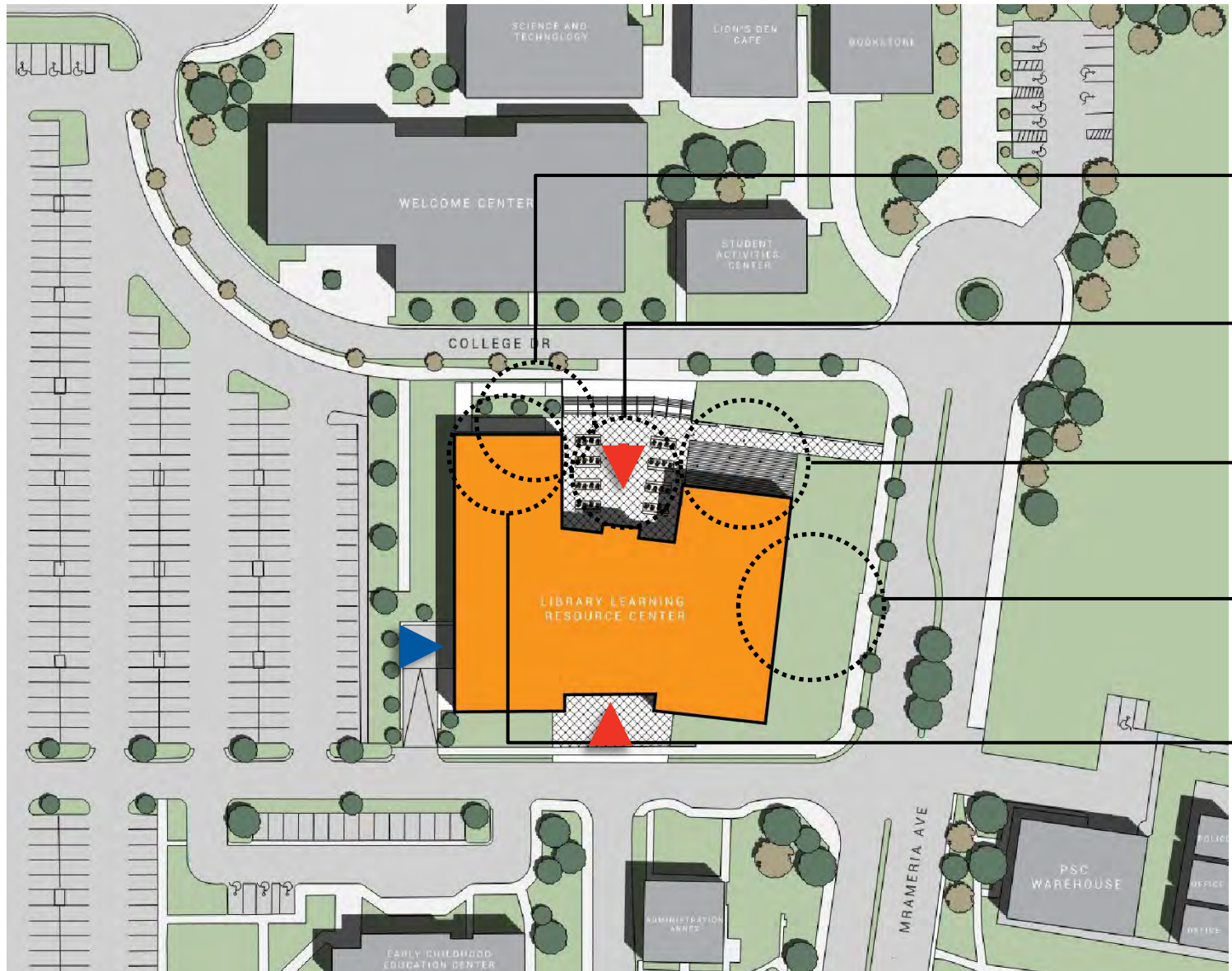
Section Perspectives

Interior Renderings



Site Plan and Campus Context

Site Plan



Access (Ramp/Stair)



Meet (Entry Plaza)



Participate (MPR)



Play (Lawn)



Study (Terrace)

Landscape Plan



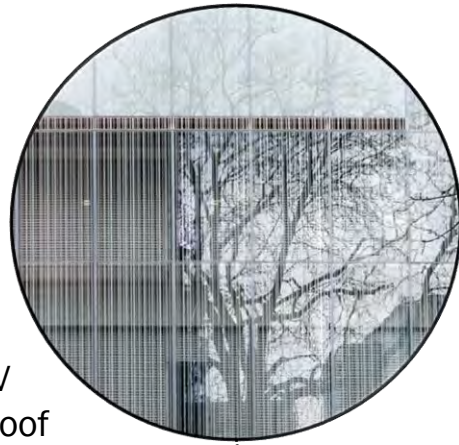
- ① North Entrance Plaza
- ② South Entrance Plaza
- ③ Outdoor Patio
- ④ Student Activity Area
- ⑤ 2nd Floor Terrace
- ⑥ Seatwall
- ⑦ Bench
- ⑧ Seating Platforms
- ⑨ Sign Wall
- ⑩ Planter
- ⑪ Rock Outcropping
- ⑫ Pillars / Lights



Sustainability



Maximize PV Panels on Roof



Fritted Glass with Vertical Fins on South Glazing for Solar Shading



Maximize Glazing on North Façade



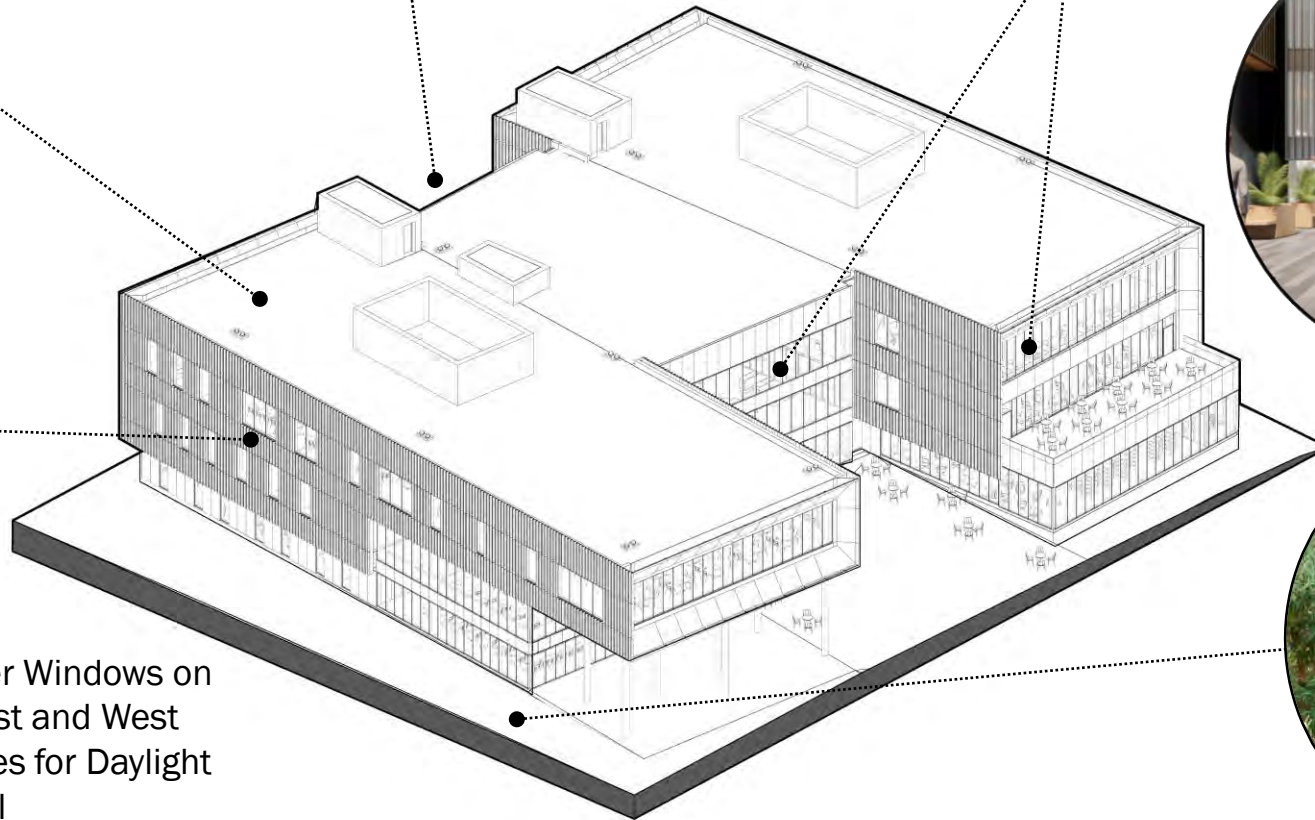
Main Entry, Terrace, and Plaza Located on Northside of the Building for Shading



Storm Water Basin – On Site



Smaller Windows on the East and West Facades for Daylight Control



Exterior Renderings



View from the Northeast



View of the Northeast Plaza



LIBRARY LEARNING RESOURCE CENTER

View from the North



View of the North Entry



View from the Northwest



View of the Northeast Terrace



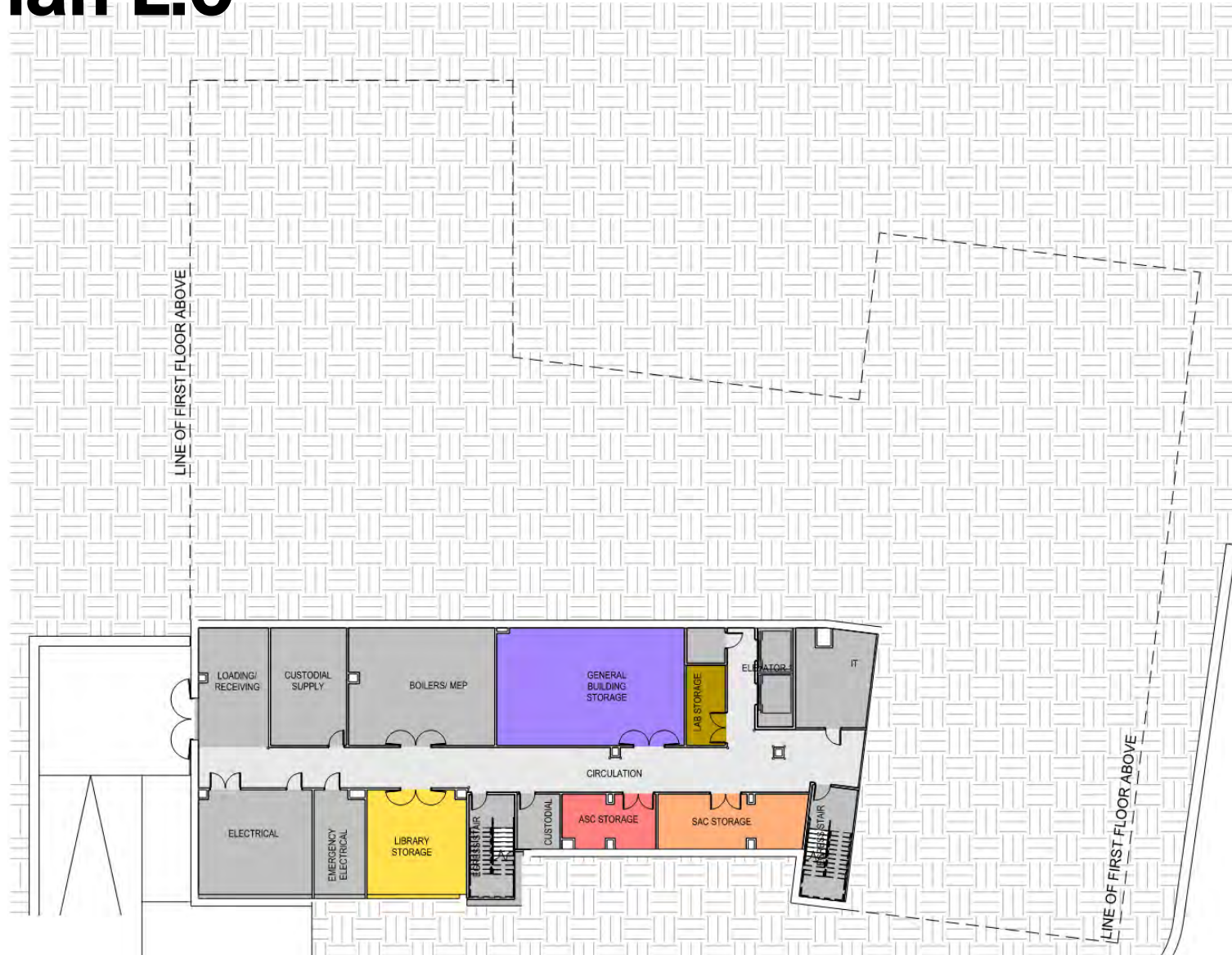
View from the Southwest



View from the Southeast

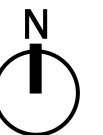
Floor Plans

Floor Plan L.0



DEPARTMENT COLOR LEGEND

- ASC
- CIRCULATION
- LIBRARY
- MEDIA PRODUCTION
- NON-ASSIGNABLE
- SAC
- SHARED

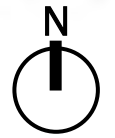


Floor Plan L.1

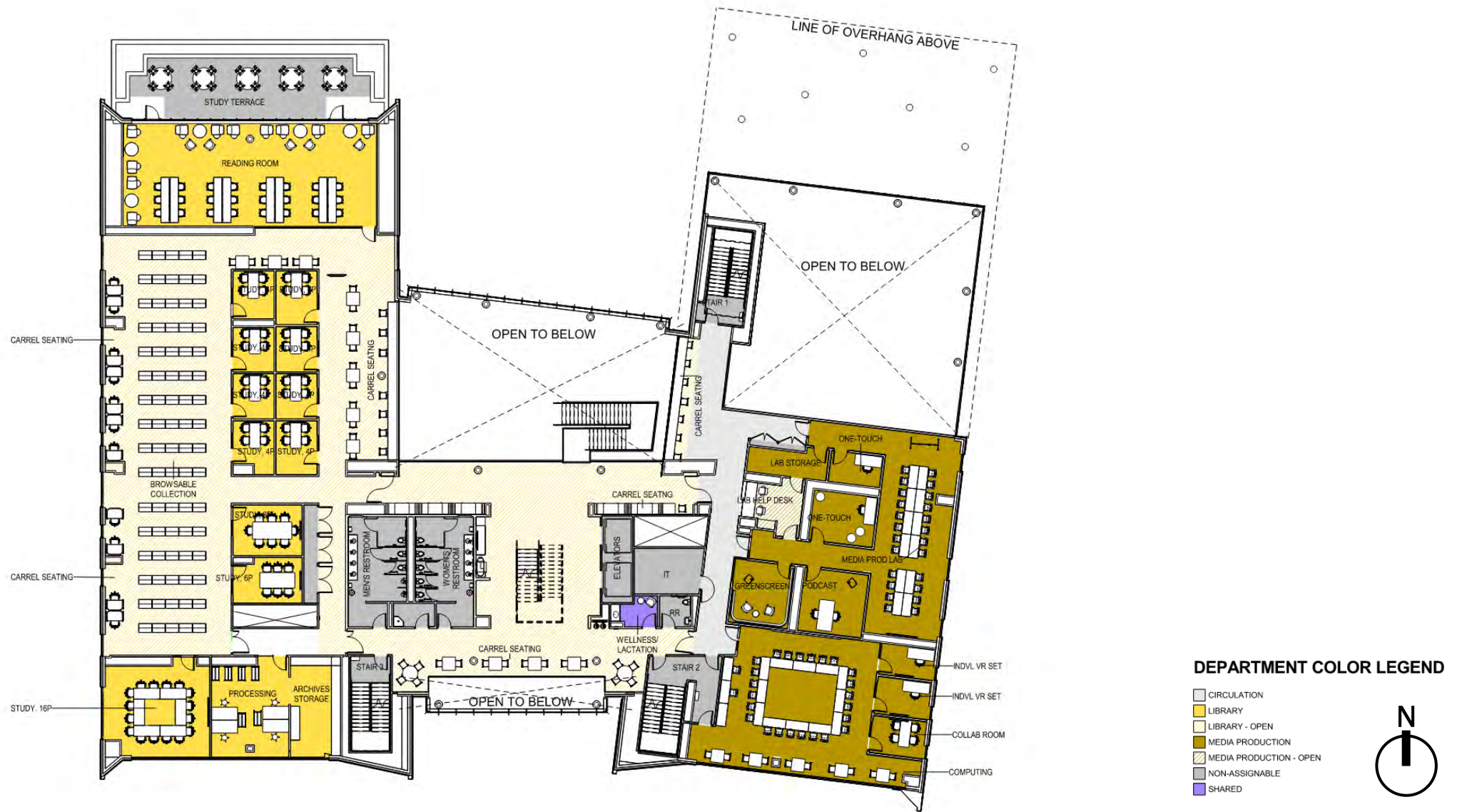


DEPARTMENT COLOR LEGEND

- ASC
- ASC - OPEN
- CIRCULATION
- LIBRARY
- LIBRARY - OPEN
- MPR
- NON-ASSIGNABLE
- SAC
- SAC - OPEN
- SHARED

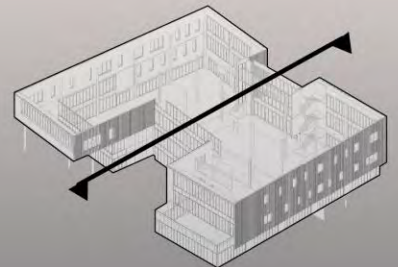


Floor Plan L.2

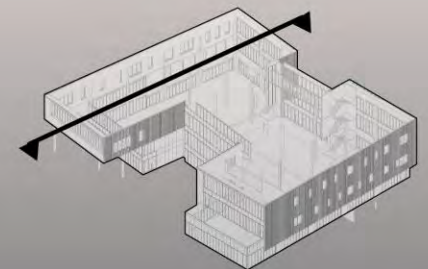
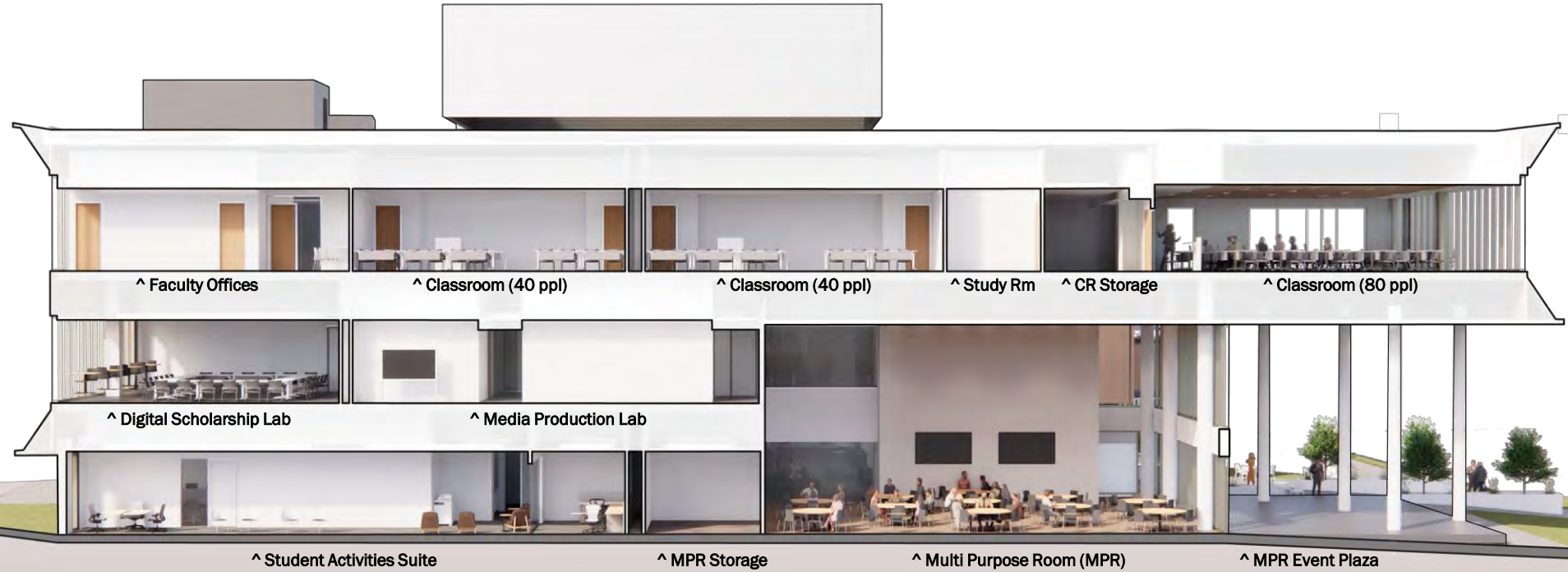


Section Perspectives

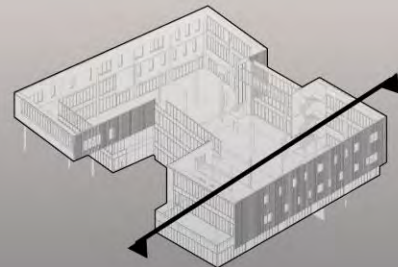
Section Perspective – Entrances and Lobby



Section Perspective – Classrooms and MPR



Section Perspective – Collections and Study Rooms



Interior Renderings



Main Lobby, Level 01



Main Lobby, Level 01

Multipurpose Room, Level 01



Reading Room, Level 01



Study Rooms, Level 02 and Level 03



General Collections, Level 02 and Level 03





Large Classroom, Level 03



Level 03, Collaboration Seating



Level 03, Collaboration Seating

Norco College

Library Learning Resource Center & Student Service

Design Progress
February 20, 2026



Contents

- 01 **Concept**
- 02 **Site Context & Aerial Views**
- 03 **Sustainability Strategies**
- 04 **Exterior Renderings**
- 05 **Interior Finish Plans, Materials, Renderings**

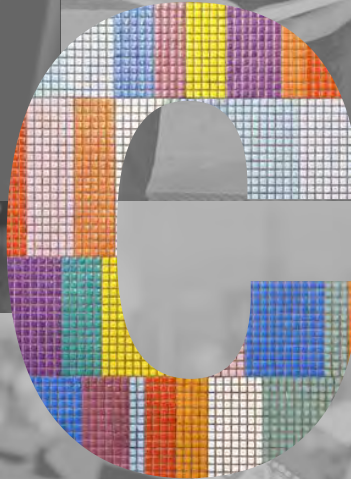
01

Concept



CONCEPT

Cultural Mosaic



02

Site Context & Aerial Views



SITE



NORCO LLRC+SSV

STUDENT CENTER DR.

COLLEGE WAY

W. END DR.

COLLEGE WAY

STUDENT CENTER DR.

MUSTANG CIRCLE

WINDY WAY

THIRD ST.

THIRD ST.

THIRD ST.



CIRCULATION

Site Improvements



NORCO LLRC+SSV

3.

2.

1.

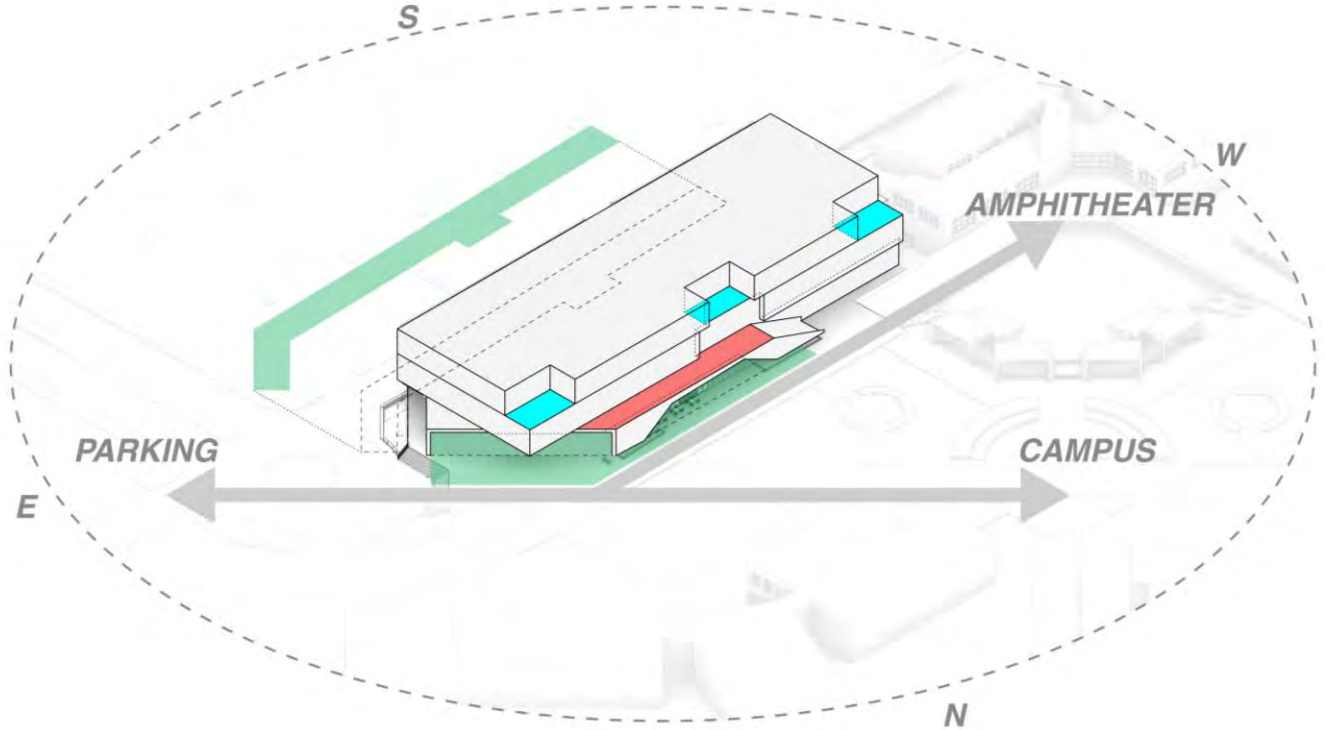
4.

LEGEND

- 1. NEW STAIR TO PARKING ON SOUTH SIDE
- 2. STAIR IMPROVEMENTS TO MUSTANG CIRCLE ON EAST SIDE
- 3. CAMPUS WALKWAY IMPROVEMENTS ON NORTH SIDE
- 4. NEW RAMP ON WEST SIDE

STUDENT EXPERIENCE

Architectural Design Features to Engage Students & Staff



- POCKET PORCHES
- READING TERRACE
- STUDENT SERVICES "WELCOME PORCH"

AERIAL LOOKING NORTHWEST



AERIAL LOOKING SOUTHWEST



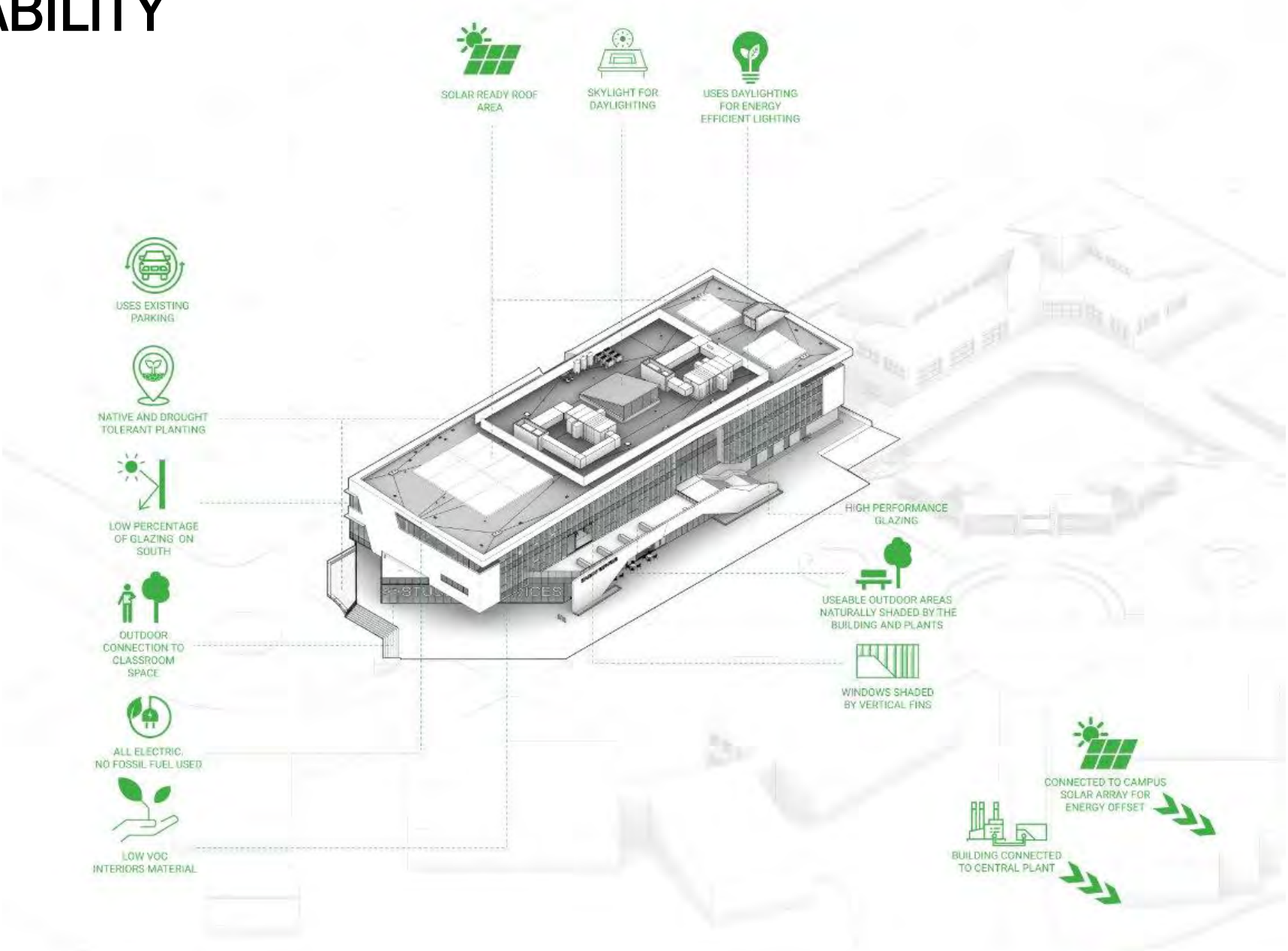
03

Sustainability Strategies



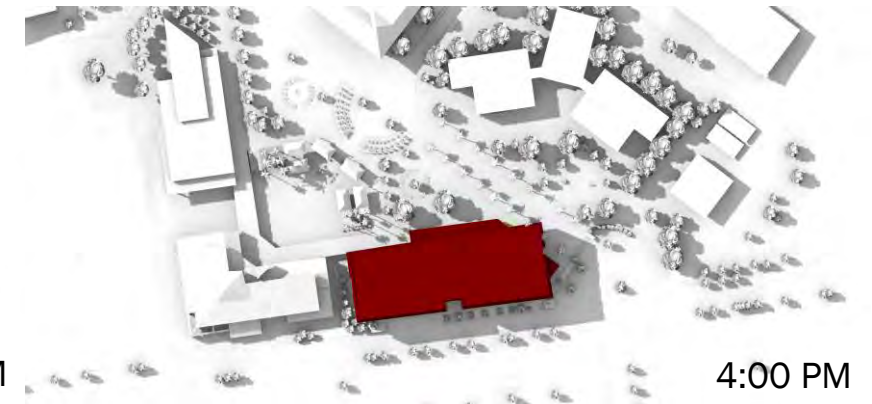
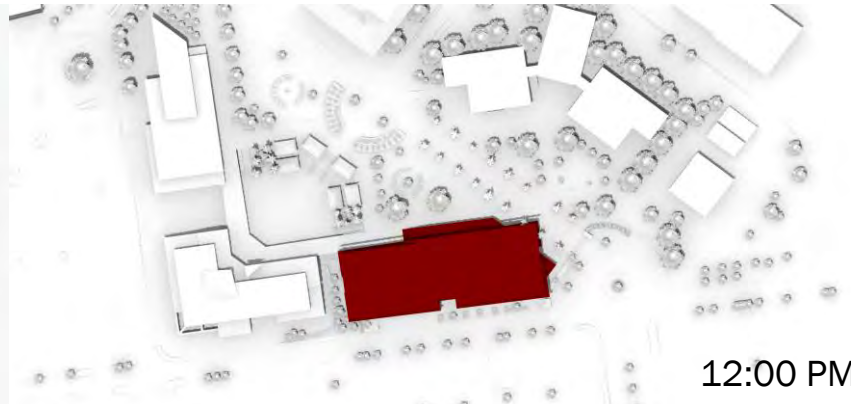
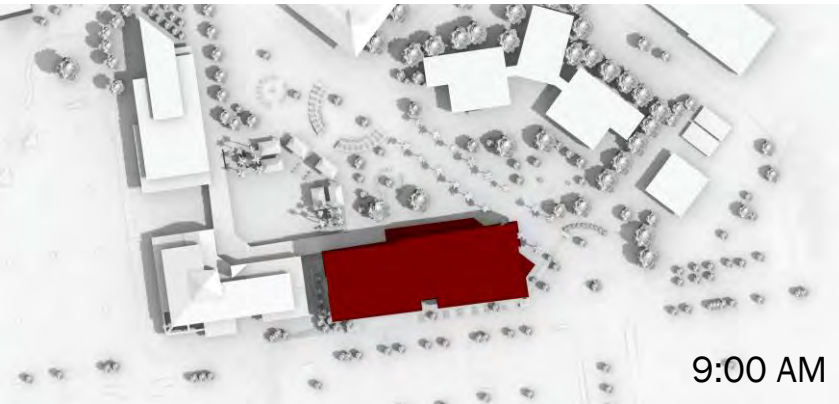
SUSTAINABILITY

Overview

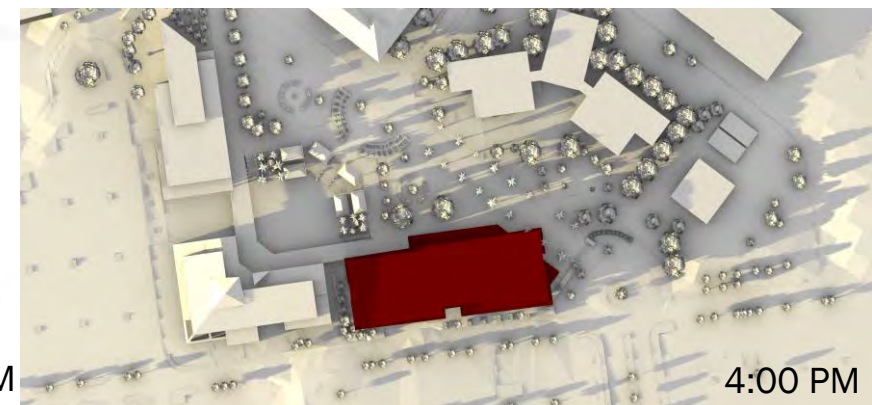
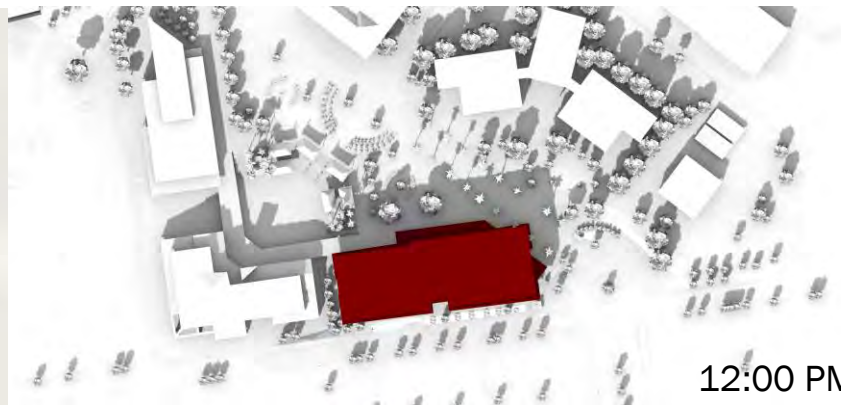
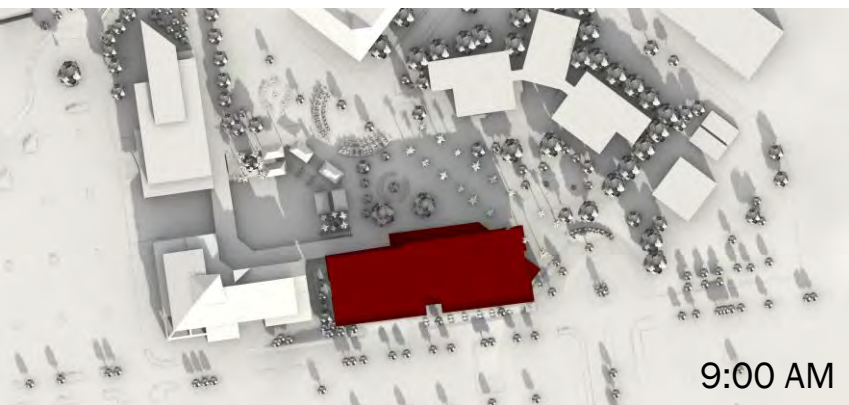


SUSTAINABILITY

Sun Studies



Summer Solstice



Winter Solstice

04

Exterior Renderings



NORTH FAÇADE



NORTH FAÇADE LOOKING EAST



APPROACH FROM MUSTANG CIRCLE



VIEW FROM NORTHEAST



SOUTH FAÇADE



SOUTHWEST CORNER



SOUTH ENTRY



05

Interior Finish Plans, Materials, Renderings



FINISH PLAN

Level 01



CONCRETE STENCIL



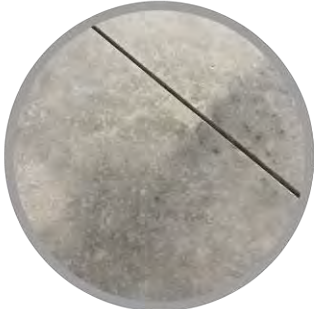
ACCENT CARPET



RESILIENT FLOOR



CARPET



POLISHED CONCRETE



PORCELAIN TILE

FINISH PLAN

Level 02



ACCENT CARPET



PORCELAIN TILE



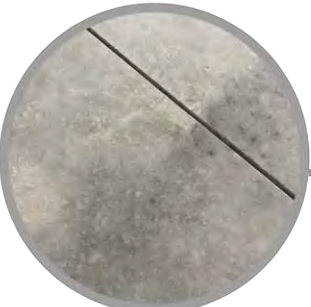
RESILIENT FLOOR



ACCENT CARPET



CARPET



POLISHED CONCRETE



ACCENT CARPET

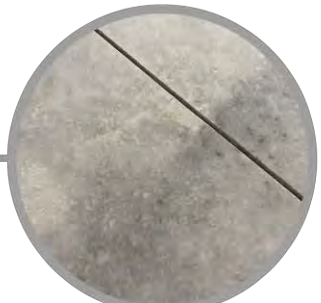


FINISH PLAN

Level 03



ACCENT CARPET



POLISHED CONCRETE



RESILIENT FLOOR



ACCENT CARPET



CARPET



PORCELAIN TILE



ACCENT CARPET



ACCENT CARPET

WELCOME CENTER

BE A MUSTANG

SERVICES



WELCOME CENTER



STUDENT SERVICES



BE A MUS

1 2 3 4 5

STUDENT SERVICES

WELCOME CENTER

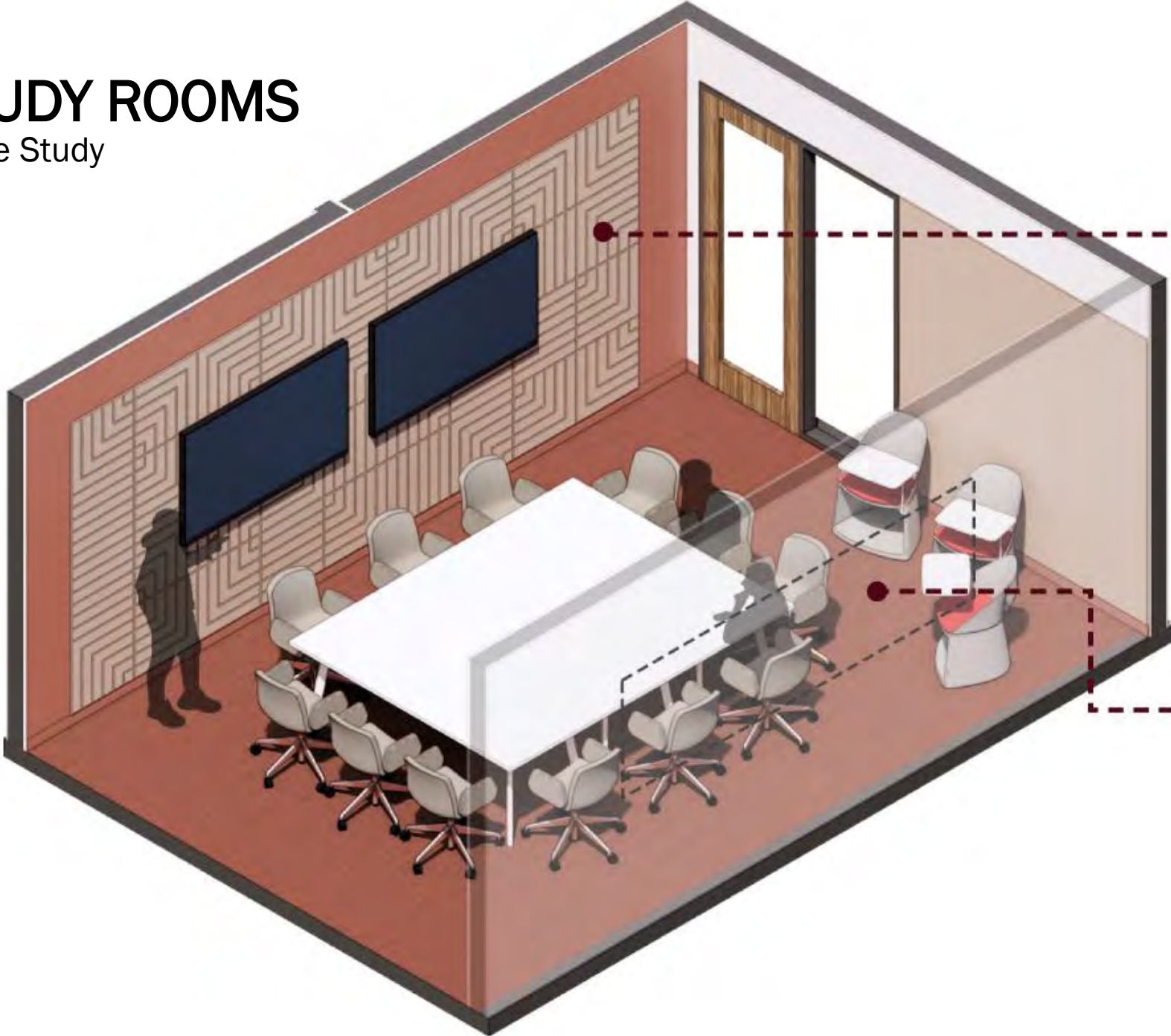


WELCOME CENTER



STUDY ROOMS

Large Study



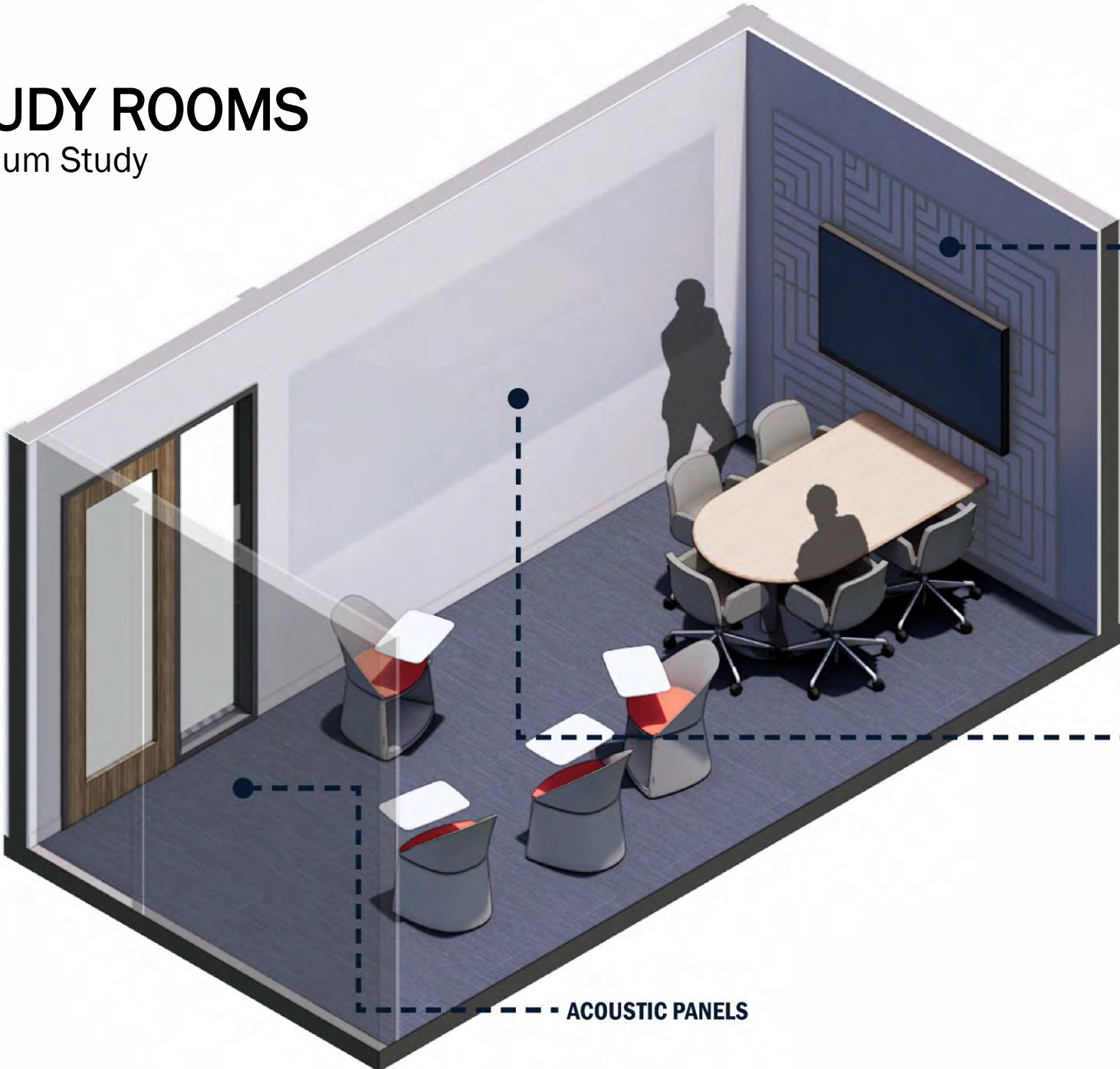
ACOUSTIC PANELS



GLASS MARKERBOARD

STUDY ROOMS

Medium Study



ACOUSTIC PANELS

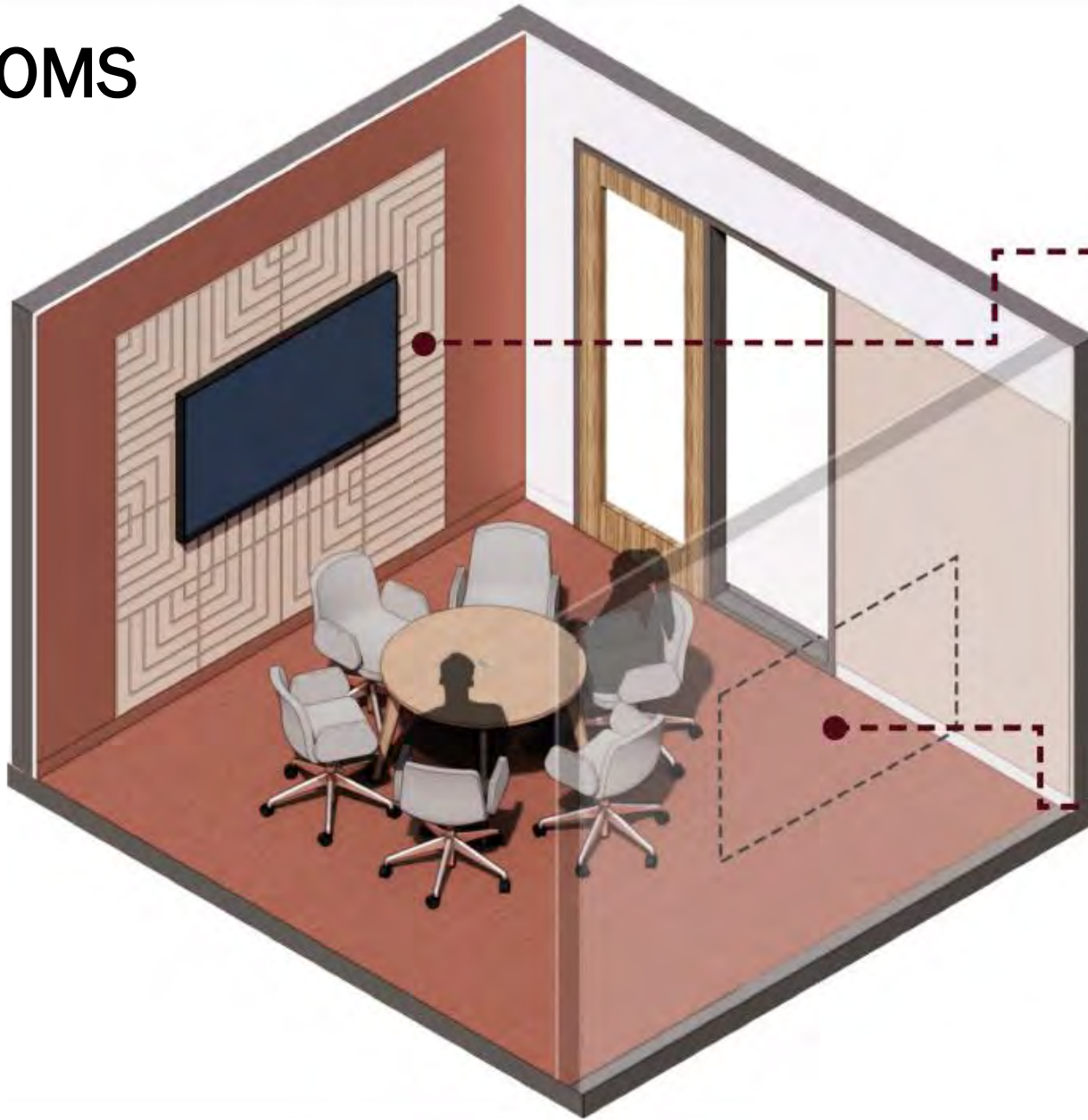


GLASS MARKERBOARD

ACOUSTIC PANELS

STUDY ROOMS

Medium Study



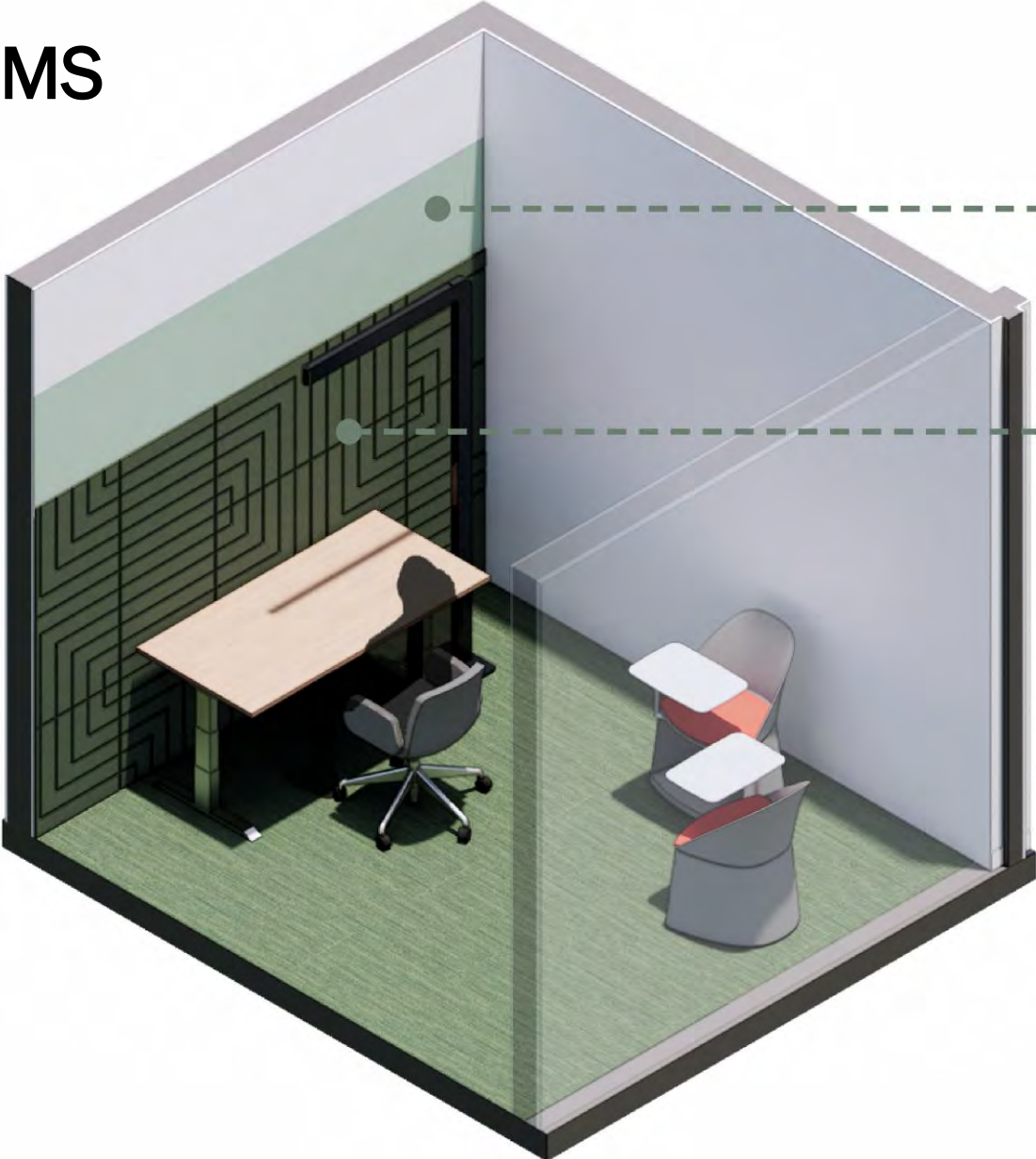
ACOUSTIC PANELS



GLASS MARKERBOARD

STUDY ROOMS

Small Study



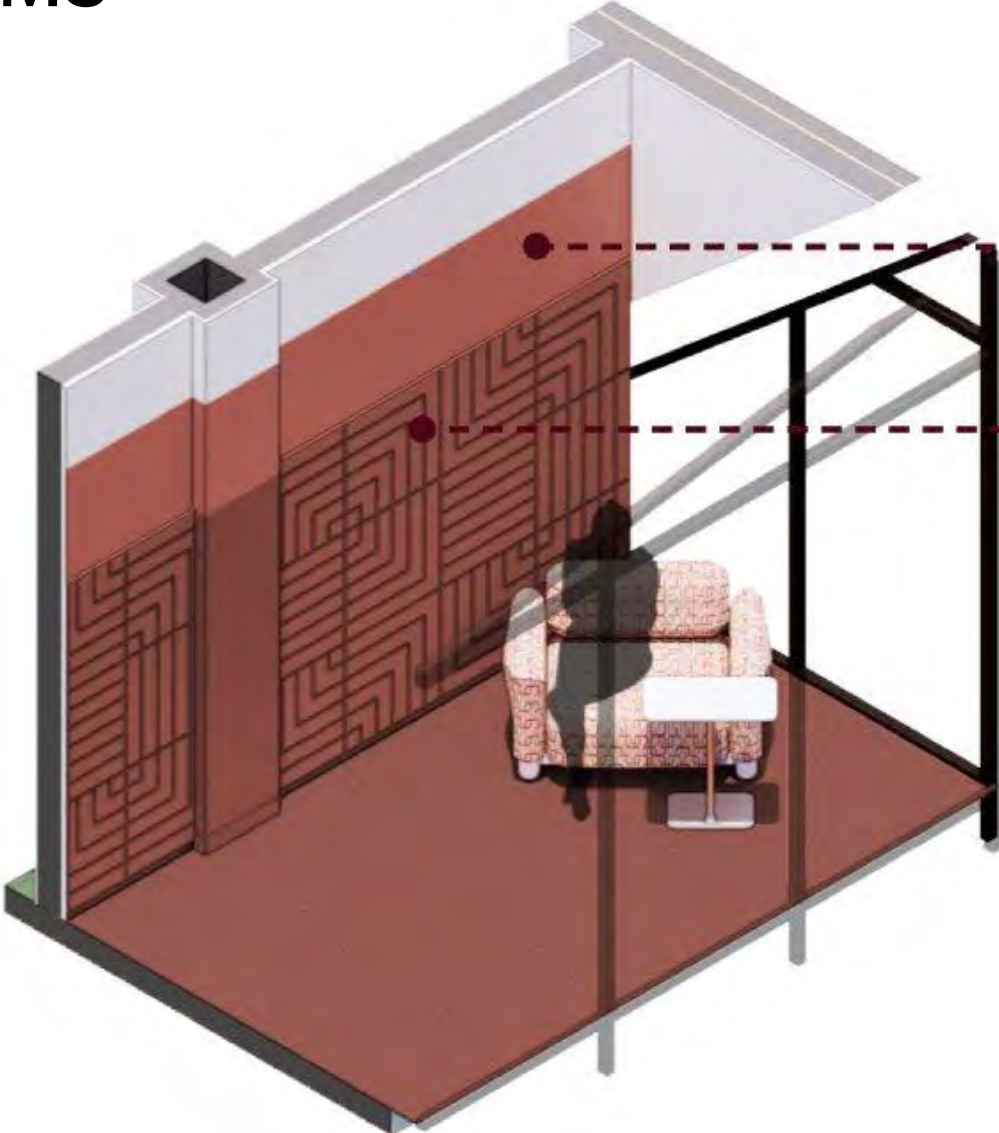
ACCENT PAINT



ACOUSTIC PANELS

STUDY ROOMS

Small Study



ACCENT PAINT



ACOUSTIC PANELS

LIBRARY

Stacks



LIBRARY

Open Study & Computer Lab



LRC



TALL STUDY TABLE



OPEN STUDY ROOM



COMPUTER TUTORING AREA



OPEN STUDY AREA



COMPUTER LAB



STUDY ROOM MODALITIES



TASK

SMALL STUDY



CASUAL



TASK

MEDIUM STUDY



TASK



TASK

LARGE STUDY

LRC

Study Rooms & Open Study



COLLAB HALLWAY



FIN



design
for
good.

Ben Clark Training Center Educational Building 2A

DESIGN DEVELOPMENT REVIEW | 02/16/2026



01 GUIDING PRINCIPLES

Agenda

- 1 Guiding Principles
- 2 Site Development
- 3 Sustainable Development
- 4 Arch. Development
- 5 Interior Development

DESIGNING A CAMPUS BUILT AROUND THE STUDENTS AND THEIR NEEDS

Design Narrative

Public safety and emergency-response careers demand focus, endurance, and specialized training. The design balances these needs by pairing instructional and simulation spaces with areas for rest, reflection, and mental restoration. Students preparing for high-stakes, high-stress professions can use these spaces to recharge and build supportive peer connections. The project also emphasizes the interstitial 'sticky' spaces between programmed areas, places where students naturally pause, gather, and collaborate. More than circulation or leftover space, these areas act as extensions of the classroom, supporting informal interaction and offering moments of respite between demanding training sessions.

Measures for Design Excellence



Design for Energy

The building's square footprint and centralized circulation create an efficient layout with a lower floor-area-to-façade ratio, helping reduce heating and cooling loads. Beyond CAL Green requirements, this project will be designed to be net zero energy ready and achieve a minimum of LEED gold certification.



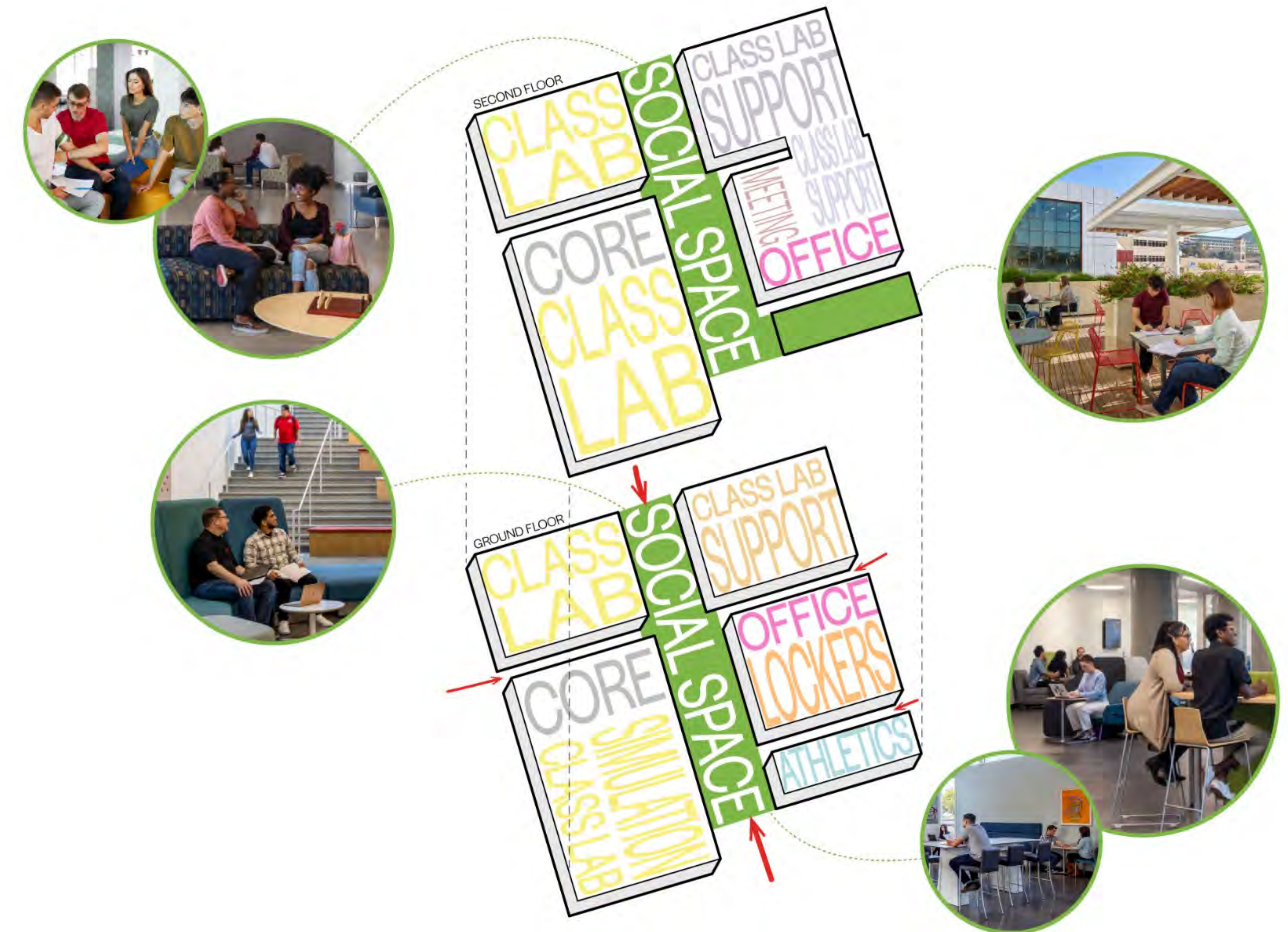
Design for Equitable Community

The landscape design centers on the pedestrian experience and establishes the foundation for a campus-wide pedestrian network. Outdoor spaces of various scales support everything from small study groups to multi-scenario training simulations.



Design for Wellness

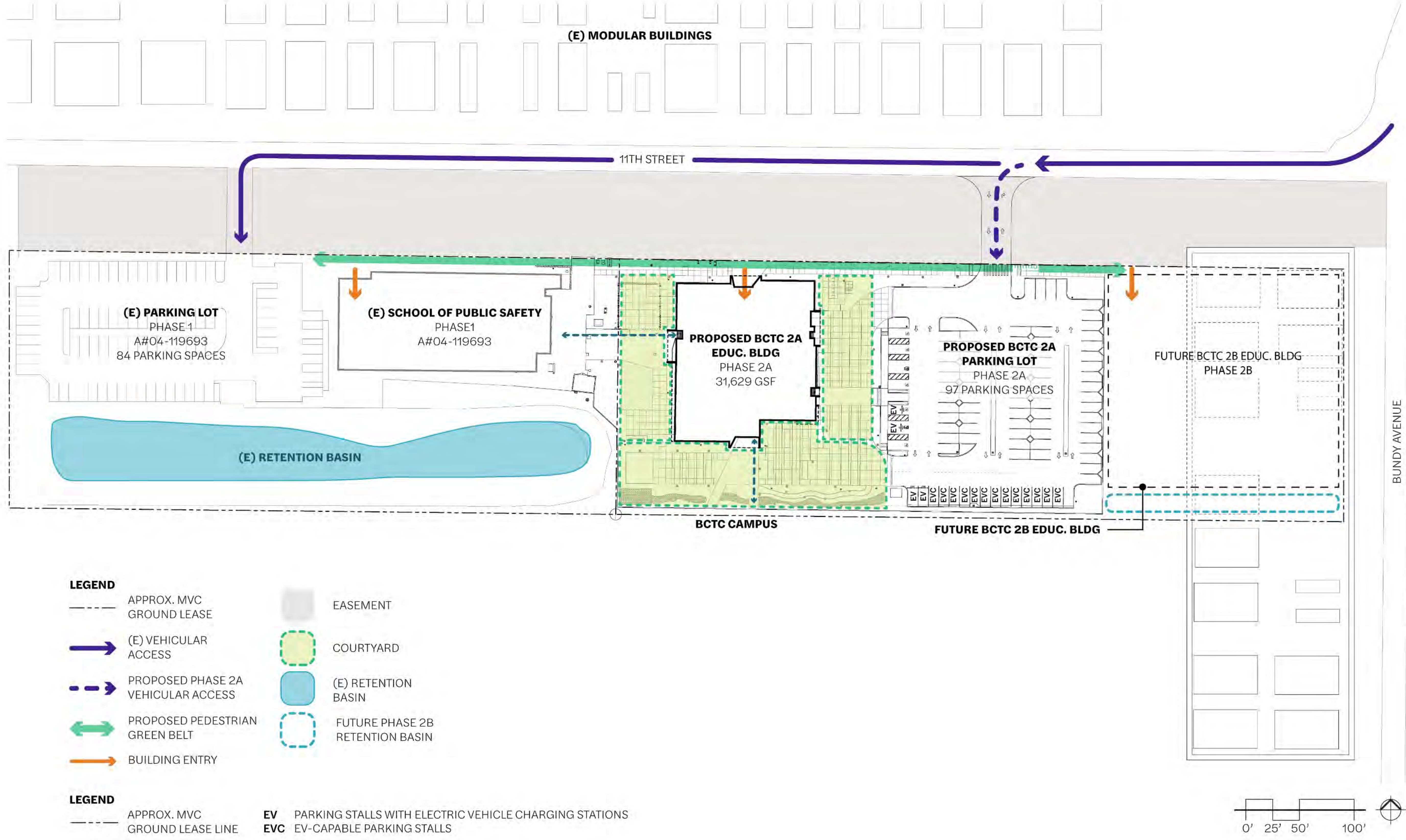
The project enhances the student experience beyond the classroom by offering a variety of indoor and outdoor spaces for socializing, collaboration, and decompression, critical for students who may spend up to 12 hours on this remote campus. Interior spaces maximize daylight, while shaded landscape areas provide usable outdoor space even at midday. A southern walking path offers opportunities for physical movement and connection to nature.



02

SITE DEVELOPMENT

CAMPUS PLAN



Campus-Driven Approach to Design

The main entrance is on the north, accessed from an 11th Street walkway. A multi-use courtyard on the west connects to the existing building, while an eastern paved courtyard provides space for muster, deliveries, and fire-lane access. To the south, landscaped areas anticipate future campus growth and offer smaller, sheltered gathering spaces. Large portals frame key entry points, improving wayfinding and adding architectural interest while highlighting the widened central circulation spine, which fosters student interaction and a lively campus environment.

Forging Connections between the Present and Future

The project establishes a cohesive campus identity by forming a strong connection to the adjacent School of Public Safety. A landscaped walkway north of the building links the existing facility to the broader campus and future development along 11th Street, supporting pedestrian flow. As the master plan advances, this project and the neighboring building will create the campus gateway, serving as a natural access-control point that organizes circulation and strengthens the sense of place.

SITE PLAN



Legend

- ① **Entry Courtyard**
 - Concrete Pavers
 - Wood Bench
- ② **Lawn**
 - Loose Lounge Chairs
 - Turf Block
- ③ **Outdoor Classroom**
 - PIP Concrete Paving
 - Stepped Seating
- ④ **Shade Structure**
 - Steel Overhead Structure
 - Moveable Dining Furniture
- ⑤ **Garden Room**
 - Wood Bench with Back
 - Moveable Tables and Chairs
 - Raised Planters
 - Hammocks
- ⑥ **South Entry**
 - Concrete Pavers
 - Wood Bench
- ⑦ **Grinder Pad**
 - Flexible Open Space
 - Grove of Trees
- ⑧ **Stormwater System**
 - Stormwater System Overflow
 - Underground Stormwater Storage Tank
- ⑨ **Fire Lane**
 - Ambulance/Fire Access
 - Arm Gate
- ⑩ **Garden Walk**
 - Bench Seating
 - Decomposed Granite

05 SUSTAINABLE DEVELOPMENT

DESIGNING A CAMPUS AROUND SUSTAINABILITY

Socially and environmentally responsible site design

The site offers generous outdoor space for students and faculty to gather and connect with nature, while shaded areas and vegetation help reduce heat-island effects for people and wildlife.

Effective stormwater management

Infiltration systems let rainwater recharge groundwater without overloading municipal sewers or treatment plants.

Cost- and energy-efficient systems

The all-electric design uses high-efficiency VRF systems, heat-recovery ventilation, heat-pump water heaters, and advanced controls to cut utility loads and environmental impact while enhancing performance and occupant comfort.

Capitalizing on existing and future solar panels*

The renewable energy generated by the Phase 2A rooftop array and the existing Phase 1 array make up for LEED point challenges inherent to the project's location.

Comprehensive building commissioning

Enhanced commissioning, including monitoring-based and enclosure commissioning, ensures the building is delivered and operated as designed, maximizing savings in cost, maintenance, emissions, and water use.

Healthy materials

Building materials that support human and environmental health are prioritized throughout the project while meeting budget and performance needs.

Access to daylight and views

Strategically placed windows, curtain walls, and solar tubes deliver daylight and views that support circadian rhythms and connect occupants to nature, while exterior and interior shading reduces glare and heat gain without compromising daylight or views.

Improved indoor environmental quality

Optimized and adaptable interior lighting and thermal comfort design promote occupants' comfort, productivity, and well-being.

****Please note that the project can only take LEED credit for the Phase 1 array once the District provides commissioning documentation or enrolls in an ongoing monitoring program.***

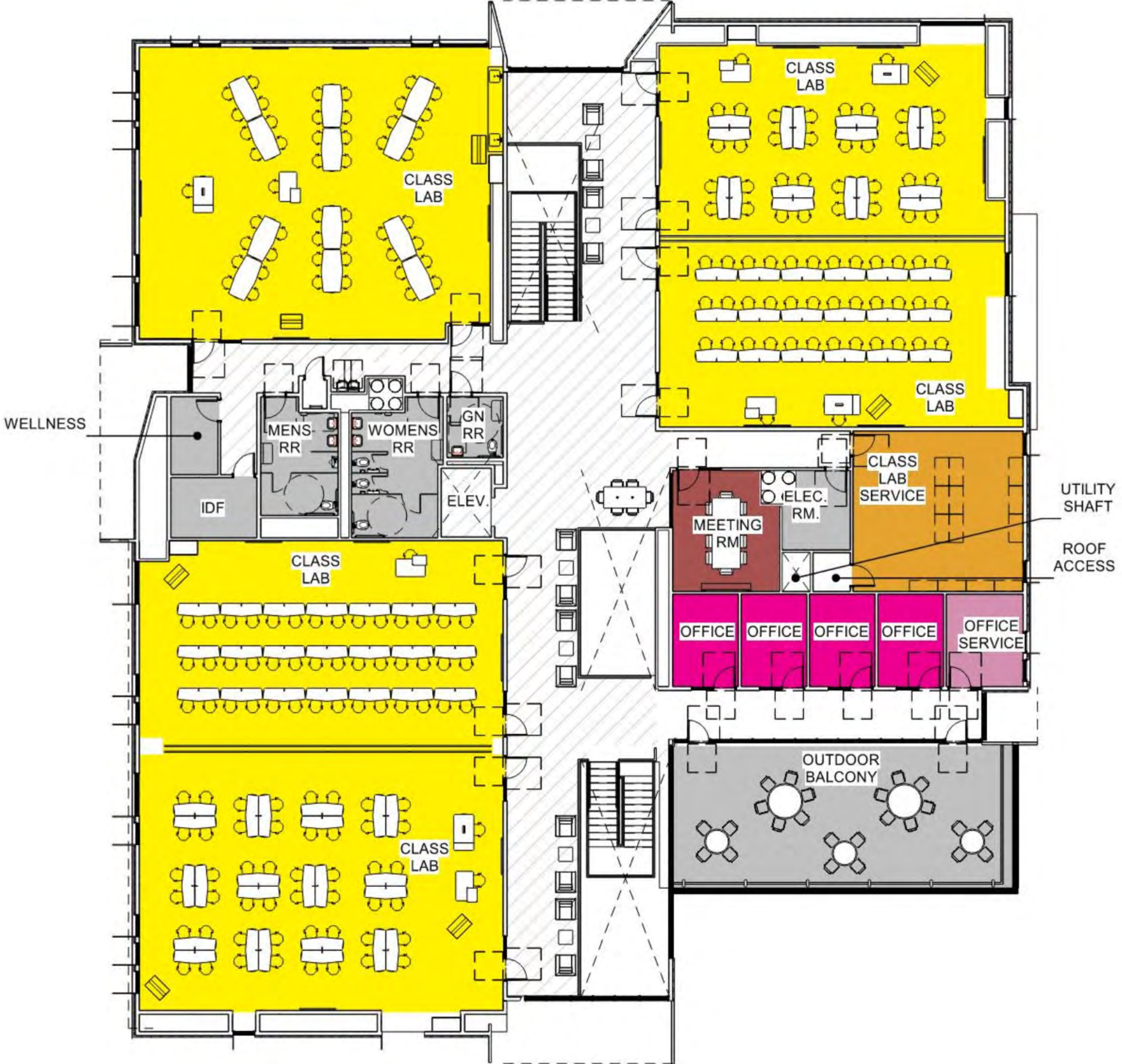
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ARCH. DEVELOPMENT

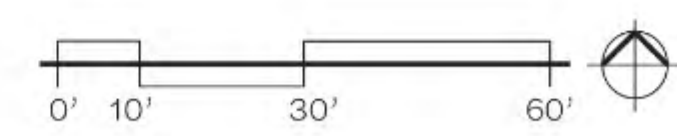
OVERALL FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



NORTH ELEVATION



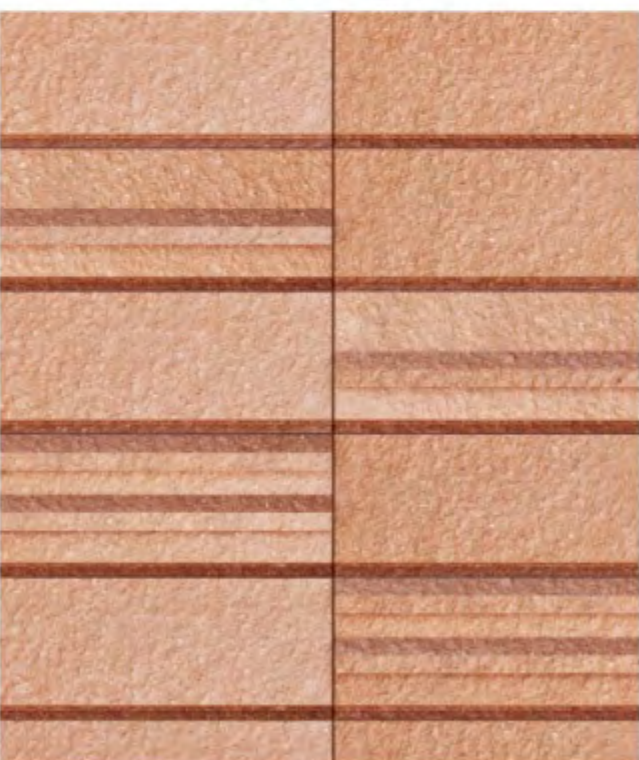
METAL PANEL,
NATURAL SUEDE



CEMENT PLASTER,
ANONYMOUS



TERRA COTTA,
CREAM



TERRA COTTA,
CINNAMON

WEST ELEVATION



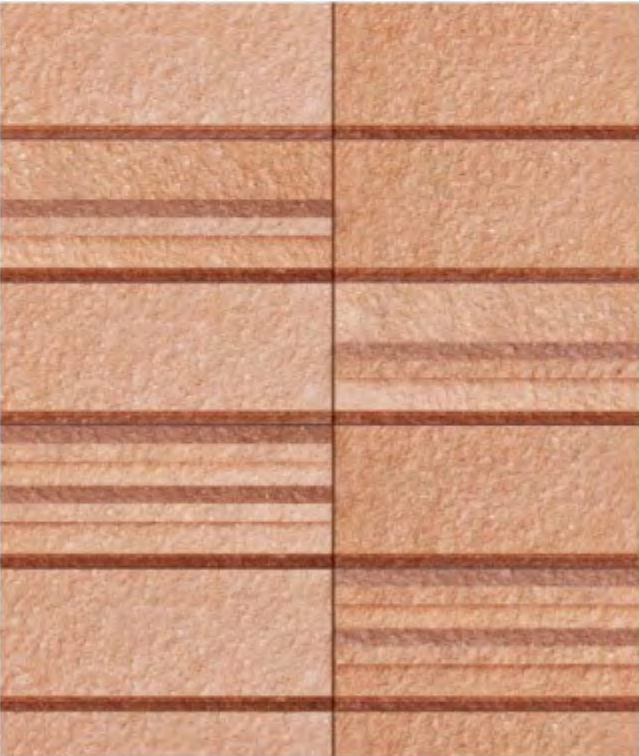
METAL PANEL,
NATURAL SUEDE



CEMENT PLASTER,
ANONYMOUS



TERRA COTTA,
CREAM



TERRA COTTA,
CINNAMON

WEST ELEVATION



METAL PANEL,
NATURAL SUEDE



CEMENT PLASTER,
ANONYMOUS



TERRA COTTA,
CREAM



TERRA COTTA,
CINNAMON

SOUTH ENTRY



METAL PANEL,
NATURAL SUEDE



CEMENT PLASTER,
ANONYMOUS



TERRA COTTA,
CREAM



TERRA COTTA,
CINNAMON

EAST ELEVATION



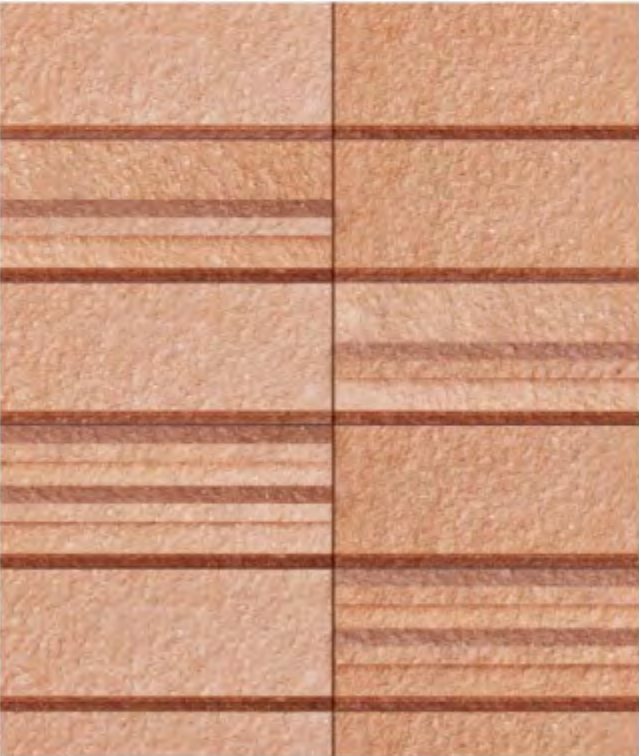
METAL PANEL,
NATURAL SUEDE



CEMENT PLASTER,
ANONYMOUS



TERRA COTTA,
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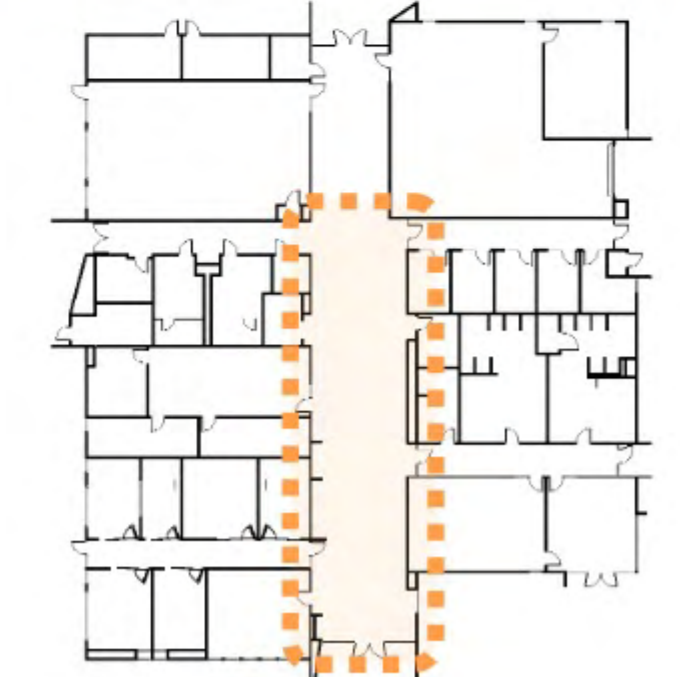
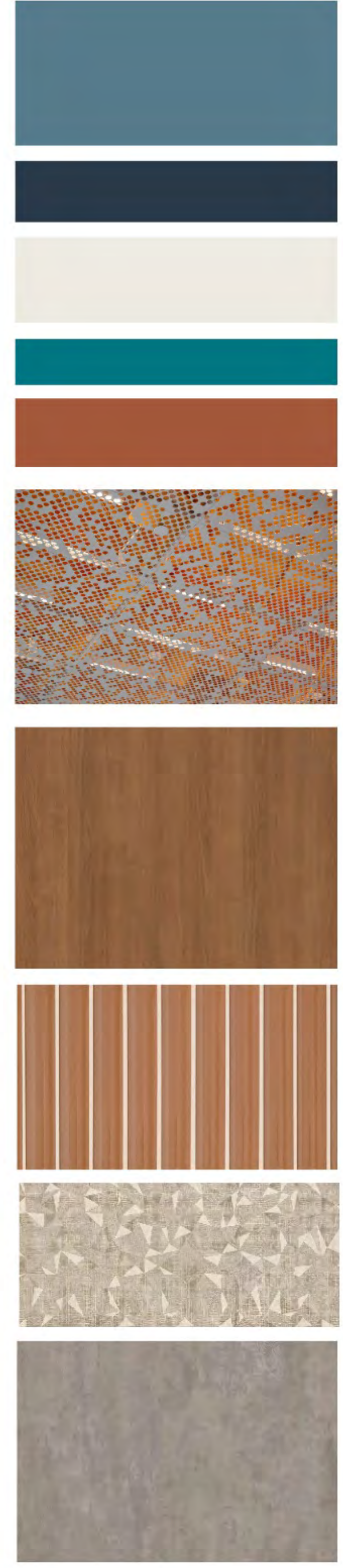


TERRA COTTA,
CINNAMON

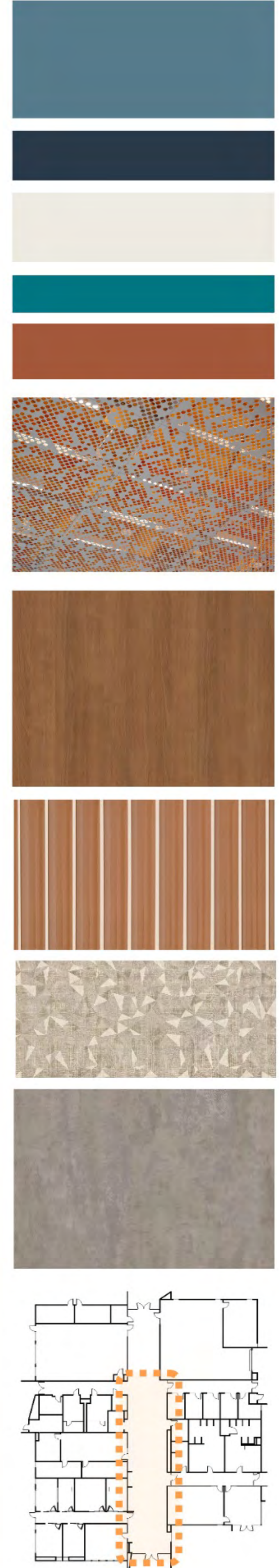
05

INTERIOR DEVELOPMENT

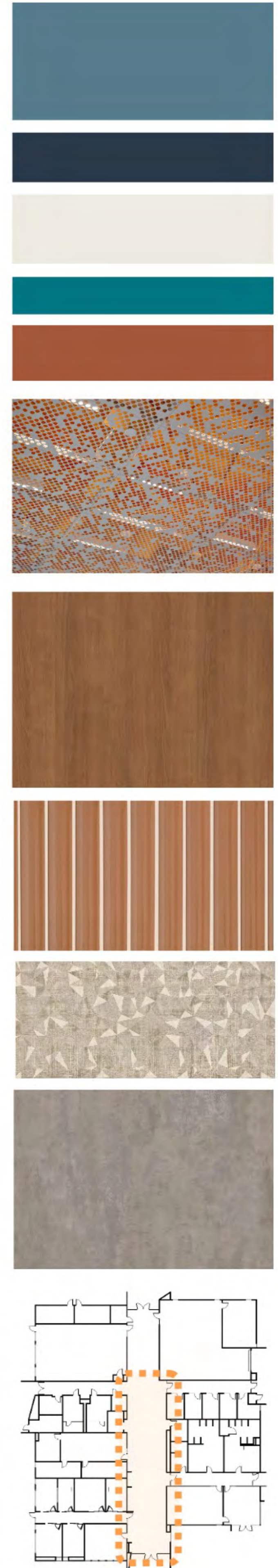
INTERIOR CORRIDOR / LOUNGE SPACE



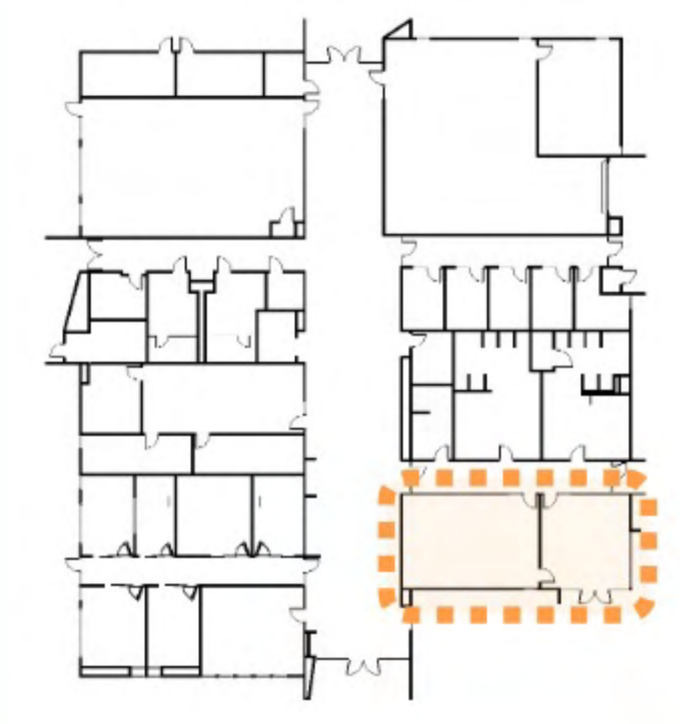
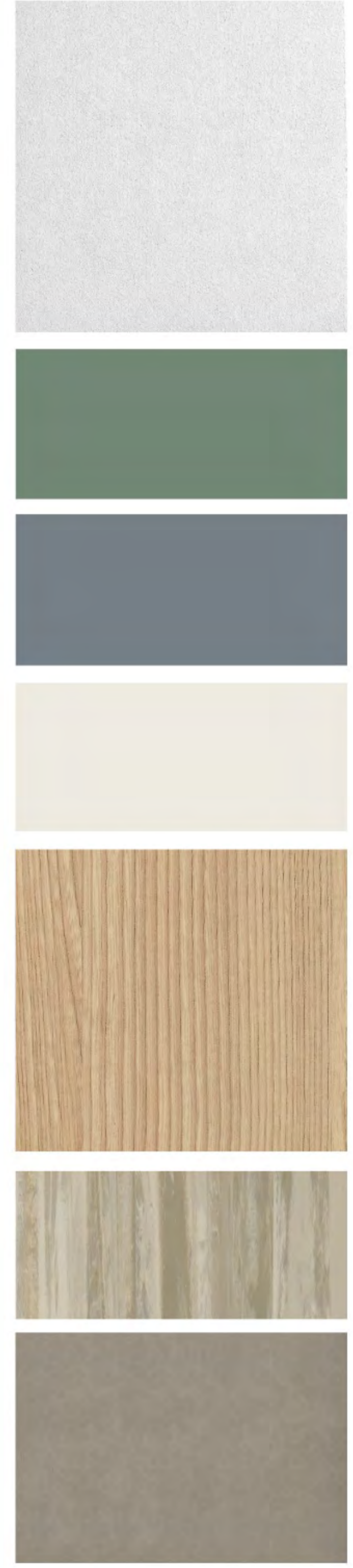
INTERIOR CORRIDOR / LOUNGE SPACE



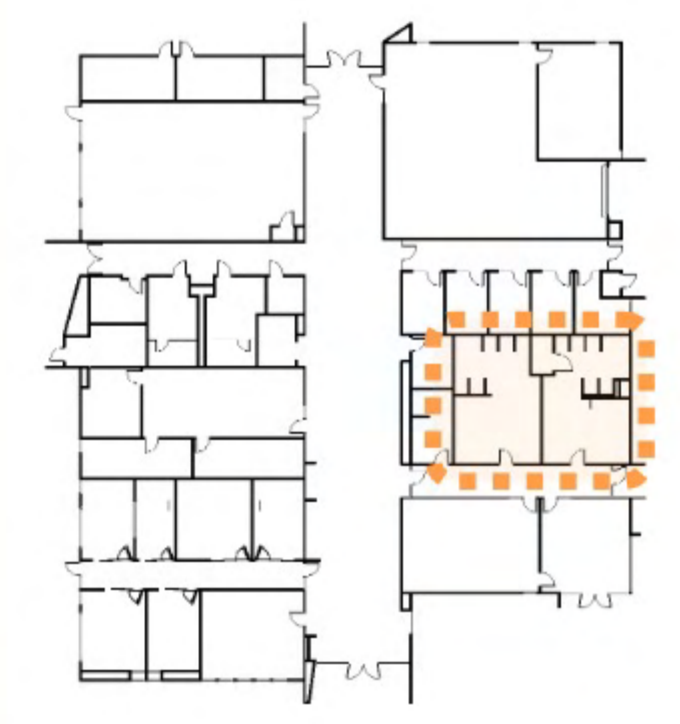
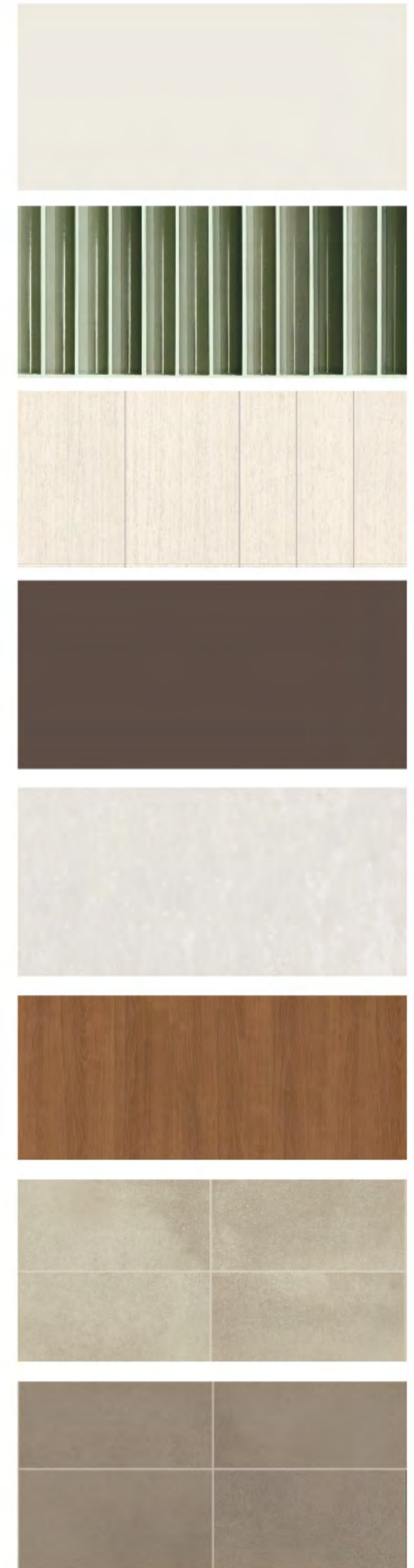
INTERIOR CORRIDOR / LOUNGE SPACE



ATHLETICS / PE



LOCKER ROOMS



TYPICAL CLASS LAB - DIVISIBLE

