

Facilities Planning and Development Council

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

AGENDA

I. WELCOME AND CALL TO ORDER

II. APPROVAL OF MINUTES

A. March 26, 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

- A. EVCS Parking and Use Administrative Procedure
- B. District Solar and Battery Project Presentation & Board Report
- C. CCFC Legislative Updates – 2026 Bill Introductions

VI. Presentations/Guest

Gafcon Team



FACILITIES PLANNING and DEVELOPMENT COUNCIL

March 26, 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
Monica Esqueda	District – Interim Director, Risk Management	YES
Susanne Ma	District – Director, Information Technology Infrastructure and Systems	NO
Majd Askar	Moreno Valley College – Vice President, Business Services	NO
Michael Collins	Norco College – Vice President, Business Services	NO
Elia Blount	Riverside City College - Vice President, Business Services	YES
Ron Kirkpatrick	Moreno Valley College – Director, Facilities Maintenance & Operations	YES
Travonne Bell	Norco College – Director, Facilities Maintenance & Operations	YES
Robert Beebe	Riverside City College – Director, Facilities Maintenance & Operations	YES
Esteban Navas	Moreno Valley College – Academic Senate President	YES
Kimberly Bell	Norco College – Academic Senate President	NO
Jo Scott-Coe (Star Taylor)	Riverside City College – Academic Senate President	YES
Terry Janecek	Moreno Valley College – Classified Professional Representative	NO
Herchel Sweats	Norco College – Classified Professional Representative	NO
Nate Swift	Riverside City College – Classified Professional Representative	YES
Ron Kluth	Riverside City College – Classified Professional Representative	NO
Myra Nava	District – Classified Professional Representative	YES
Gabriel Graves	Student Representative – (Trustee)	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	YES
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
Gafcon Consultants	Mike Clark, Carey Demas, Chris Dunne, & Bill Guerth	YES
Kevin Harrison	District – Director, Technology Support Services	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 at 10:03am

II. APPROVAL OF MINUTES

- A. Motion to Approve February 26, 2026, Meeting Minutes by Mohtasham. Second by Robert Beebe.
- B. Agah noted the absence of student representation despite previous attempts to include them. FPD will continue to have student representation in this committee.
- C. Star Taylor, representing the Academic Senate, in place of Jo Scott-Coe.

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:**

- i. **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).
 - a. **2026 Five-Year CCP:** Mohtasham reported that the district needs to update and submit the construction plan to the state by July 1st, with individual college meetings scheduled to review project lists and budgets.
- ii. **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.
 - a. Star Taylor asked about the location of the new Applied Technology Building at RCC, and Mohtasham clarified that it will be built on the footprint of existing buildings, including Cesar Chavez Tech B and the old financial services building.
- iii. **2027-28 Spending Plan:** Agah stated the MVC STEM (Biological & Physical Science) project has been considered for the 27/28 spending plan by the State Chancellor's Office. However, it still has to be included by the Governor's budget in January 2027.

ACTION:

- Finalize the 5YCCP for June BOT and submit to the state by July 1, 2026

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

- i. 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 \$3.5-\$4 million in funding for scheduled maintenance projects, which would be allocated to a high-priority project list across all colleges.

ACTION:

- *Nava: Finalize the 5-year scheduled maintenance file for colleges and provide to colleges for feedback by mid to end of March.*
- *Nava: Schedule one-on-one meetings with Director of Facilities at each campus to review and finalize 5-year scheduled maintenance plans by May 1st submission deadline.*

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.*
- *Distribute space inventory list to colleges early summer for review and feedback; schedule 2-3 calls with each college to review changes and make edits, with submission to the state by October 6.*

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.
- 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 and Askar shared updates on space utilization and optimization efforts at MVC highlighting improvements in space efficiency and scoring. They noted that changes in scheduling and faculty allocation had led to better space utilization, with scores increasing from 91 to 103 points over three years. The group also discussed a potential \$25-26 million investment for the Moreno Valley STEM project, pending state approval. Discussed several key topics related to space management and facility optimization. Agah mentioned plans to present space optimization studies to the Cabinet in the coming weeks, and noted that while there were no updates on the facility condition assessment, the next cycle would likely begin soon.

ACTION:

- *Agah: Present space optimization study data to BOT Committee by April 7, 2026.*
- *Colleges to use the SUS/SOS data and make necessary changes throughout their shared governance structure to improve efficiencies and resources and incorporate the SUS/SOS in enrollment management strategies.*

4. Energy Usage Calculator/California Energy Benchmarking

- i. *No updates provided.*

ACTION:

- *No update*

5. Facilities Conditions Assessment (FCA)

- i. *No updates provided.*

ACTION:

- *Review FCA and develop strategies to incorporate deficiencies into 5YSMP.*
- *Complete the floor plan updates was discussed for all the colleges. FPD will update all of the floorplans in FUSION with the help from the colleges.*

C. Policies and Procedures:

1. **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.

- i. Agah shared the feedback comments received from February 20, 2026 DSPC Meeting. The group focused on clarifying parking policies, particularly regarding the removal of towing as a penalty and the need for updated signage and communication about electric vehicle charging stations. The group discussed the importance of informing the campus community about the active charging stations once temporary signage is removed, with plans to update the parking website and install permanent instructional signage. Bob raised concerns about monitoring parking at BCTC, noting the lack of campus police and the need for future discussions on parking enforcement as the campus expands.
- ii. Mohtasham provided updates on the EV charging program, including plans to install 15 dedicated chargers across campuses and the procurement of 6-7 vehicles for a car-sharing program.
- iii. Mohtasham discussed updates on EVCS operational proposals, with PowerFelx being selected as the preferred vendor for 172 new charging stations across colleges. Agah requested Mohtasham to form a task force to review all proposals and make recommendations at the next meeting.

ACTION:

- *Agah and team: Bring revised EV charging station policy back to committee next month as a standalone administrative policy.*
- *Mohtasham agreed to establish a task force, with members of FPDC, to review and approve an EV charging service provider. An email was sent to the committee requesting volunteers, and three individuals responded, including two management representatives and one classified representative.*
- *College leadership team: Review and approve EV charging station locations once markup plans are shared by EV Guide.*

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

D. Long-Term Capital Facilities Program

1. **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 2026.
2. **Campus Utilities and Infrastructure Plans:** Glumac has been approved by the BOT for this task. Glumac will assess utilities across all three campuses and work closely with Facilities. This will be a 1–2-year project. Agah noted that FPD will collaborate with the colleges to identify high-priority and urgent projects. Dunne 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.
3. **Project Management Information System (PMIS):** The Board approved the **ProjectTeam**. Chris Dunne stated that 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.
4. **Prequalification Pool of Consultants:** FPD has developed a procurement schedule and is working with the Purchasing Department to update the outdated list of prequalified consultants.
5. **Progressive Design-Build Delivery RFQP:** Agah and Dunne to review pre-qualification requirements for the design-build procurement, which will be a two-step process involving qualifications review, proposal submissions, and interviews.
6. **Measure CC CWA/PLA:** A brief discussion of a Community Workforce Agreement (CWA) or Project Labor Agreement (PLA) applicable to Measure CC projects over \$1 million. It will further present to the FPDC for information and engagement.

ACTION:

- *Chris (Gafcon): Coordinate with college facilities directors to schedule fieldwork for campus utility plans (Glumac contract), aiming for summer as optimal timing.*
- *Dunne (Gafcon): Begin campus infrastructure assessment in April with teams visiting colleges to assess infrastructure and make recommendations. Complete negotiations with selected district standards consultant.*
- *Dunne (Gafcon): Begin using PMIS system in Summer 2026 for project management*
- *Agah and Gafcon team: Develop a procurement documents (RFQP) and DB contract documents.*

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.*
- *Mohtasham is working with DRL Group and District Institutional Effectiveness of dashboard system issues.*

2. District Solar Project:

- i. Doering reported that FPD is working with TotalEnergies and Southern California Edison (SCE) to complete final requirements, including a pre-test scheduled for tomorrow 3/27 and a full walk test on 3/31. He also outlined plans

for HVAC shutdowns at Norco and Moreno Valley campuses to ensure power production meets SCE requirements, emphasizing the importance of completing the solar project by the end of the month to maintain NEM 2.0 benefits rather than transitioning to the less beneficial NEM 3.0.

- 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 shutdown situations from power outages.*
- *FPD: Preparing an RFP to be released on April 1st, with the goal of presenting to the board in June 2026.*

3. Clean Mobility Options – Carsharing Program:

- i. Mehran provided an update on the EV Guide cost-sharing program, which is working with consultants to provide plans to the state and has submitted the first insurance invoices. The program aims to install EV charging stations at multiple college locations, with vehicle purchases pending manufacturer feedback, and is scheduled to launch in May or June 2026.

ACTION:

- *Mehran and EVGuide team: Schedule walk-throughs with Directors of Facilities at each college to identify specific parking spaces for EV cost sharing program.*
- *Mehran and EVGuide team: Proceed with purchase of vehicles for EV cost sharing program after receiving pricing feedback from manufacturers (contingent on tariff changes), targeting program launch in May/June.*

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 & Impact to RCCD:

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 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, and target is to get the entitlement approved by June 2026.

- ii. *Agah reported that the team is working with the City of Jurupa Valley on pre-application for the site, with plans to present a CEQA mitigated negative declaration to the board in May, and go through entitlement with the city in June. Community engagement meetings are scheduled for April 14th and 16th to discuss the project with community members.*

1. **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: *Finalize the education program associated 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. Lessons Learned and Corrections:

- i. **Due Diligence & Architect Responsibilities:** 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.
- ii. **Grants Management:** Mohtasham shared that RCC received a grant for planetarium equipment that requires significant electrical and structural upgrades, estimated at up to \$2 million, which needs DSA review and engineering services.

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:** Mohtasham reported that the digital library STEM project is still on hold.
- ii. **Throwing Sports:** Doering discussed DSA closeout fee information with Beebe, including field renovation project costs.
- iii. **RCC Aquatics Center:** Mohtasham provided an update on the Riverside City College pool project, noting that demolition began the previous Monday, the 16th of March, and a cracked pipe was discovered, with plans submitted to DSA for review. The team expressed hope for DSA approval within 2-3 weeks, aiming for completion before June 15 if no delays occur.
- iv. **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.
- v. **Old Cosmetology:** *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.*

ACTION: NA

- *Agah and team: Schedule meeting with Monica (Safety/Emergency Manager), college emergency coordinators, and police to discuss and plan emergency evacuation/lockdown procedures for new buildings, including review of existing evacuation locations.*
- *Throwing Sports Field: Doering will provide closeout fees and cost reconciliation for RCC Throwing Sports Project by April.*
- *RCC Aquatic Pool Repair: Mohtasham will continue to work with insurance company regarding pool pipe leak and provide required documentation. Monitor DSA approval process for pool repair plans (expected within 2-3 weeks) and potentially add weekend work if delays occur.*
- *STEM Engagement Center: Schedule a meeting with FPD, Blount and Gensler to discuss scope change.*

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:** The project includes relocating anatomy lab from SC 207 to Humanities 323 and convert SC 207 into the organic chemistry laboratory. Doering reported significant issues with the Organic Chemistry lab contractor, including disputes over change orders and delays, leading to potential legal action.
- 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.
- 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. Agah mentioned a successful virtual reality demonstration of the Ben Clark project, which was well-received by over 25 faculty members

3. Norco College

- i. **Center for Human Performance & Kinesiology Project:** This is a state-funded project with a total budget of \$54.2 million. The scope includes demolition of the CACT building, relocation of CACT programs, and upgrades to the campus central plant F2 chillers as two identified secondary effects. Boring stated that the contractor is working on the foundations and on-time.
 1. *Doering: Schedule top-out celebration event for the project when structural steel is complete.*
- ii. **CACT Relocation to STEM 100 Project:** This is a secondary effect to the NC CHP+K project and is locally funded by the college. The footprint of CHP+K is located on the existing CACT building location, therefore, programs in the CACT building need to be relocated to STEM 100 before the start of the CHP+K project. Doering 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.
- iii. **F-2 Chiller Replacement:** The project is funded by Measure CC. Doering reported that the project is under construction and that Alison Mechanical has equipment on order and is expected to complete installation by the end of January. Bart stated that the project is progressing and it is ahead of schedule.
- iv. **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.

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.

VI. NEW ITEM(S)

Meeting adjourned at 11:30am

-End of Meeting Minutes-

Facilities Planning & Development Projects Status Update Report

April 30, 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. On 4/23/2026 received DF-14 Authorization from SCO to proceed with working drawing phase. Cannon Design team has been notified and will proceed accordingly.

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% / 97%
Duration:	11 months	Delivery Method:	D-B-B
Contractor:	TBD	Construction Manager:	Kitchell/CEM, Inc.

Project Status: The Organic Lab classroom contractor has claimed to have completed the punch list for classrooms 207 and 203. HVAC roof tie-offs have been installed, but the contractor is disputing costs. Work is completed in 204, pending final cleanup and punch list review. Restrooms still are not finished. Still having contractor scheduling issues. Most of the work was to be completed during the college's spring break. Construction was thought to be completed the end of April, but the end of May is the new estimated 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 92%
Duration:	11 Months	Delivery Method:	D-B-B
Contractor:	TBD	Construction Manager:	C.W.Driver

Project Status: Contractor working on punch list items. The CMU storage building is substantially complete. The outside trees have been removed in preparation for Phase 2 work involving new electrical switchgear and transformer installation scheduled for August, pending confirmation from SCE.

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: 44%
Duration:	15 Months	Delivery Method:	D-B-B
Contractor:	Allison	Construction Manager:	C.W. Driver

Project Status: Contractor is still working on the chiller piping installation. Chillers have been anchored to the pad. Electrical conduit installation has started.

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 36%
Duration:	24 Month	Delivery Method:	D-B-B / GC + CM Agency
Contractor:	TBD	Construction Manager:	C.W.Driver

Project Status: Vapor barrier has been installed. Rebar on slab installed, and concrete slab pour is scheduled within the next week. All underground activities have been installed.

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. On 4/24/2026 received DF-14 Authorization from SCO to proceed with working drawing phase. DLR Group has been notified and will proceed accordingly.

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 100%
Duration:	1 Year	Delivery Method:	D-B-B / GC + CM Agency
Contractor:	Patriot	Construction Manager:	Kitchell/CEM, Inc.

Project Status: Contractor has finished all of their work, project is complete. NOC going to May board for approval.

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. On 4/24/2026 received DF-14 Authorization from SCO to proceed with working drawing phase. West Design Group team has been notified and will proceed accordingly.

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 May 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 99%
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 telecommunications commissioning and SCE unconditional 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)

#	Activity ID	Activity Name	OD	RD	Start	Finish	2026				2027				2028				2029				2030				2031				2032				2033																																			
							H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H
69	Norco College																																																																					
70	Center for Human Performance & Kinesiology - DBB																																																																					
71	Base Scope																																																																					
72	Base Scope																																																																					
73	NC-CHPK-1050	Construction	472	349	20-Aug-25 A	19-Aug-27																					Construction																																											
74	NC-CHPK-1070	Close Out	59	59	20-Aug-27	15-Nov-27																					Close Out																																											
75	NC-CHPK-1060	FF&E	15	15	20-Aug-27	10-Sep-27																					FF&E																																											
76	NC-CHPK-1080	Move-In	20	20	13-Sep-27	08-Oct-27																					Move-In																																											
77	Secondary Effects																																																																					
78	F2 Chiller																																																																					
79	NC-CHPK-1140	Construction F2 Chiller	90	68	16-Mar-26 A	07-Jul-26																					Construction F2 Chiller																																											
80	NC-CHPK-1150	Close Out	20	20	08-Jul-26	04-Aug-26																					Close Out																																											
81	CACT Relocation																																																																					
82	NC-CHPK-1670	Interim Housing Construction	105	83	09-Mar-26 A	28-Jul-26																					Interim Housing Construction																																											
83	NC-CHPK-1680	Move-In	20	20	29-Jul-26	25-Aug-26																					Move-In																																											
84	Library/Learning Resource Center & Students Services (LLRC) - DBB																																																																					
85	Base Scope																																																																					
86	Base Scope																																																																					
87	NC-LLRC4020	State Review Preliminary Plans	60	20	18-Feb-26 A	28-Apr-26																					State Review Preliminary Plans																																											
88	NC-LLRC4030	Working Drawings	103	103	15-May-26*	09-Oct-26																					Working Drawings																																											
89	NC-LLRC4040	DSA	187	187	13-Oct-26	13-Jul-27																					DSA																																											
90	NC-LLRC4045	GC Prequalification/ BOT Approval	100	100	08-Mar-27	27-Jul-27																					GC Prequalification/ BOT Approval																																											
91	NC-LLRC4060	State Review of DSA Approved Set , Approval to Bid	60	60	14-Jul-27	06-Oct-27																					State Review of DSA Approved Set , Approval to Bid																																											
92	NC-LLRC4050	Procure Construction Services	60	60	23-Sep-27	21-Dec-27																					Procure Construction Services																																											
93	NC-LLRC4070	State Review of Bids, Approval to award construction contract	60	60	22-Dec-27	20-Mar-28																					State Review of Bids, Approval to award construction contract																																											
94	NC-LLRC-4075	Contract Execution and NTP	5	5	21-Mar-28	27-Mar-28																					Contract Execution and NTP																																											
95	NC-LLRC4080	Construction	625	625	28-Mar-28	23-Sep-30																					Construction																																											
96	NC-LLRC4090	Close Out	60	60	24-Sep-30	20-Dec-30																					Close Out																																											
97	NC-LLRC4110	FF&E	15	15	24-Sep-30	15-Oct-30																					FF&E																																											
98	NC-LLRC4100	Move-In	20	20	16-Oct-30	13-Nov-30																					Move-In																																											
99	Demolish Student Service (During Construction)																																																																					
100	NC-LLRC-3040	Demolish Student Service and CRC (LLRC Construction Scope)	96	96	28-Mar-28*	10-Aug-28																					Demolish Student Service and CRC (LLRC Construction Scope)																																											
101	NC-LLRC-3050	Demo Portables A and B (LLRC Construction Scope)	45	45	23-Dec-30	27-Feb-31																					Demo Portables A and B (LLRC Construction Scope)																																											
102	Swing Space - DBB																																																																					
103	Secondary Effects																																																																					
104	Swing Space																																																																					
105	NC-LLRC-2080	Design	60	15	13-Nov-25 A	21-Apr-26																					Design																																											
106	NC-LLRC-2090	DSA	100	100	22-Apr-26	11-Sep-26																					DSA																																											
107	NC-LLRC-2100	Procure Construction Services	100	100	14-Sep-26	09-Feb-27																					Procure Construction Services																																											
108	NC-LLRC-2050	Swing Space Construction	127	127	04-Mar-27*	31-Aug-27																					Swing Space Construction																																											
109	NC-LLRC-2060	Move-In	20	20	01-Sep-27	29-Sep-27																					Move-In																																											
110	Infrastructure / Utility Upgrade - DBB (PLACEHOLDER)																																																																					
111	Base Scope																																																																					
112	Base Scope																																																																					
113	NC-INFR-1000	Utility Master Survey	120	120	06-Apr-26*	23-Sep-26																					Utility Master Survey																																											
114	NC-INFR-1090	RFP/Q Procure - Designer	80	80	16-Jun-26	07-Oct-26																					RFP/Q Procure - Designer																																											
115	NC-INFR-1010	Preliminary Plans	120	120	08-Oct-26	05-Apr-27																					Preliminary Plans																																											
116	NC-INFR-1030	Working Drawings	140	140	06-Apr-27	22-Oct-27																					Working Drawings																																											
117	NC-INFR-1040	DSA	160	160	25-Oct-27	14-Jun-28																					DSA																																											
118	NC-INFR-1050	Procure Construction Services	150	150	15-Jun-28	23-Jan-29																					Procure Construction Services																																											
119	NC-INFR-1080	Construction	433	433	14-Feb-29	04-Nov-30																					Construction																																											
120	NC-INFR-1100	Close Out	40	40	05-Nov-30	06-Jan-31																					Close Out																																											

■ 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					2028					2029					2030					2031					2032					2033																																					
							H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H
217	Corona Education Center - PDB																																																																														
218	Base Scope																																																																														
219	Base Scope																																																																														
220	CEC-CEC0-2000	Programming	134	125	17-Mar-26 A	25-Sep-26	[Bar: Programming]																																																																								
221	CEC-CEC0-2120	RFP/Q - CEQA Consultant	80	81	13-Apr-26*	05-Aug-26	[Bar: RFP/Q - CEQA Consultant]																																																																								
222	CEC-CEC0-2050	Site Entitlement / Environmental Reviews	130	130	06-Aug-26	16-Feb-27	[Bar: Site Entitlement / Environmental Reviews]																																																																								
223	CEC-CEC0-2005	Procure PDB Entity	90	90	28-Aug-26	11-Jan-27	[Bar: Procure PDB Entity]																																																																								
224	CEC-CEC0-1130	Contract Execution and NTP	15	15	12-Jan-27	02-Feb-27	[Bar: Contract Execution and NTP]																																																																								
225	CEC-CEC0-2010	Preliminary Plans	120	120	03-Feb-27	23-Jul-27	[Bar: Preliminary Plans]																																																																								
226	CEC-CEC0-2030	Working Drawings	140	140	26-Jul-27	16-Feb-28	[Bar: Working Drawings]																																																																								
227	CEC-CEC0-2040	DSA	180	180	17-Feb-28	01-Nov-28	[Bar: DSA]																																																																								
228	CEC-CEC0-2070	Construction	600	600	02-Nov-28	01-Apr-31	[Bar: Construction]																																																																								
229	CEC-CEC0-2080	Close Out	50	50	02-Apr-31	11-Jun-31	[Bar: Close Out]																																																																								
230	CEC-CEC0-2130	FF&E	20	20	02-Apr-31	29-Apr-31	[Bar: FF&E]																																																																								
231	CEC-CEC0-2090	Move-In	20	20	30-Apr-31	28-May-31	[Bar: Move-In]																																																																								

[Blue Bar]	Remaining Level of Effort	[Orange Bar]	RFP/Q	[Purple Bar]	Construction
[Dark Blue Bar]	Actual Work	[Light Purple Bar]	Procure GC	◆	◆ Milestone
[Light Green Bar]	Remaining Work	[Yellow Bar]	Procure PDB		

#	Activity ID	Activity Name	OD	RD	Start	Finish	2026					2027					2028					2029					2030					2031					2032					2033																																					
							H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H	A	J	J	A	S	N	D	J	H
233	IETTC - PDB																																																																														
234	Base Scope																																																																														
235	Base Scope																																																																														
236	IET-TC00-2060	Site Entitlement / Environmental Reviews	143	65	02-Sep-25 A	01-Jul-26	Site Entitlement / Environmental Reviews																																																																								
237	IET-TC00-2030	RFP/Q / Procure - Architect For Programming	80	8	15-Dec-25 A	10-Apr-26	RFP/Q / Procure - Architect For Programming																																																																								
238	IET-TC00-2000	Programming	110	110	27-Apr-26	30-Sep-26	Programming																																																																								
239	IET-TC00-2010	Procure PDB Entity	76	76	17-Aug-26	07-Dec-26	Procure PDB Entity																																																																								
240	IET-TC00-2140	Contract Execution and NTP	15	15	08-Dec-26	29-Dec-26	Contract Execution and NTP																																																																								
241	IET-TC00-2020	Preliminary Plans	140	140	05-Jan-27	23-Jul-27	Preliminary Plans																																																																								
242	IET-TC00-2040	Working Drawings	160	160	26-Jul-27	16-Mar-28	Working Drawings																																																																								
243	IET-TC00-2050	DSA	200	200	17-Mar-28	03-Jan-29	DSA																																																																								
244	IET-TC00-2070	Construction	600	600	04-Jan-29	28-May-31	Construction																																																																								
245	IET-TC00-2080	Close Out	50	50	29-May-31	07-Aug-31	Close Out																																																																								
246	IET-TC00-2110	FF&E	20	20	29-May-31	25-Jun-31	FF&E																																																																								
247	IET-TC00-2090	Move-In	20	20	26-Jun-31	24-Jul-31	Move-In																																																																								

■ 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		
							Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
1	RCCD NCC - MAR 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 .															
7	A1680	DSA FINAL APPROVAL	56	0	16-Dec-24 A	03-Mar-25 A															
8	A1780	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATI	54	0	15-Jan-25 A	30-Mar-25 A															
9	A1740	ADVERTISE BID FOR CONSTRUCTION (ORGANIC LAB - SCI	28	0	20-Feb-25 A	30-Mar-25 A															
10	A1750	AWARD CONSTRUCTION CONTRACT (ORGANIC LAB - SCI 2	18	0	02-Apr-25 A	25-Apr-25 A															
11	A1760	CONSTRUCTION WORK (ORGANIC LAB - SCI 207)	96	0	28-Apr-25 A	04-Sep-25 .															
12	A1720	MOVE & OCCUPANCY (ORGANIC LAB - SCI 207)	3	0	15-Aug-25 A	18-Sep-25 .															
13	A1730	COMPLETE PROJECT	11	0	22-Sep-25 A	22-Sep-25 .															
14	College Park Soccer Field Lighting-Accessibility-Parking Improvement																				
15	A1800	PRELIMINARY PLANS	57	0	01-Oct-24 A	18-Dec-24 .															
16	A1860	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATI	374	1	25-Oct-24 A	01-Apr-26															
17	A1810	WORKING DRAWINGS	108	0	02-Jan-25 A	01-Jun-25 A															
18	A1820	DSA FINAL APPROVAL	77	0	01-Jun-25 A	15-Sep-25 .															
19	A1830	ADVERTISE BID FOR CONSTRUCTION	34	0	01-Oct-25 A	15-Nov-25 .															
20	A1840	AWARD CONSTRUCTION CONTRACT	11	0	01-Dec-25 A	01-Apr-26															
21	A1850	CONSTRUCTION WORK	50	42	01-Apr-26	29-May-26															
22	A1870	MOVE & OCCUPANCY	11	11	01-Jun-26	15-Jun-26															
23	A1880	COMPLETE PROJECT	12	22	16-Jun-26	16-Jul-26															
24	Norco College																				
25	CACT Relocation																				
26	A2880	CACT Relocation - Assesment/Programing	24	0	20-Aug-24 A	20-Sep-24 .															
27	A2890	CACT Relocation - Schematic Design	31	0	20-Sep-24 A	01-Nov-24 .															
28	A2900	CACT Relocation - Design Development	65	0	01-Nov-24 A	01-Mar-25 A															
29	A2920	CACT Relocation - DSA Submission	77	0	16-Feb-25 A	15-May-25															
30	A2930	CACT Relocation - Bidding	46	0	15-Apr-25 A	01-Jun-25 A															
31	A2940	CACT Relocation - Construction	111	0	22-Jun-25 A	23-Feb-26 A															
32	A2950	CACT Relocation - Move In	15	5	24-Feb-26 A	07-Apr-26															
33	A2960	CACT Relocation - Project Closeout	107	107	08-Apr-26	08-Sep-26															
34	Riverside City College																				
35	Throwing Sports Field Renovation																				
36	A3280	PRELIMINARY PLANS	285	0	01-Mar-21 A	01-Apr-22 A															
37	A3290	WORKING DRAWINGS	88	0	01-May-24 A	30-Aug-24 .															
38	A3300	DSA FINAL APPROVAL	79	0	03-Sep-24 A	20-Dec-24 .															
39	A3340	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATI	110	0	02-Dec-24 A	01-May-25															
40	A3310	ADVERTISE BID FOR CONSTRUCTION	43	0	01-Feb-25 A	01-Apr-25 A															
41	A3320	AWARD CONSTRUCTION CONTRACT	23	0	01-Apr-25 A	01-May-25															
42	A3330	CONSTRUCTION WORK	66	0	19-May-25 A	15-Nov-25 .															
43	A3350	MOVE & OCCUPANCY	11	0	18-Aug-25 A	15-Nov-25 .															
44	A3360	COMPLETE PROJECT	40	5	20-Jan-26 A	07-Apr-26															

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

#	Activity ID	Activity Name	OD	RD	Start	Finish	2026												2027		
							Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
45	Digital Library STEM Engagement Center Project																				
46	A3390	PRELIMINARY PLANS	318	0	01-Sep-21 A	15-Dec-21															
47	A3420	WORKING DRAWINGS	414	0	15-Dec-21 A	01-May-22															
48	A3410	DSA FINAL APPROVAL	618	0	04-Apr-22 A	26-Oct-22 A															
49	A3400	ADVERTISE BID FOR CONSTRUCTION	135	0	01-Jun-25 A	15-Jul-25 A															
50	A3430	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATI	336	43	01-Jul-25 A	01-Jun-26	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTALLATION)														
51	A3380	AWARD CONSTRUCTION CONTRACT	57	0	01-Aug-25 A	19-Aug-25															
52	A3450	CONSTRUCTION WORK	344	70	01-Sep-25 A	09-Jul-26	CONSTRUCTION WORK														
53	A3460	MOVE & OCCUPANCY	13	13	15-Jul-26	03-Aug-26	MOVE & OCCUPANCY														
54	A3440	COMPLETE PROJECT	21	21	03-Aug-26*	31-Aug-26	COMPLETE PROJECT														
55	RCCD Solar Projects and Parking																				
56	Moreno Valley College																				
57	A1920	LOT B CARPORT PV INSTALLATION - mvMV	183	0	24-Jun-24 A	02-Feb-26 A	LOT B CARPORT PV INSTALLATION - mvMV														
58	A1930	REMOBILIZATION BESS INSTALLATION - MV	134	0	07-Apr-25 A	02-Feb-26 A	REMOBILIZATION BESS INSTALLATION - MV														
59	A1980	SCE COMMISSIONING	30	5	01-Feb-26 A	05-Apr-26	SCE COMMISSIONING														
60	Norco College																				
61	A1940	REMOBILIZATION BESS INSTALLATION - NC	80	0	01-May-25 A	02-Feb-26 A	REMOBILIZATION BESS INSTALLATION - NC														
62	A3470	SCE COMMISSIONING	30	5	01-Feb-26 A	05-Apr-26	SCE COMMISSIONING														
63	Riverside Community College																				
64	A1950	LOT C CARPORT PV INSTALLATION - RC	68	0	10-Jun-24 A	16-Aug-24	LOT C CARPORT PV INSTALLATION - RC														
65	A1960	LOT E CARPORT PV INSTALLATION - RC	68	0	19-Aug-24 A	25-Oct-24 A	LOT E CARPORT PV INSTALLATION - RC														
66	A1990	REMOBILIZATION BESS INSTALLATION - RC	80	0	01-May-25 A	18-Aug-25	REMOBILIZATION BESS INSTALLATION - RC														
67	Solar Planning Initiative Districtwide Solar Plan																				
68	A1890	PROJECT APPROVAL	20	0	03-Feb-25 A	03-Mar-25 A	PROJECT APPROVAL														
69	A1900	FEASIBILITY & PLANNING PHASE	30	0	10-Mar-25 A	16-Jun-25 A	FEASIBILITY & PLANNING PHASE														
70	A1910	DEVELOPMENT PHASE	100	22	01-Jul-25 A	30-Apr-26	DEVELOPMENT PHASE														
71	Other																				
72	A1970	DOWNTOWN PARKING STRUCTURE - 4TH FLOOR ARRAYS	239	10	06-May-24 A	14-Apr-26	DOWNTOWN PARKING STRUCTURE - 4TH FLOOR ARRAYS														

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

Moreno Valley College

2022-23 SM Scheduled Maintenance Projects - Tracking Log

Updates as of:
3/18/2026

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		Closing out
Repair Roofing Dental A, B, and C	\$ 285,000	-	Completed	Received	No	10/28/2025		12/15/25 1/15/26			Completed
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		On hold bids over budget
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			Bids due March 25th
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						Closing out
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

3/17/2026

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/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						Meeting for architectural bids was held on 3/18/26
Replace Lighting Control Systems - Nursing (Energy Efficiency)	\$ 750,000	-			N						Meeting for architectural bids was held on 3/18/26
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 Replacement - 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

Business & Financial Services

**AP XXXX ELECTRIC VEHICLE CHARGING STATIONS PARKING AND
USE**

References:

California Education Code; Title 5, California Code of Regulations; California Building Standards Code (CALGreen); Americans with Disabilities Act (ADA); California Air Resources Board (CARB) Incentive Programs; District Sustainability and Climate Action Plan (S-CAP) Goals; RCCD BP/AP 5750 Parking.

A. Definitions

- Electric Vehicle (EV): Any motor vehicle registered for street use that is capable of drawing electricity from an external source to charge an onboard battery.
- Electric Vehicle Charging Station (EVCS): A designated location equipped with charging infrastructure where electric vehicles can be connected for charging purposes.
- Actively Charging: The period during which an electric vehicle is physically connected to an EVCS and drawing electrical current.
- Clean Mobility Option (CMO): A statewide program that addresses mobility barriers in under-resourced communities through clean, shared, zero-emission transportation solutions. The District operates a CMO Carsharing Program across its colleges, administered by a designated mobility provider with dedicated parking stalls at each campus.

B. General Requirement

- This procedure applies to all District-owned, operated EVCS, and related parking spaces at all RCCD colleges, education centers, and facilities. It applies to all students, staff, visitors, and members in the community using District EVCS resources.
- EVCS are available on a first-come, first-served basis, use is not guaranteed, and may not be reserved, except for District-owned electrical vehicles or EV operated for CMO Carsharing Program.

C. Covered Vehicles Types

- Battery Electric Vehicle (BEV): Powered solely by an electric battery; contains no gasoline engine components.
- Plug-in Hybrid Electric Vehicle (PHEV): Equipped with both a gasoline engine and a charging port, allowing for external battery charging.

D. Access and Authorized Use

- Only electric vehicles with a valid college parking permit and are actively charging may park in designated EVCS spaces.

- Students, employees, visitors, and members in the community with a valid parking permit are permitted to use EVCS spaces for the purpose of charging their electric vehicles.
- The District reserves the right to designate which electric vehicle (EV) charging stalls are available for public and community use.
- Users must register through the District's vendor-specific platform/app to access and pay for charging services.
- The District may designate certain EVCS for District-owned electric vehicles or for electrical vehicles funded through the CMO Carsharing Program.

E. Prohibited Use and Enforcement

- No person shall park or plug in a vehicle in an EVCS space unless the vehicle is an electric vehicle and is actively charging.
- Non-electric vehicles, or electric vehicles parked in an EVCS space without actively charging, are subject to citation in accordance with California Vehicle Code (CVC) Section 21113(a).
- Vehicles remaining in an EVCS space after charging is complete, and beyond the established grace period, may be subject to additional fees.
- EVCS are enforced 24 hours per day, 7 days per week, including evenings, weekends, and holidays.
- Overnight parking and charging in EVCS spaces is prohibited.

F. Charging Fees

- EVCS operate as a self-supported program. Fees charged to users cover electricity, maintenance, and operating costs of the stations.
- The EVCS rate structure will be published on the District and Colleges websites.
- Charging fees will apply to District-owned electric vehicles and electric vehicles operated under the CMO Carsharing program.
- The following fees will be assessed to recover costs associated with electricity consumption and EVCS maintenance and operation:
 - \$0.32 per kilowatt-hour (kWh)
 - \$5.00 per hour idle fee after charging is complete (following a 2-hour grace period).
- Charging fees will be reviewed annually and are subject to change based on the District's electricity rate assessments and maintenance and operation contracts.

G. Overstay and Idle Fee Policy

- Once an electrical vehicle has completed its charging session, and it is fully charged, a 2-hour grace period will be allowed for user to relocate their vehicles.
- Vehicles remaining beyond this grace period will incur an idle fee of \$5.00 per hour.

H. Administration and Liability

- The District assumes no responsibility or liability for damage to privately owned vehicles using District-provided EVCS.

- The District Police Department is responsible for monitoring EVCS usage, posting applicable fees, and enforcing compliance with this procedure.

I. Operations and Maintenance

- District facilities staff and/or authorized vendors will monitor, maintain, and repair EVCS.
- The District will integrate EVCS into the District's Energy Information System for monitoring electricity usage and sustainability reporting.
- EVCS may be temporarily closed for maintenance, construction, or special events without prior notice.

Office of Primary Responsibility: **xxxx**

Administrative Approval: **May 19, 2026**

Meeting	May 5, 2026
Agenda Item	Resources
Subject	Districtwide Solar and Battery Project Budget Augmentation Request and Update
College/District	District
Funding	District Local Resources, Physical Plant and Instructional Equipment Funding FY 22/23, and Certificates of Participation
Recommended Action	Recommend approving a budget augmentation of \$1,762,626 for the Districtwide Solar and Battery Project in the total amount of \$38,892,256.

Background Narrative:

On December 13, 2022, the Board of Trustees approved the District Solar and Battery Project with a total budget of \$37,129,630 to design, permit, and construct the project across five sites: MVC, NC, RCC, BCTC, and the Centennial Plaza parking structure.

As the project advanced through multiple phases, several unforeseen challenges emerged. While some were mitigated without financial impact, others resulted in unavoidable cost and coordination implications. The project required extensive Division of the State Architect (DSA) design permitting and multiple rounds of review and approval from utility providers, including Southern California Edison (SCE) and Riverside Public Utilities (RPU).

Each site is fully interconnected to the grid, has received its Permit to Operate, and is generating energy as designed. The project budget has exceeded its original authorization by \$1,762,626 due to the following factors:

- DSA-required accessibility site improvements and new accessibility shade structures to meet public code requirements at all sites.
- SCE-required underground utility and infrastructure upgrades, including new equipment before and after grid interconnection; costs were incurred through both TotalEnergies change orders, SCE interconnection agreements, and related fees.
- Unforeseen hard soil conditions during construction, particularly at MVC and NC ground-mount solar arrays, resulting in schedule delays, extended contractor work, and modifications to solar pile installation methodology.
- Final design and compliance reviews necessitated more complex and specialized steel fabrication than initially estimated.
- Increased soft costs, including construction management services, DSA Inspector of Record, testing laboratory services, and other support costs associated with utility coordination and construction delays.

It is requested that the Board of Trustees approve the budget augmentation of \$1,762,626 for the District Solar and Battery Project, increasing the total project budget from \$37,129,630 to \$38,892,256. The budget augmentation will be funded from a combination of project incentives, reimbursements, and tax credits associated with the project.

Prepared By: Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning, Facilities Planning & Development
Bart Doering, Director, Facilities Development, Facilities Planning & Development

Attachments: [District Solar & Battery Project Final Presentation](#)

Districtwide Solar & Battery Project

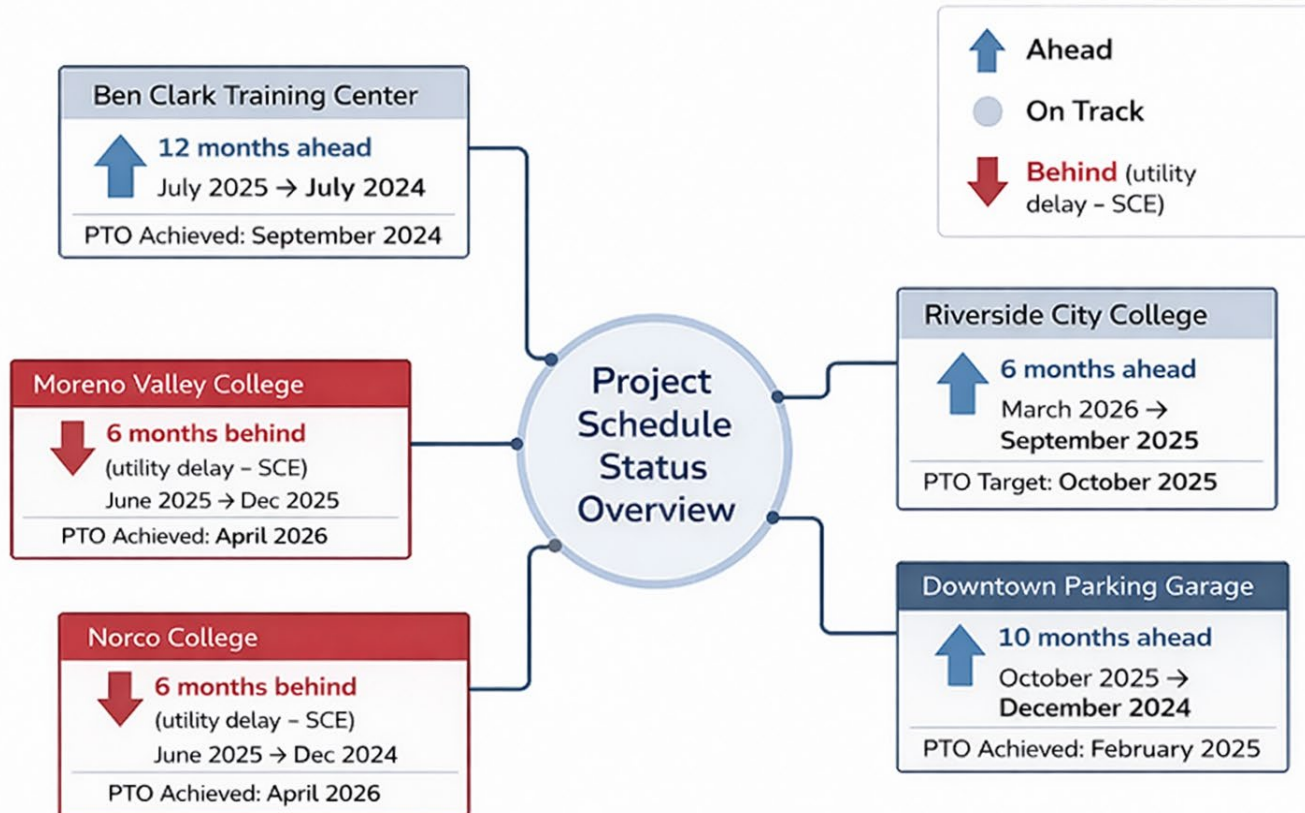
Final Project Update

Board of Trustees – May 5, 2026

Project Overview

- ❑ **Authorization:** Board Resolution No. 30-22/23 in December 2022
 - Government Code 4217 (Design-Build)
- ❑ **Contract:** TotalEnergies Distributed Generation USA, LLC
 - Services: Design, Permit, Construction and Maintenance
- ❑ **Project Budget: \$37.2M** (\$25M Financed @ 4.196% IR + \$12M local)
- ❑ **Project Deliverables:**
 - Solar Photovoltaic, Battery Storage and EV Charging Stations
- ❑ **Projected Energy Saving: \$9.3 million** (over 25-years)

Schedule Completion



PTO: Permit-To-Operate (Connect to the grid and generating energy)

Budget Summary Overview

Category	Estimated Budget	Actual/Forecast	Variance
1. Design-Build Contract	\$34,554,630	\$33,754,630	+\$800,000
2. Allowances (District-Controlled)	\$1,000,000	\$2,545,704	(\$1,545,704)
3. Contingency (Unforeseen)	\$875,000	\$965,959	(\$90,959)
4. Soft Costs	\$700,000	\$1,780,963	(\$1,080,963)
5. Planning Costs	\$0	\$535,000	(\$535,000)
6. Owner Changes (Net Credit)	\$0	(\$690,000)	+\$690,000
TOTAL PROJECT	\$37,129,630	\$38,822,256	(\$1,762,626)

1. \$800K contractor allowance for structural steel and lithium battery tariff was not used
2. See Slide #5
3. Contingency funds addressed unforeseen site conditions (soil conditions, documented utilities reroutes)
4. See Slide #6
5. Pre-construction costs included planning, legal, and due diligence before contract execution
6. Owner change orders reflected district-requested scope and sequencing changes

Note: The budget deficit will be offset by project incentives and reimbursements.

2 District-Controlled Allowance Summary

Allowance Category	Estimated Allowance	Actual Allowance	Variance (Under/(Over))	Summary Notes
A. SCE / RPU Interconnection Fees	\$200,000	\$959,077	(\$759,077)	Significant utility added equipment beyond estimate; direct payments to SCE
B. Infrastructure Upgrades (SCE/RPU required)	\$400,000	\$1,218,652	(\$818,652)	Significant utility added equipment beyond estimate; executed via change orders to TotalEnergies
C. Structural Upgrade - Parking Structure (DSA-related)	\$200,000	\$0	\$200,000	structural upgrades were planned for, but were not required
D. Accessibility Improvements (DSA-related)	\$200,000	\$367,975	(\$167,975)	Code-driven accessibility upgrades across multiple sites; executed via change orders to TotalEnergies
TOTAL ALLOWANCE	\$1,000,000	\$2,575,704	(\$1,545,704)	



Project Soft Cost Summary

Soft Cost Category	Estimated	Actual	Variance (Under/(Over))	Summary Notes
A. Construction Management	\$0	\$513,000	(\$513,000)	<i>The assumption was that the district FPD to oversee the project</i>
B. Inspection Services (DSA-related)	\$220,000	\$417,000	(\$197,000)	<i>Extended work requirements by SCE and DSA due to unforeseen soil conditions at MVC & NC</i>
C. Testing Lab Services (DSA-related)	\$250,000	\$553,000	(\$303,000)	<i>Due to unforeseen soil conditions, steel fabrication requirements, and extended requirements by SCE and DSA</i>
D. DSA Fees	\$80,000	\$120,000	(\$40,000)	<i>DSA increased fees for project permits and certifications</i>
E. Others (assessments, misc. fees, legal, etc.)	\$150,000	\$177,963	(\$27,963)	<i>Actual is more than estimates</i>
TOTAL ALLOWANCE	\$700,000	\$1,780,963	(\$1,080,963)	

Project Incentives/Reimbursement

SGIP

Self Generation Incentive Program

- **\$1,000,000** for the BESS at MVC, NC, RCC – realized over 5 years
- Approved SGIP agreement with Southern California Gas

CMO

Clean Mobility Option

- **\$450,000** for the 15 EVCS infrastructure and equipment (reimbursement)
- Approved CMO agreement with the Clean Mobility Option/CARB

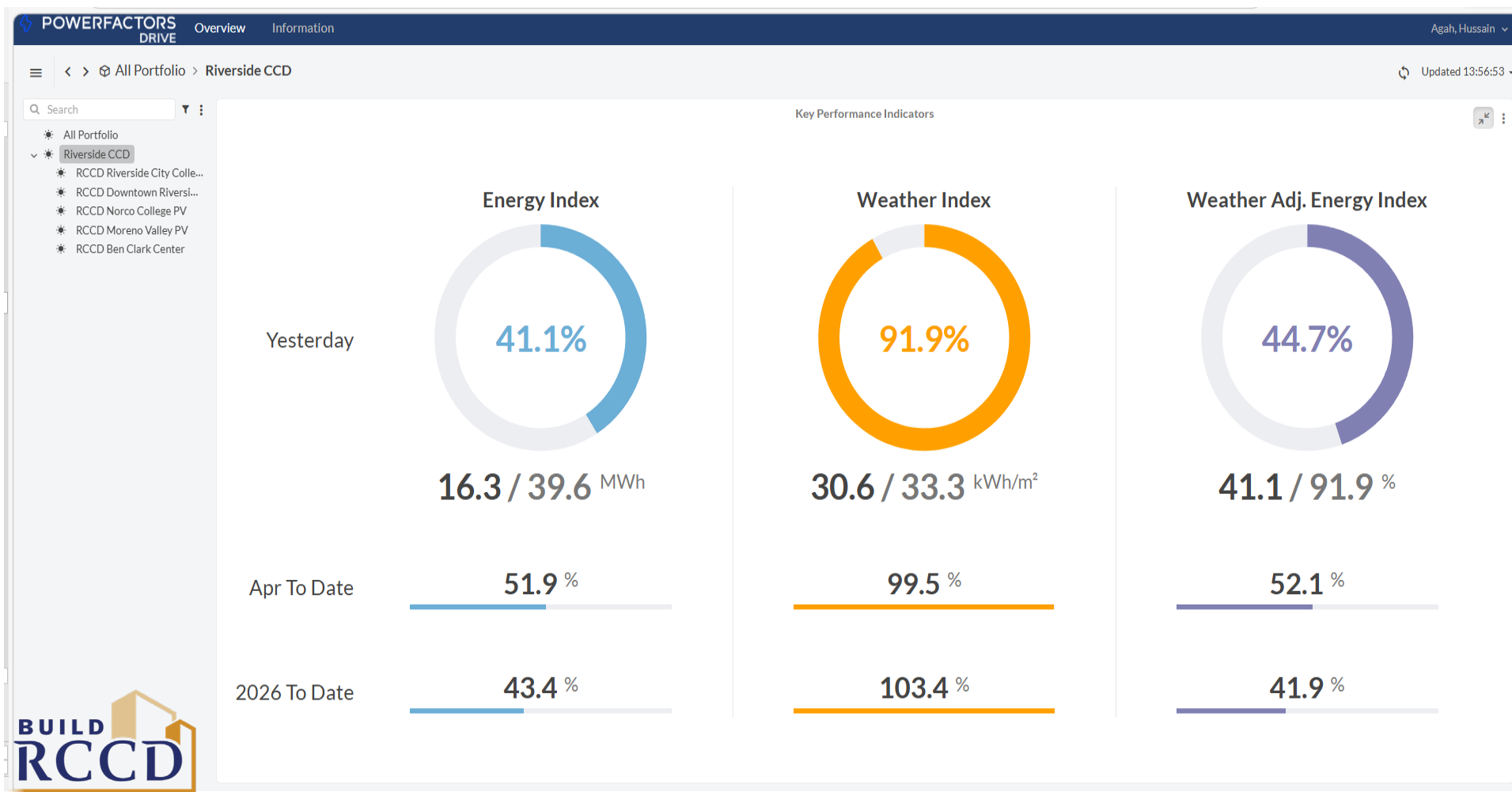
IRA

Incentive Reduction Act 2022

- **IRS** offers **tax credit of up to 30%** of project costs + **10% bonus** (domestic content and/or low-income communities)
- RCCD is eligible for up to 40% (30% project cost + 10% low-income communities map)
- RCCD's eligible credit is projected to be **between \$8,500,000 and \$11,000,000**, based on the credit filing and IRS approval

Total Estimated Incentives: \$9,950,000 - \$12,450,000

Solar PV + BESS Dashboard








Solar PV + BESS Dashboard

POWERFACTORS DRIVE Overview Information Agah, Hussain

All Portfolio > Riverside CCD Updated 13:56:53

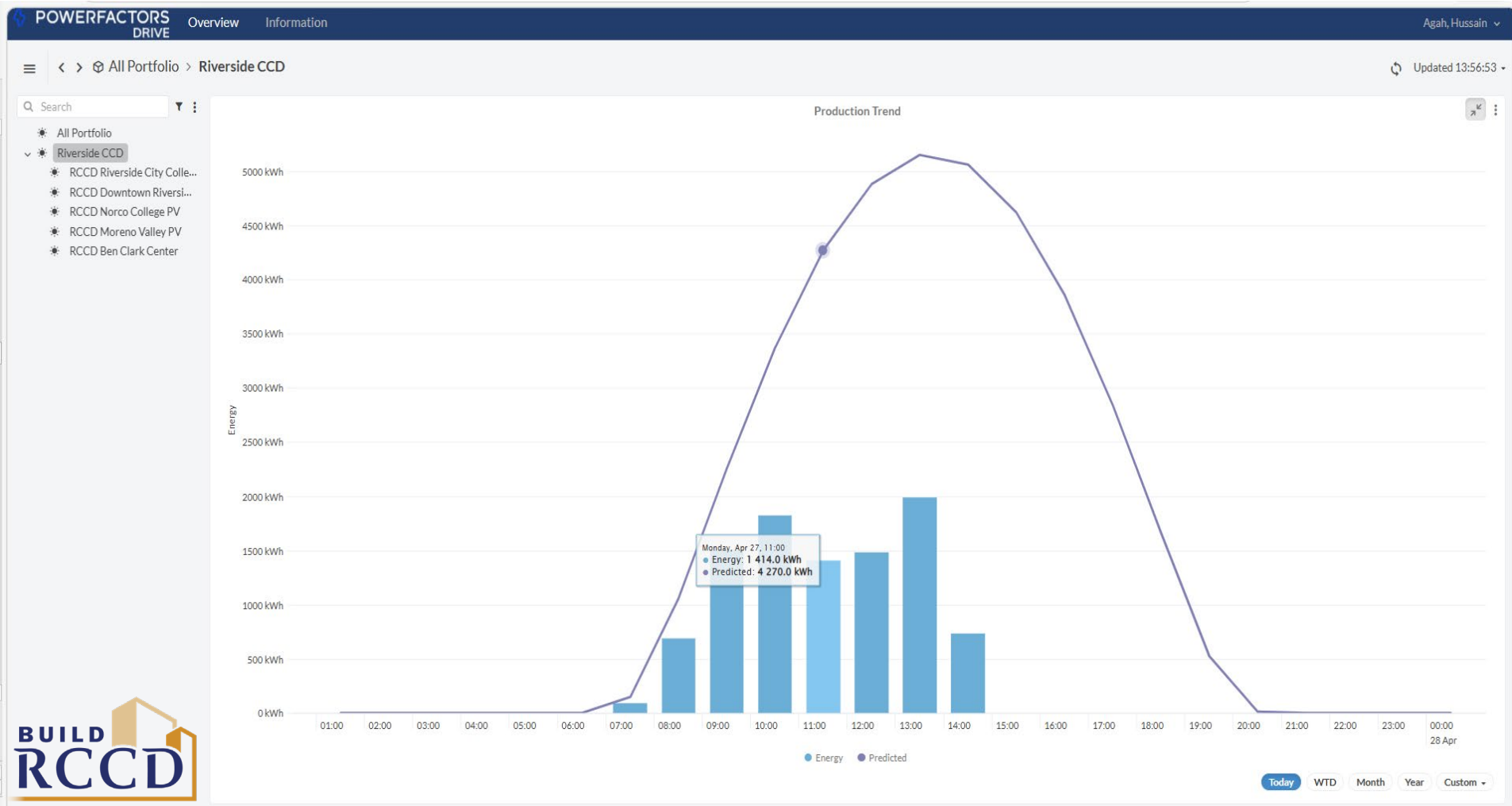
Search Green Equivalent

- All Portfolio
- Riverside CCD
 - RCCD Riverside City Colle...
 - RCCD Downtown Riversi...
 - RCCD Norco College PV
 - RCCD Moreno Valley PV
 - RCCD Ben Clark Center

	CO ₂ offset	Fuel saved	Homes	Distance driven	Barrels of oil
					
Apr To Date	190k	15k	666	320k	870
2026 To Date	441k	35k	346	743k	2k

BUILD RCCD

Solar PV + BESS Dashboard





RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Project Details

Solar Production & Energy Offset

Campus/Sites	Annual Solar Production (kWh)	Annual Campus Consumption (kWh)	District / Campus Energy Offset
Moreno Valley College	3,076,782	3,407,730	90%
Ben Clark Training Center	164,592	164,592	100%
Norco College	4,495,708	4,228,982	106%
Riverside City College	4,203,371	11,602,316	36%
Downtown Riverside	465,828	1,755,720	27%
Districtwide Total	12,406,280	21,159,340	~ 59%

- ❑ Solar Photovoltaic (PV) System is maximized and combined with Battery Energy Storage System (BESS) to achieve the most cost-effective outcome for each site/campus:
 - **12,406,371 kWh [6,942 kW (6.9 MW)]** of solar PV at MVC, BCTC, NC, RCC, Downtown
 - **6,000 kWh (2,000 kWh/site)** of BESS at MVC, NC, RCC

EV Charging Stations

Campus/Sites	Existing EVCS	New EVCS part of Solar Project	Total Stations
Moreno Valley College	-	48	48 (2 ADA)
Ben Clark Training Center	5	-	5 (2 ADA)
Norco College	6	48	54 (4 ADA)
Riverside City College	13	60	73 (3 ADA)
Downtown Riverside	-	16	16 (2 ADA)
Districtwide Total	24	172	196 (13 ADA)

- The **Administrative Policy** for the Electric Vehicle Charging Stations (EVCS) has been drafted and is currently in the review process
- The policy will clearly define **usage guidelines, pricing/rates** and **enforcement measures**
- The objective is to have the EVCS operational by the **Summer 2026**

MVC Solar – Ground Mount Array

Total Solar Modulators = 3,146
Total Covered Area: 53,212 SF



MVC Solar – Parking Lot B

Total Solar Modulators: 1,242
Total Covered Area: 34,789 SF
Total EVCS: 48

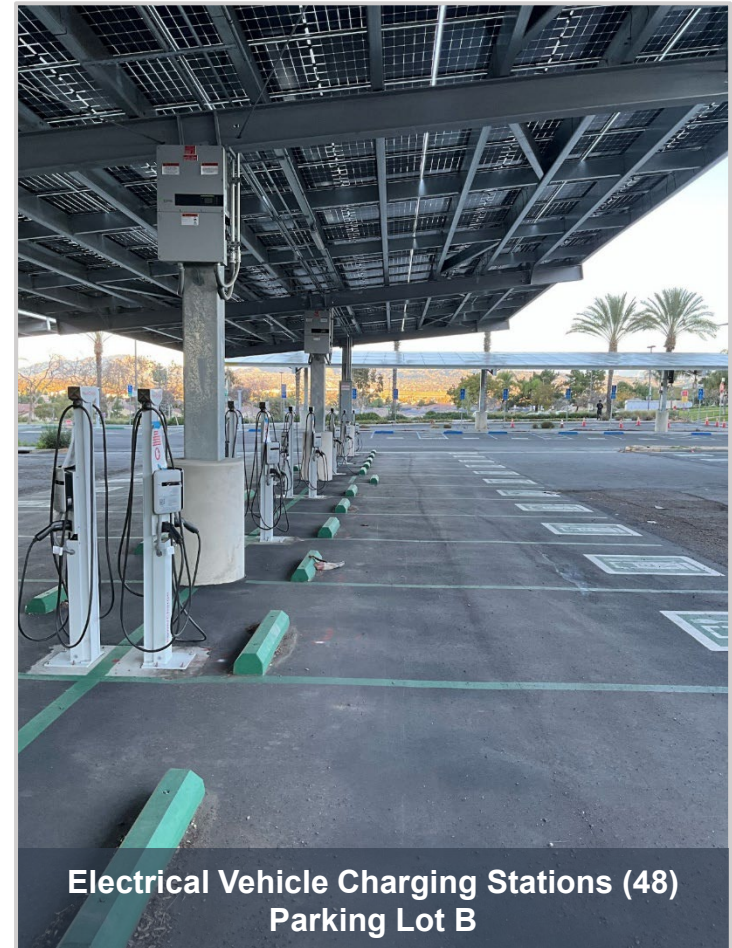


Carport Solar Photovoltaic Parking Lot B (670.68 kW DC)

MVC BESS and EVSC



Batter Energy Storage System 1,993 kWh – NOC Yard



Electrical Vehicle Charging Stations (48)
Parking Lot B

BCTC Solar – Parking Lot



Carport



Carport



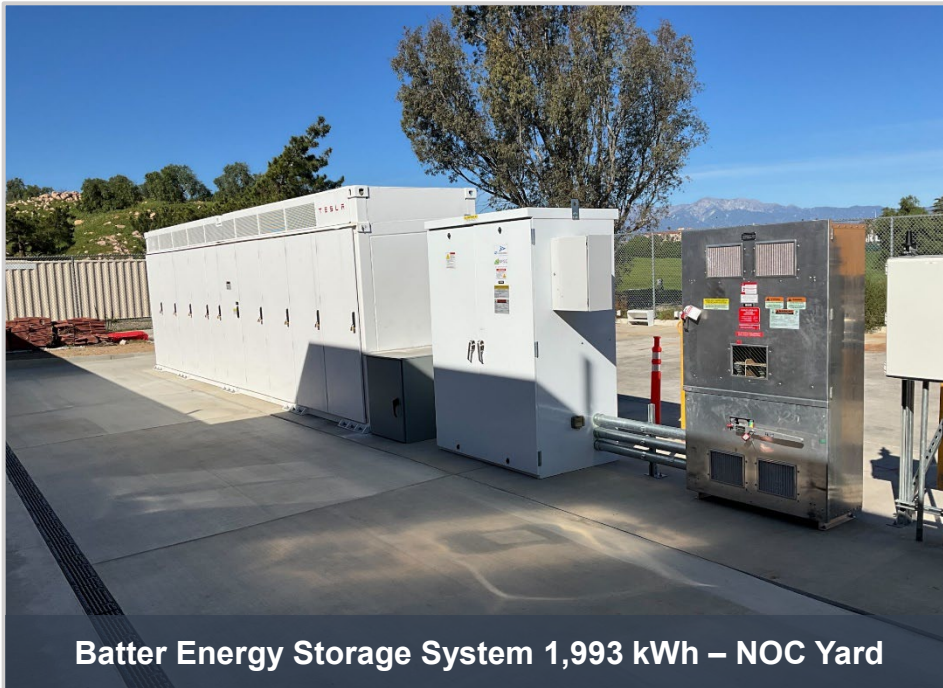
ADA Shading

Carport Solar Photovoltaic Array - 94.5 kW DC
Total Solar Modulators = 175
Total Covered Area: 6,168 SF

NC Solar – Ground Mount



NC BESS and EVSC



Batter Energy Storage System 1,993 kWh – NOC Yard



Electrical Vehicle Charging Stations (48)
Parking Lot D

RCC Solar – Parking Lot C



RCC Solar – Parking Lot E

Total Solar Modulators = 2,994
Total Covered Area: 84,108 SF



RCC BESS and EVSC

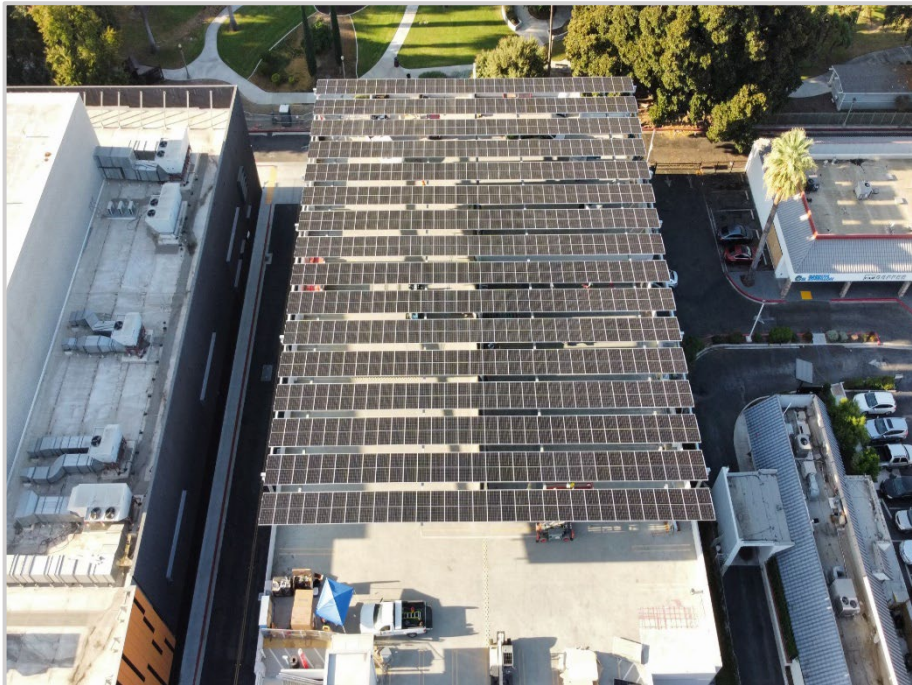


Batter Energy Storage System 1,993 kWh – Parking Lot E



Electrical Vehicle Charging Stations (60)
Parking Lot C

Downtown Solar – Parking Structure



Canopy Solar Photovoltaic Array (276.48 kW DC)

Total Solar Modulators = 512

Total Covered Area: 16,872 SF

Total EVCS: 16 (6 Ground Floor & 10 Roof)

Districtwide Solar & Battery Project

Questions

Board of Trustees – May 5, 2026






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CCFC Legislative Update: 2026 Bill Introductions

Monday, April 6, 2026

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In 2026, California state legislators introduced 1,798 bills by the February 20th bill introduction deadline. Below is an update on a selection of priority bills that may impact community college facilities.

AB 1754 (Pacheco) – State General Obligation Bond Requirements

This bill creates new accountability requirements for state general obligation bonds approved by voters after January 1, 2027. It requires future state bonds to include specific goals, purposes, and objectives that the bond expenditure is intended to achieve, and to specify detailed performance indicators and data collection requirements. Additionally, the head of the agency administering the bond would be required to provide a notification on its website with accountability information about bond-funded projects, and to provide a written report to the Administration and Legislature evaluating the efficiency and outcomes of the bond. This bill is sponsored by Elevate California. AB 1754 was passed by Assembly Governmental Organization Committee and is pending in Assembly Appropriations Committee. *CCFC adopted a "Watch" position on this bill and plans to provide information to policymakers about the existing accountability practices for community college construction projects and the state capital outlay program.*

AB 1809 (Fong) – Job Order Contracting

Currently, K-12 school districts and community colleges have the authority to utilize job order contracting (JOC), and this authority is set to sunset on January 1, 2027. AB 1809 would remove the sunset and make the authority permanent. JOC is an alternative procurement method to deliver smaller projects, allowing for award of contracts to the lowest responsible bidder based on prices for specific construction tasks rather than bids for specific projects. Contractors are prequalified and bid an adjustment factor to the preset unit prices. To use JOC, community colleges must have a Project Labor Agreement that will apply to all public works awarded through JOC, and to all other public works of the district – regardless of delivery method – that exceed a monetary threshold set by the district. AB 1809 is sponsored by Los Angeles Unified School District. *CCFC adopted a "Watch" position on this bill, which was passed by the Assembly Education Committee and is pending in the Assembly Higher Education Committee.*

SB 1154 (Reyes) – Best Value Procurement

This bill establishes a new delivery method, authorizing community college districts to use best value procurement for construction projects that exceed \$1 million. This is an extension of a new authority provided to K-12 school districts in 2025. The authority would sunset on December 31, 2030, in alignment with the sunset for K-12. Under best value, the bidder would be selected on the basis of objective criteria, where the resulting selection represents the best combination of price and qualifications. SB 1154 requires the use of a skilled and trained workforce or Project Labor Agreement. A community college district that uses this procurement option must submit an independent third-party report to the Legislature on the use of the best value procurement method. This bill is sponsored by San Bernardino Community College District. *CCFC adopted a "Watch" position on this bill, which is pending in Senate Education Committee.*

DIR & Prevailing Wage Monitoring

AB 1838 (Berman) – Contractor Disclosure of Wage-and-Hour Violations

This bill updates the Public Contract Code to require a contractor to disclose a history of wage-and-hour violations when submitting a bid to a local agency. This disclosure would include violations within the past five years related to unpaid wages, overtime, meal or rest break violations, or misclassification of employees or independent contractors. The contractor would be required to provide documents that the violations have been corrected or resolved. Failure to provide the required disclosures and supporting materials *may* result in disqualification of the bid. This bill is sponsored by the California-Nevada Conference of Operating Engineers and the District Council of Iron Workers. *CCFC adopted a "Watch" position on this bill, which was passed by the Assembly Labor and Employment Committee and is pending on the Assembly Floor.*

AB 1859 (Ortega) – Joint-Labor Management Committees

This bill requires a public agency owner to allow representatives of a joint-labor management committee (JLMC) to have "reasonable access" to active public works job sites to monitor compliance with prevailing wage and apprenticeship requirements. "Reasonable access" means access that is consistent with job site safety and security requirements, including the use of personal protective equipment, that does not disrupt performance of work and includes access to workers during non-work hours. A court shall award a prevailing JLMC a civil penalty of \$1,000 for each occasion that reasonable access was denied. This bill is sponsored by the International Union of Operating Engineers, the District Council of Iron Workers, and Building Trades. *CCFC taken an "oppose unless amended" position and is working in partnership with a coalition of other public agencies, including cities, counties, and special districts, to address our concerns. CCFC is concerned about safety and worker protections, and we are also concerned about placing responsibility to provide "reasonable access" on the public agency, when contractors are legally given control of an active construction site.* AB 1859 was passed by Assembly Labor and Employment Committee and is pending in Assembly Judiciary Committee.

SB 1241 (Smallwood-Cuevas) – Skilled and Trained Requirements

This bill would make various changes to skilled and trained workforce requirements. It expands the type of authorizing mechanism that can trigger compliance with existing skilled and trained workforce laws, going beyond "statute and regulation" to include other mechanisms, such as rules, resolution, ordinance, and public contract. Practically, this could affect a public agency that voluntarily adopts some skilled and trained workforce provisions when a project is not legally required to do so, triggering compliance with the full statutory requirements in Public Contract Code. For the purpose of penalty determinations, SB 1241 expands the definition of a "substantial compliance plan" to include remedying prior skilled and trained workforce violations by exceeding minimum apprenticeship graduate requirements on *future* projects. The bill also requires the Labor Commissioner to accept and investigate complaints from a Joint Labor-Management Committee alleging that a contractor or subcontractor failed to use the appropriate skilled and trained workforce. The bill is sponsored by the California State Association of Electrical Workers, the California State Pipe Trades Council, and the Western States Council of Sheet Metal Workers. *CCFC is working with a coalition of other public agency groups to continue researching and analyzing this bill.* SB 1241 was passed by the Senate Labor, Public Employment, and Retirement Committee and is pending in Senate Appropriations Committee.

Student Housing

AB 1732 (Alvarez) – Student Housing CEQA Exemption

This bill extends an existing infill housing CEQA exemption created by AB 130 [2025] to public higher education projects, including student housing. This would be done by updating the language that authorizes the exemption to include a project that is consistent with a "public higher education land use plan." The existing exemption includes the following labor standards:

- Projects that are 100% affordable housing must pay prevailing wage.
- Projects with buildings over 85 feet must use a skilled and trained workforce.

CCFC adopted a “Watch” position on this bill, which is pending in the Assembly Natural Resources Committee and the Assembly Housing and Community Development Committee.

Regional Housing Needs Allocation

The Legislature continues its focus on housing affordability. As such, there were multiple bills introduced to incorporate community college student housing facilities into the Regional Housing Needs Allocation (RHNA), a state-mandated process that requires cities and counties to plan for future housing needs across all income levels. Under this system, the California Department of Housing and Community Development (HCD) determines the total regional housing need, and regional planning agencies distribute that need to local jurisdictions.

CCFC is watching the following bills:

- [AB 1623 \(Davies\)](#) – This bill requires local jurisdictions to count the “number of certain types of student housing quarters,” as determined by HCD, that are built within the jurisdiction toward their share of the lower income regional housing needs allocation. The student housing units would count even if the project was approved by the Division of State Architect and was not reviewed by the local planning agency. AB 1623 is pending in Assembly Housing and Community Development Committee and Assembly Local Government Committee.
- [AB 2295 \(Johnson\)](#) – This bill authorizes a local government to enter into a voluntary agreement with another local government to allow new housing development projects with very low- and low-income units to count toward each locality’s share of the regional housing needs allocation. AB 2295 is pending in Assembly Housing and Community Development Committee and Assembly Local Government Committee.
- [AB 2400 \(Wallis\)](#) – This bill would require the city or county to include the number of suite-style student housing quarters in their annual report on housing element to HCD. AB 2400 is pending in Assembly Housing and Community Development Committee and Assembly Local Government Committee.

Rebekah Kalleen
CCFC Executive Director

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CONTACT

Community College Facility Coalition
1303 J Street, Suite 520
Sacramento, CA 95814

Phone: (916) 446-3042

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