RCCD | RIVERSIDE COMMUNITY COLLEGE DISTRICT

FACILITIES PLANNING AND DEVELOPMENT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Facilities Planning and Development Council

May 28, 2026
Zoom Conference Call
10:00a.m. – 11:30a.m.

AGENDA

I. **WELCOME AND CALL TO ORDER**

II. **APPROVAL OF MINUTES**

A. April 30, 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 May 2026
E. Non-Measure CC Projects Master Milestone Schedule for May 2026

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

A. Five-Year Construction Plan
B. EV Charging Stations Standard Operating Procedure
C. MVC Affordable Student Housing – Construction Grant Application

VI. **Presentations/Guest**

Gafcon Team

RCCD | RIVERSIDE COMMUNITY COLLEGE DISTRICT
FACILITIES PLANNING AND DEVELOPMENT
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FACILITIES PLANNING and DEVELOPMENT COUNCIL

April 30, 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	NO
Mehran Mohtasham	District - Director, Capital Planning	NO
Bart Doering	District - Facilities Development Director	YES
Misty Griffin	District - Director, Business Services	NO
Monica Esqueda	District – Interim Director, Risk Management	NO
Susanne Ma	District – Director, Information Technology Infrastructure and Systems	YES
Majd Askar	Moreno Valley College – Vice President, Business Services	YES
Michael Collins	Norco College – Vice President, Business Services	NO
Elia Blount	Riverside City College - Vice President, Business Services	NO
Ron Kirkpatrick	Moreno Valley College – Director, Facilities Maintenance & Operations	YES
Travonne Bell	Norco College – Director, Facilities Maintenance & Operations	YES
Robert Beebe	Riverside City College – Director, Facilities Maintenance & Operations	YES
Esteban Navas	Moreno Valley College – Academic Senate President	YES
Kimberly Bell	Norco College – Academic Senate President	NO
Jo Scott-Coe	Riverside City College – Academic Senate President	YES
Terry Janecek	Moreno Valley College – Classified Professional Representative	NO
Herchel Sweats	Norco College – Classified Professional Representative	NO
Nate Swift	Riverside City College – Classified Professional Representative	NO
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)	NO
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 Bart Doering at 10:03am
B. Quorum reached.

II. APPROVAL OF MINUTES

A. Meeting Minutes approved.

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.

   iv. Doering reported that the tow-away requirement was removed from the plan and the updated proposal would be presented to the June board for finalization.

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.*
- *Finalize the selection of a company for EV charging implementation and provide more information to the group once finalized, targeting May board for final approval*

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.

    i. Dunne provided updates on the PMIS system, noting they are working through final workflows and expect to be up and running by the end of June, following board budget approval. Ma raised a cybersecurity concern about SSO implementation for PMIS, which Dunne agreed to address by coordinating with the relevant team to ensure secure deployment.

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 document (RFQP) and DB contract documents.*
- *Ma to reach out to Dunne and PMIS team to schedule a meeting regarding SSO implementation for PMIS cybersecurity compliance and send specific requirements.*
- *Dunne to Continue pre-qualification process for progressive design build delivery, targeting end of May/early June for pre-qualification start. Dunne to prepare RFQP for PLA (Project Labor Agreement) administrator and present to board in September.*

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.
ii. The team discussed the Sustainability Climate Action Plan, with ongoing work on TCO dashboards and the final stages of the district solar project.

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.

iii. Doering reported District Solar Project, which had experienced delays and cost overruns but was expected to be completed with approximately $12 million in incentives helping to offset the additional costs. The team discussed a solar and battery project with an original budget of $37.2 million that experienced cost overruns due to soil issues and SCE coordination challenges, though these costs will be offset by approximately $12 million in incentives including SGIP and IRA benefits.

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.

ii. Askar and Agah: Address questions from College Council regarding student housing application before submission to DSPC and Cabinet.
iii. Askar reported that participatory governance presentations were completed at the college council level, with noted questions to be addressed before submission to DSPC and Cabinet. The student housing MVC application is scheduled for June 2026.

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.
iii. They are proceeding with CEQA documentation, including community feedback on parking and traffic, with plans to submit the mitigated negative declaration in May for BOT approval. The project is advancing on three tracks: entitlements, programming, and progressive design build. At the kickoff meeting there was some confusion about the programming document, which Dunne confirmed they are using as their baseline.

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.
   i. *For the Corona Education Center, Dunne reported they are working on combining multiple parcels and going through the CEQA process, with hopes to obtain a mitigated negative declaration. Programming*

meetings with the college has been mapped out start with the college leadership and stakeholders from May through August.

- **ACTION:** *Finalize the education program associated for the CEC. Dunne to continue zoning/parcel combination process for Corona Education Center and proceed with solicitation for SEQA consultant; resolve programming issues before moving forward.*

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 Responsivities**: 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. **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. Doering reported that the RCC Aquatic Center project was progressing but discovered additional leaks in the piping system during recent exposures.

iii. **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. Clark provided updates RCC Cosmetology, including preliminary plans being approved by the state, allowing the design team to proceed with working drawings with plans to submit to DSA in summer. The team is awaiting responses on Geotech reports, coordinating with RPU for electrical meters, and investigating potential conflicts with city sewer lines.

iv. ***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.*
- *Clark to obtain revised schedule from architect for RCC Cosmetology project and provide update within the next week. Coordinate with CGS on Geotech report and RPU for new electrical meter for RCC Cosmetology; follow up on potential conflict with city sewer line.*

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. Doering reported that the Organic Chemistry Lab project is experiencing significant contractor issues, with work not being completed as scheduled and ongoing disputes with the contractor and inspector.

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. Doering reported that the project is progressing despite some delays.

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.. Doering reported that the project is progressing despite some delays. Demas will check status of Ben Clark Training Center Phase 2 state approval and follow up as needed; coordinate with Fontaine and Askar regarding FF&E and gurney ownership for facility transition.

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. Doering to schedule top-out celebration event for the project when structural steel is complete. Coordinate with Bart's team to schedule top-out celebration for Norco College Center for Human Performance Kinesiology project.

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. Doering and Ma to coordinate temporary power/network shutdowns for Norco CAC relocation to STEM to minimize impact to classes and network operations.

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. Doering reported that a change order was submitted in order to approve additional funds for this project. Keep temporary chillers at Norco for an additional month during chiller plant conversion to ensure building comfort.

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. Clark to proceed with working drawings and DSA submission for Norco LLRC, targeting summer; bring on mobile/modular vendor for swing space and proceed with F1 central plant assessment.

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.

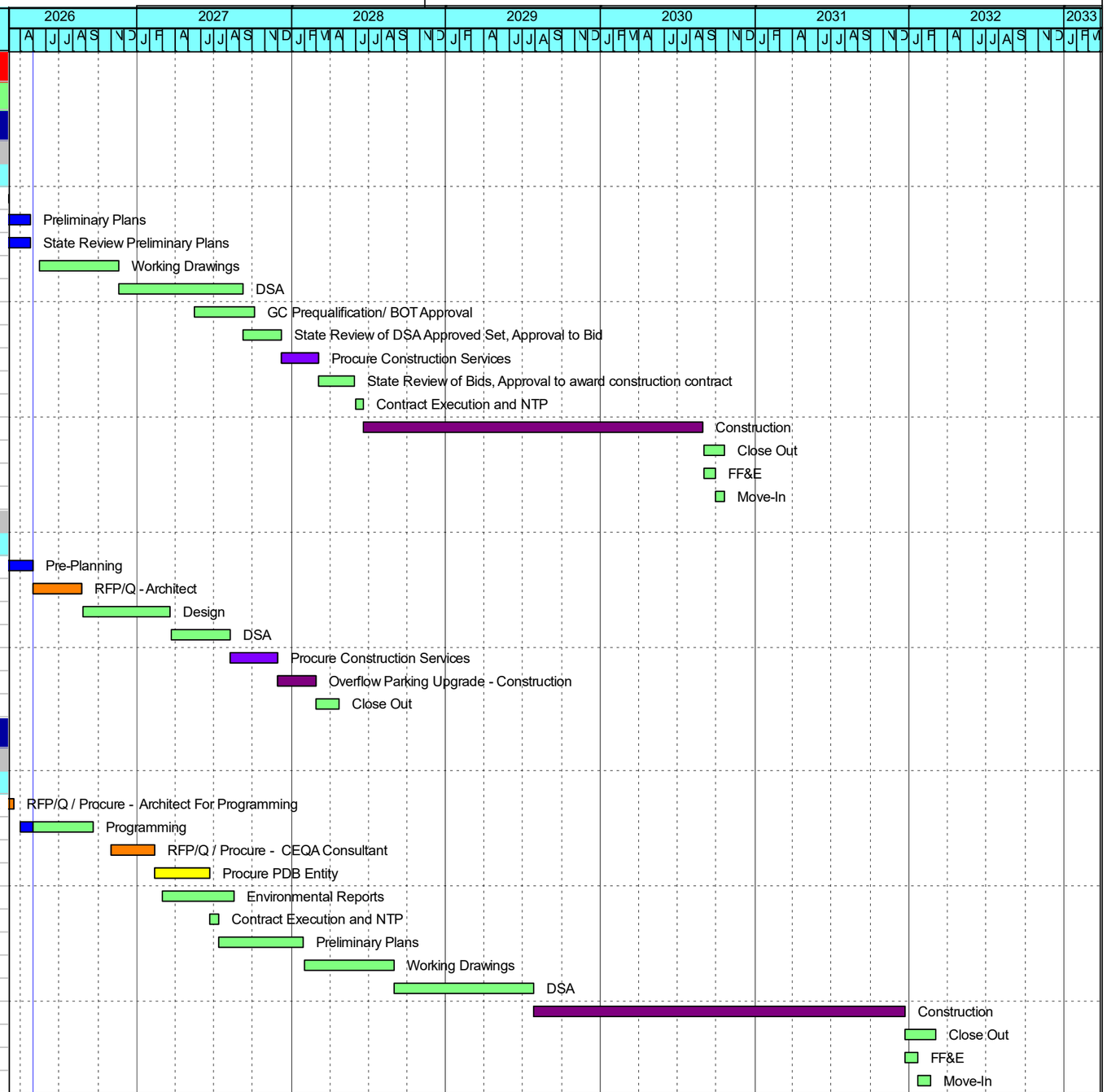
B. Campus-wide Traffic Study/Parking Utilization Assessment

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)

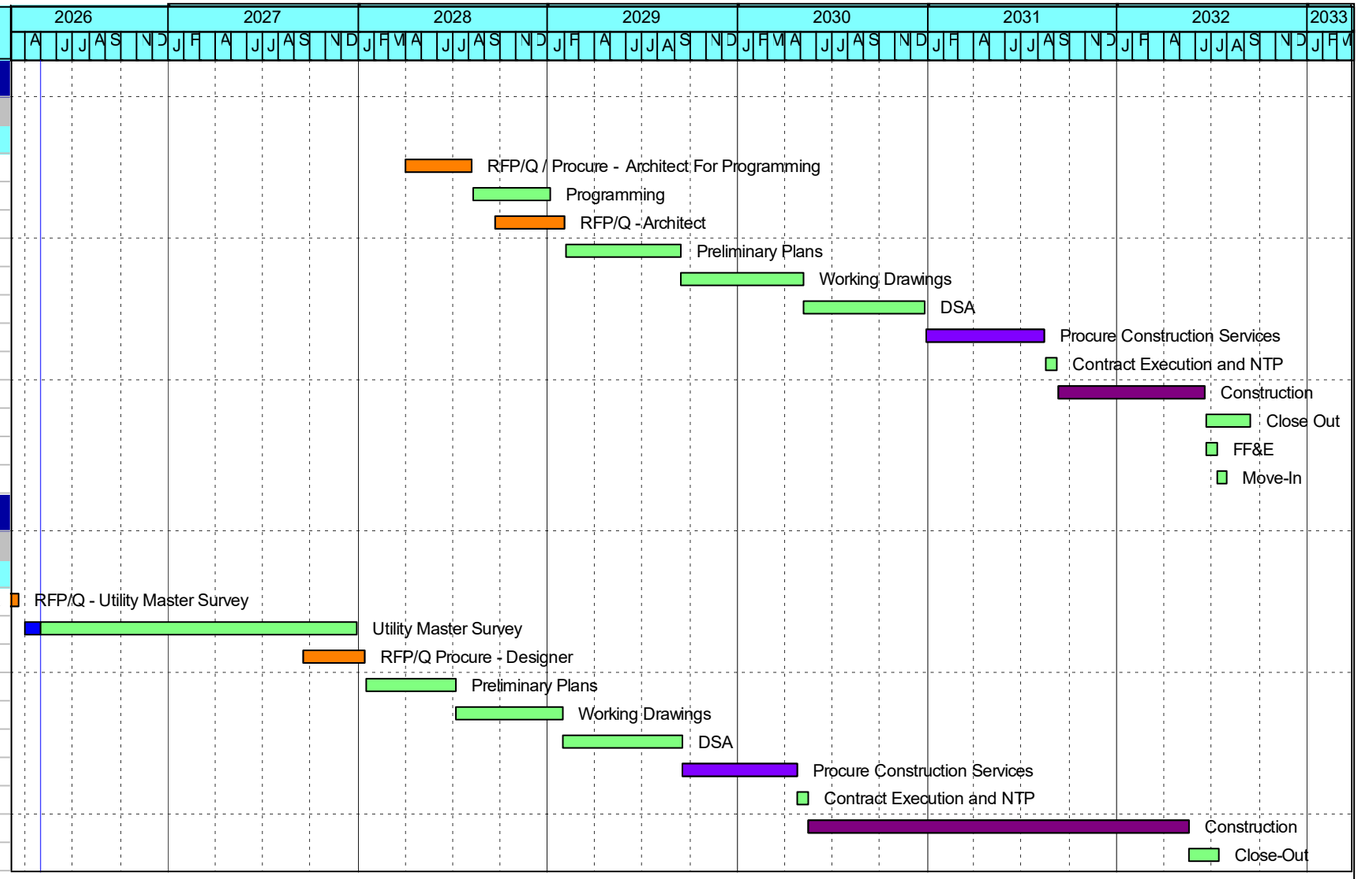
Meeting adjourned at 11:30am ***-End of Meeting Minutes-***

#	Activity ID	Activity Name	OD	RD	Start	Finish
1		**RCCD CC - APR 2026**				
2		**Moreno Valley College**				
3		**Library/Learning Resource Center (LLRC) - DBB**				
4		**Base Scope**				
5		**Base Scope**				
6	MV-LLRC-1000	Pre-Planning	100	0	02-Jan-25 A	08-Aug-25
7	MV-LLRC-1010	Preliminary Plans	100	0	11-Aug-25 A	23-Apr-26 A
8	MV-LLRC-1020	State Review Preliminary Plans	50	0	24-Oct-25 A	23-Apr-26 A
9	MV-LLRC-1030	Working Drawings	130	130	15-May-26*	19-Nov-26
10	MV-LLRC-1040	DSA	200	200	20-Nov-26	08-Sep-27
11	MV-LLRC-1050	GC Prequalification/ BOT Approval	100	100	17-May-27	06-Oct-27
12	MV-LLRC-1060	State Review of DSA Approved Set, Approval to Bid	60	60	09-Sep-27	07-Dec-27
13	MV-LLRC-1055	Procure Construction Services	60	60	08-Dec-27	06-Mar-28
14	MV-LLRC-1090	State Review of Bids, Approval to award construction contract	60	60	07-Mar-28	30-May-28
15	MV-LLRC-1110	Contract Execution and NTP	15	15	31-May-28	20-Jun-28
16	MV-LLRC-1070	Construction	550	550	21-Jun-28	30-Aug-30
17	MV-LLRC-1080	Close Out	34	34	03-Sep-30	21-Oct-30
18	MV-LLRC-1120	FF&E	20	20	03-Sep-30	30-Sep-30
19	MV-LLRC-1100	Move-In	15	15	01-Oct-30	22-Oct-30
20		**Secondary Effects**				
21		**Overflow Parking Upgrade**				
22	MV-LLRC-2000	Pre-Planning	40	0	02-Feb-26 A	01-May-26
23	MV-LLRC-2050	RFP/Q - Architect	80	80	01-May-26	24-Aug-26
24	MV-LLRC-2010	Design	140	140	25-Aug-26	19-Mar-27
25	MV-LLRC-2020	DSA	100	100	22-Mar-27	10-Aug-27
26	MV-LLRC-2030	Procure Construction Services	75	75	11-Aug-27	30-Nov-27
27	MV-LLRC-2040	Overflow Parking Upgrade - Construction	60	60	30-Nov-27	28-Feb-28
28	MV-LLRC-2070	Close Out	40	40	28-Feb-28	24-Apr-28
29		**Biological & Physical Science (STEM) & Stem Expansion - PDB**				
30		**Base Scope**				
31		**Base Scope**				
32	MVC-STEM-108	RFP/Q / Procure - Architect For Programming	80	0	15-Dec-25 A	17-Mar-26 A
33	MVC-STEM-100	Programming	100	98	30-Mar-26 A	18-Sep-26
34	MVC-STEM-109	RFP/Q / Procure - CEQA Consultant	68	68	02-Nov-26*	11-Feb-27
35	MVC-STEM-101	Procure PDB Entity	90	90	12-Feb-27	22-Jun-27
36	MVC-STEM-110	Environmental Reports	120	120	01-Mar-27*	17-Aug-27
37	MVC-STEM-112	Contract Execution and NTP	15	15	22-Jun-27	13-Jul-27
38	MVC-STEM-102	Preliminary Plans	135	135	14-Jul-27	28-Jan-28
39	MVC-STEM-103	Working Drawings	150	150	31-Jan-28	30-Aug-28
40	MVC-STEM-104	DSA	225	225	31-Aug-28	26-Jul-29
41	MVC-STEM-105	Construction	600	600	27-Jul-29	22-Dec-31
42	MVC-STEM-106	Close Out	50	50	23-Dec-31	05-Mar-32
43	MVC-STEM-111	FF&E	20	20	23-Dec-31	22-Jan-32
44	MVC-STEM-107	Move-In	20	20	23-Jan-32	20-Feb-32



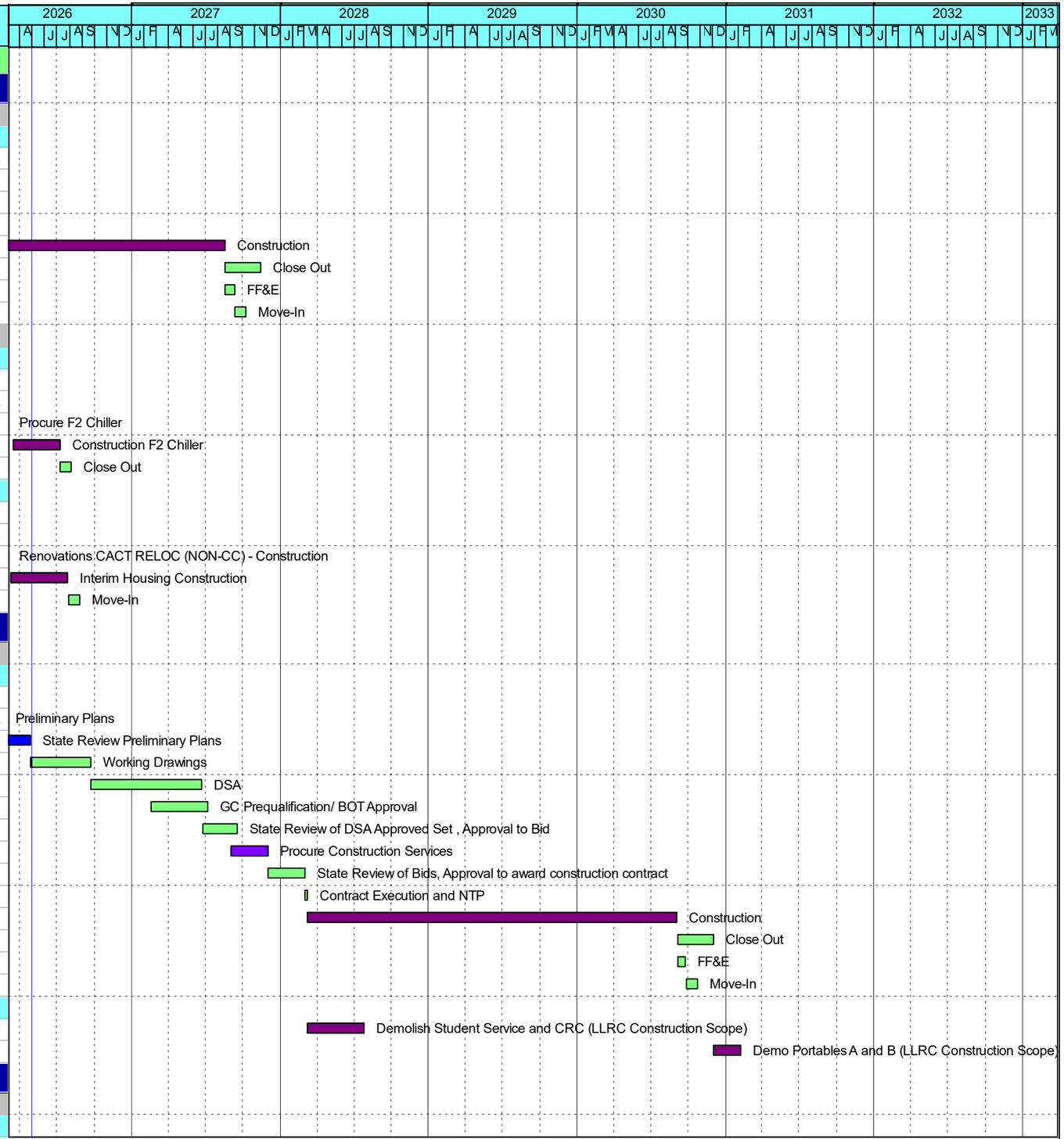
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
45	**Library Reconstruction - DBB**					
46	**Base Scope**					
47	**Base Scope**					
48	MVC-LIRC-1020	RFP/Q / Procure - Architect For Programming	90	90	03-Apr-28*	08-Aug-28
49	MVC-LIRC-1000	Programming	100	100	09-Aug-28	04-Jan-29
50	MV-LLRC-2060	RFP/Q - Architect	90	90	21-Sep-28	02-Feb-29
51	MVC-LIRC-1010	Preliminary Plans	155	155	05-Feb-29	13-Sep-29
52	MVC-LIRC-1030	Working Drawings	160	160	14-Sep-29	07-May-30
53	MVC-LIRC-1040	DSA	160	160	08-May-30	27-Dec-30
54	MVC-LIRC-1060	Procure Construction Services	160	160	30-Dec-30	15-Aug-31
55	MVC-LLRC-2070	Contract Execution and NTP	15	15	18-Aug-31	08-Sep-31
56	MVC-LIRC-1080	Construction	195	195	09-Sep-31	18-Jun-32
57	MVC-LIRC-1090	Close Out	60	60	21-Jun-32	14-Sep-32
58	MVC-LIRC-1110	FF&E	15	15	21-Jun-32	12-Jul-32
59	MVC-LIRC-1100	Move-In	15	14	13-Jul-32	30-Jul-32
60	**Infrastructure / Utility Upgrade - DBB (PLACEHOLDER)**					
61	**Base Scope**					
62	**Base Scope**					
63	MVC-INFR-0500	RFP/Q - Utility Master Survey	80	0	28-Oct-25 A	18-Mar-26 A
64	MVC-INFR-1000	Utility Master Survey	440	416	01-Apr-26 A	30-Dec-27
65	MVC-INFR-1100	RFP/Q Procure - Designer	80	80	17-Sep-27	14-Jan-28
66	MVC-INFR-1010	Preliminary Plans	120	120	18-Jan-28	06-Jul-28
67	MVC-INFR-1030	Working Drawings	140	140	07-Jul-28	30-Jan-29
68	MVC-INFR-1040	DSA	160	160	31-Jan-29	17-Sep-29
69	MVC-INFR-1050	Procure Construction Services	150	150	18-Sep-29	25-Apr-30
70	MVC-INFR-2080	Contract Execution and NTP	15	15	26-Apr-30	16-May-30
71	MVC-INFR-1080	Construction	500	500	17-May-30	17-May-32
72	MVC-INFR-1090	Close-Out	40	40	18-May-32	14-Jul-32



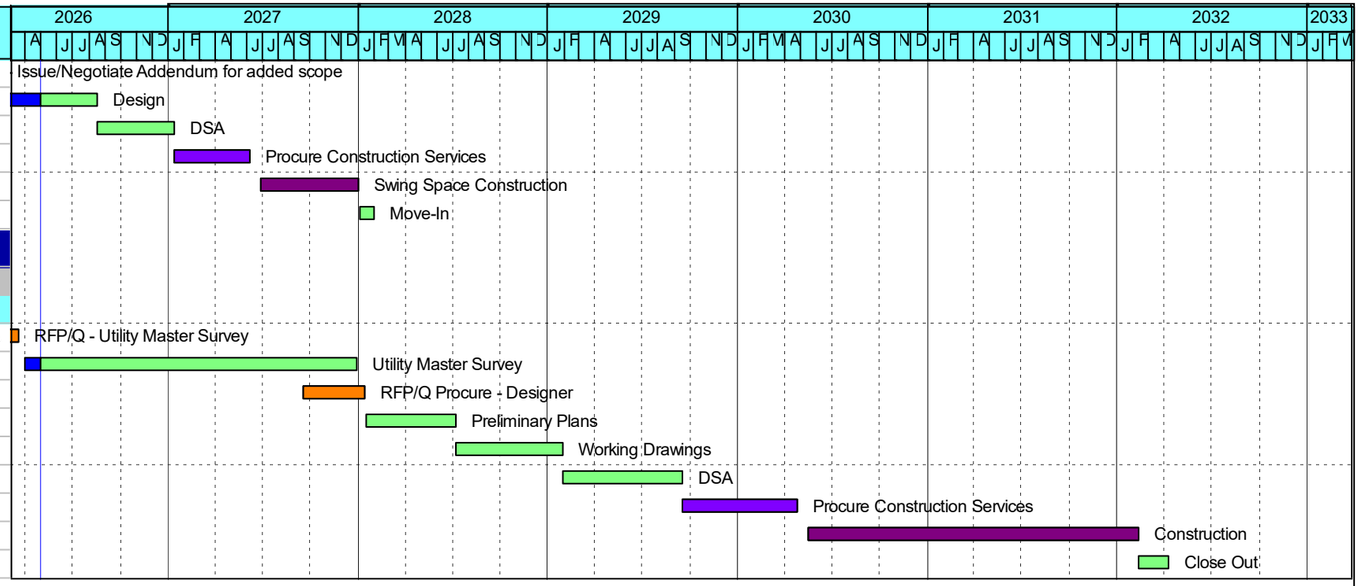
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
74	**Norco College**					
75	**Center for Human Performance & Kinesiology - DBB**					
76	**Base Scope**					
77	**Base Scope**					
78	NC-CHPK-1010	Pre-Planning	40	0	30-Dec-22 A	24-Feb-23 A
79	NC-CHPK-1020	Design	160	0	22-May-23 A	10-Jan-24 A
80	NC-CHPK-1030	DSA	160	0	15-Jan-24 A	29-Aug-24
81	NC-CHPK-1040	Procure	90	0	18-Dec-24 A	04-Aug-25
82	NC-CHPK-1050	Construction	472	327	20-Aug-25 A	19-Aug-27
83	NC-CHPK-1070	Close Out	59	59	20-Aug-27	15-Nov-27
84	NC-CHPK-1060	FF&E	15	15	20-Aug-27	10-Sep-27
85	NC-CHPK-1080	Move-In	20	20	13-Sep-27	08-Oct-27
86	**Secondary Effects**					
87	**F2 Chiller**					
88	NC-CHPK-1110	Design	160	0	01-Jul-24 A	30-Sep-24
89	NC-CHPK-1120	DSA	160	0	01-Oct-24 A	28-Feb-25 A
90	NC-CHPK-1130	Procure F2 Chiller	250	0	01-Apr-25 A	02-Mar-26 A
91	NC-CHPK-1140	Construction F2 Chiller	90	46	16-Mar-26 A	07-Jul-26
92	NC-CHPK-1150	Close Out	20	20	08-Jul-26	04-Aug-26
93	**CACT Relocation**					
94	NC-CHPK-1350	Design	160	0	01-Jul-24 A	30-Sep-24
95	NC-CHPK-1450	DSA	160	0	01-Oct-24 A	28-Feb-25 A
96	NC-CHPK-1650	Renovations CACT RELOC (NON-CC) - Construction	150	0	01-Apr-25 A	02-Mar-26 A
97	NC-CHPK-1670	Interim Housing Construction	105	61	09-Mar-26 A	28-Jul-26
98	NC-CHPK-1680	Move-In	20	20	29-Jul-26	25-Aug-26
99	**Library/Learning Resource Center & Students Services (LLRC) - DBB**					
100	**Base Scope**					
101	**Base Scope**					
102	NC-LLRC4000	Pre-Planning	100	0	02-Jan-25 A	02-Jun-25 A
103	NC-LLRC4010	Preliminary Plans	100	0	08-Jul-25 A	18-Feb-26 A
104	NC-LLRC4020	State Review Preliminary Plans	60	0	18-Feb-26 A	27-Apr-26 A
105	NC-LLRC4030	Working Drawings	103	100	27-Apr-26 A	22-Sep-26
106	NC-LLRC4040	DSA	187	187	23-Sep-26	23-Jun-27
107	NC-LLRC-4045	GC Prequalification/ BOT Approval	100	100	17-Feb-27	08-Jul-27
108	NC-LLRC4060	State Review of DSA Approved Set , Approval to Bid	60	60	24-Jun-27	17-Sep-27
109	NC-LLRC4050	Procure Construction Services	60	60	03-Sep-27	02-Dec-27
110	NC-LLRC4070	State Review of Bids, Approval to award construction contract	60	60	03-Dec-27	01-Mar-28
111	NC-LLRC-4075	Contract Execution and NTP	5	5	02-Mar-28	08-Mar-28
112	NC-LLRC4080	Construction	625	625	09-Mar-28	04-Sep-30
113	NC-LLRC4090	Close Out	60	60	05-Sep-30	03-Dec-30
114	NC-LLRC4110	FF&E	15	15	05-Sep-30	25-Sep-30
115	NC-LLRC4100	Move-In	20	20	26-Sep-30	24-Oct-30
116	**Demolish Student Service (During Construction)**					
117	NC-LLRC-3040	Demolish Student Service and CRC (LLRC Construction Scope)	96	96	09-Mar-28*	24-Jul-28
118	NC-LLRC-3050	Demo Portables A and B (LLRC Construction Scope)	45	45	04-Dec-30	07-Feb-31
119	**Swing Space - DBB**					
120	**Secondary Effects**					
121	**Swing Space**					



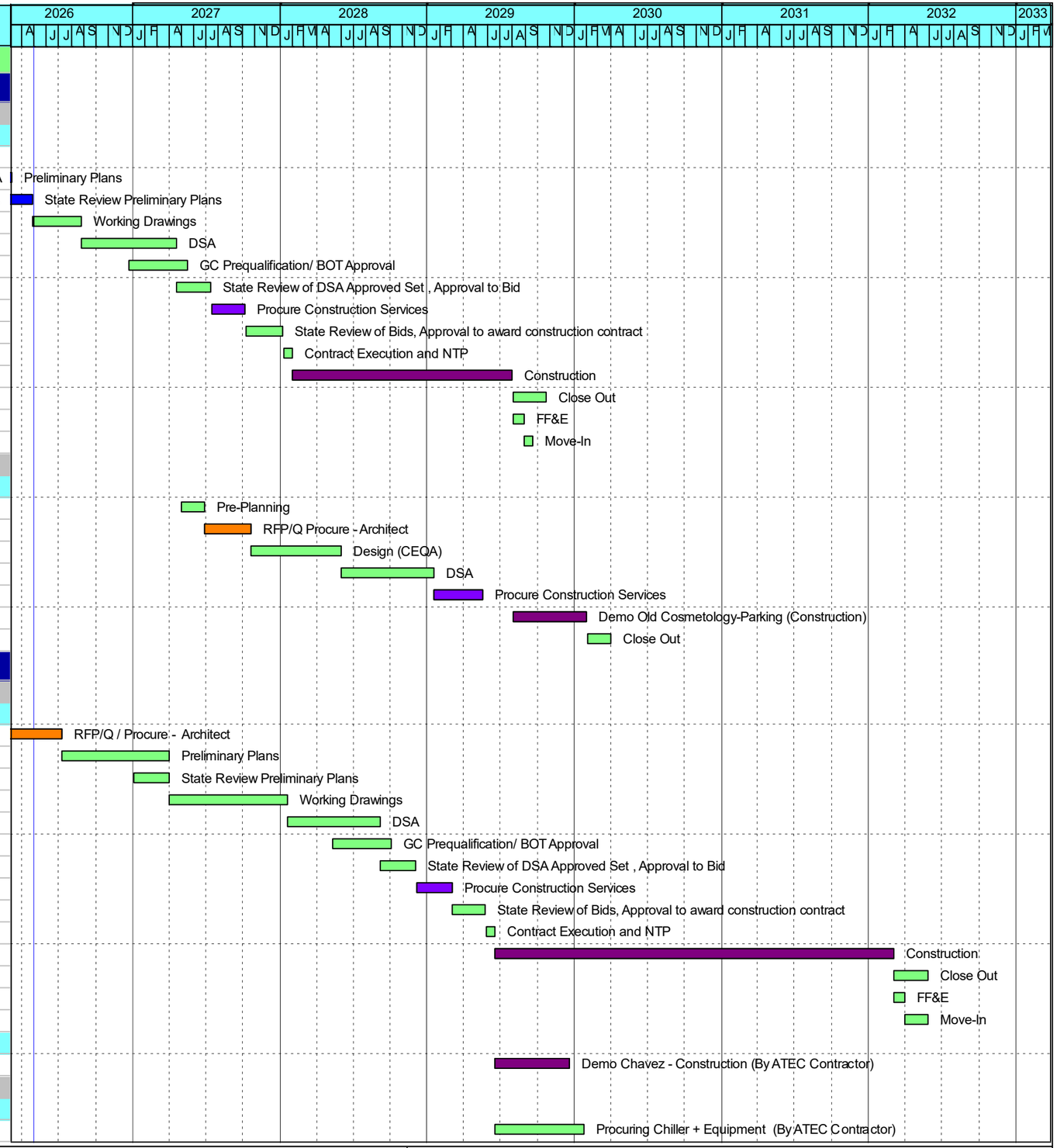
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
122	NC-LLRC-2070	DLR - Issue/Negotiate Addendum for added scope	80	0	18-Aug-25 A	03-Nov-25
123	NC-LLRC-2080	Design	60	75	13-Nov-25 A	17-Aug-26
124	NC-LLRC-2090	DSA	100	100	18-Aug-26	13-Jan-27
125	NC-LLRC-2100	Procure Construction Services	100	100	14-Jan-27	07-Jun-27
126	NC-LLRC-2050	Swing Space Construction	127	127	29-Jun-27*	03-Jan-28
127	NC-LLRC-2060	Move-In	20	20	04-Jan-28	01-Feb-28
128	**Infrastructure / Utility Upgrade - DBB (PLACEHOLDER)**					
129	**Base Scope**					
130	**Base Scope**					
131	NC-INFR-0500	RFP/Q - Utility Master Survey	80	0	28-Oct-25 A	18-Mar-26 A
132	NC-INFR-1000	Utility Master Survey	440	416	01-Apr-26 A	30-Dec-27
133	NC-INFR-1090	RFP/Q Procure - Designer	80	80	17-Sep-27	14-Jan-28
134	NC-INFR-1010	Preliminary Plans	120	120	18-Jan-28	06-Jul-28
135	NC-INFR-1030	Working Drawings	140	140	07-Jul-28	30-Jan-29
136	NC-INFR-1040	DSA	160	160	31-Jan-29	17-Sep-29
137	NC-INFR-1050	Procure Construction Services	150	150	18-Sep-29	25-Apr-30
138	NC-INFR-1080	Construction	433	433	17-May-30	11-Feb-32
139	NC-INFR-1100	Close Out	40	40	12-Feb-32	08-Apr-32



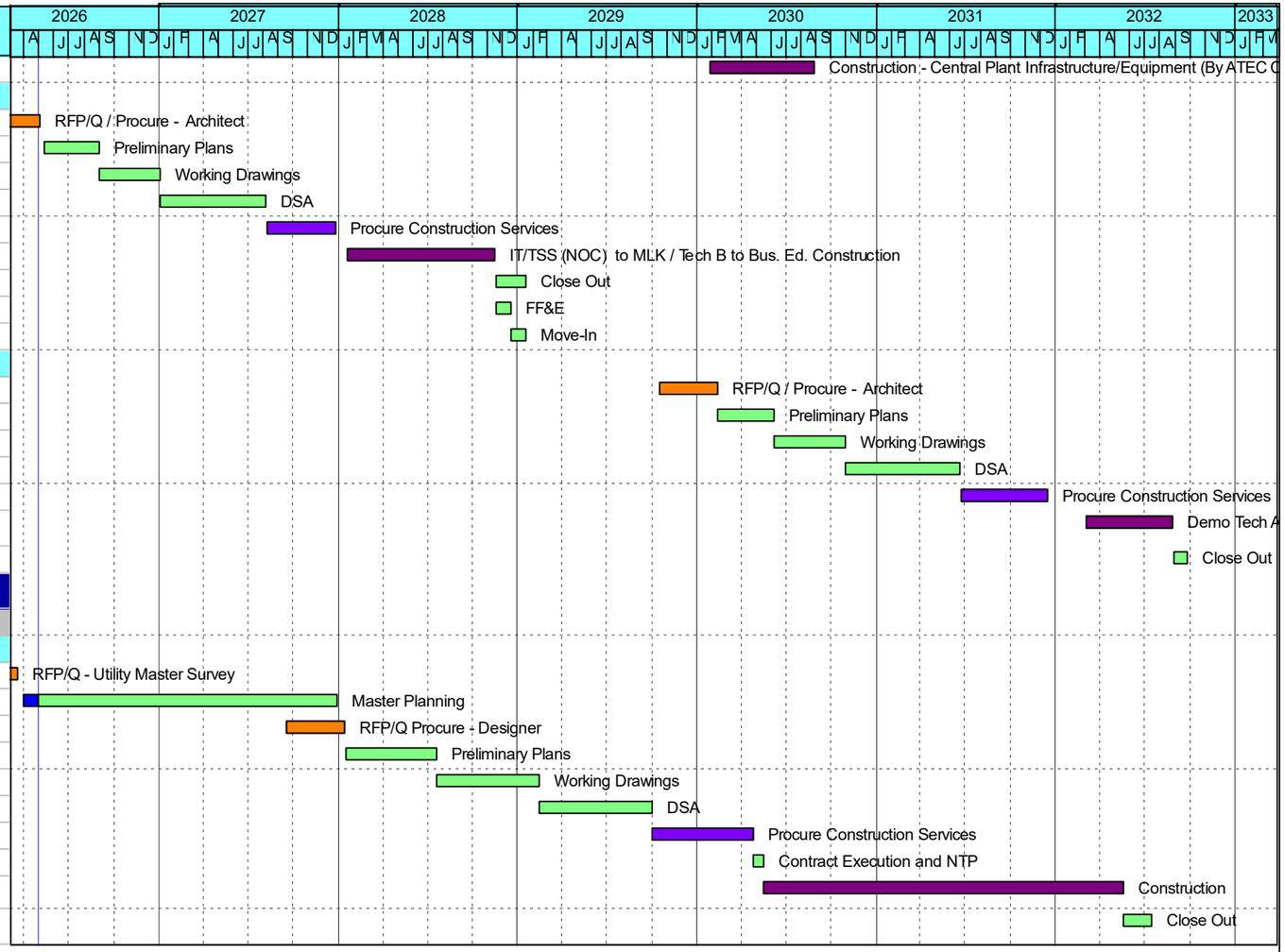
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
141	**Riverside City College**					
142	**Cosmetology - DBB**					
143	**Base Scope**					
144	**Base Scope**					
145	RC-CMTL-1000	Pre-Planning	100	0	02-Jan-25 A	07-Jul-25 A
146	RC-CMTL-1010	Preliminary Plans	120	0	08-Jul-25 A	06-Mar-26 A
147	RC-CMTL-1020	State Review Preliminary Plans	60	0	02-Jan-26 A	28-Apr-26 A
148	RC-CMTL-1030	Working Drawings	129	81	28-Apr-26 A	25-Aug-26
149	RC-CMTL-1040	DSA	160	160	26-Aug-26	19-Apr-27
150	RC-CMTL-1045	GC Prequalification/ BOT Approval	100	100	23-Dec-26	17-May-27
151	RC-CMTL-1060	State Review of DSA Approved Set , Approval to Bid	60	60	20-Apr-27	14-Jul-27
152	RC-CMTL-1050	Procure Construction Services	60	60	15-Jul-27	07-Oct-27
153	RC-CMTL-1090	State Review of Bids, Approval to award construction contract	60	60	08-Oct-27	07-Jan-28
154	RC-CMTL-1095	Contract Execution and NTP	15	15	10-Jan-28	31-Jan-28
155	RC-CMTL-1070	Construction	377	377	01-Feb-28	31-Jul-29
156	RC-CMTL-1080	Close Out	59	59	01-Aug-29	24-Oct-29
157	RC-CMTL-1110	FF&E	20	20	01-Aug-29	28-Aug-29
158	RC-CMTL-1100	Move-In	15	15	29-Aug-29	19-Sep-29
159	**Secondary Effects**					
160	**Demo Old Cosmetology/Convert to Parking**					
161	RC-CMTL-2000	Pre-Planning	40	40	03-May-27*	28-Jun-27
162	RC-CMTL-2015	RFP/Q Procure - Architect	80	80	29-Jun-27	21-Oct-27
163	RC-CMTL-2010	Design (CEQA)	152	152	22-Oct-27	01-Jun-28
164	RC-CMTL-2020	DSA	80	156	02-Jun-28	18-Jan-29
165	RC-CMTL-2030	Procure Construction Services	85	85	18-Jan-29	18-May-29
166	RC-CMTL-2040	Demo Old Cosmetology-Parking (Construction)	125	125	01-Aug-29	01-Feb-30
167	RC-CMTL-2050	Close Out	40	40	04-Feb-30	01-Apr-30
168	**Advanced Technology - DBB**					
169	**Base Scope**					
170	**Base Scope**					
171	RC-ADVT-8110	RFP/Q / Procure - Architect	80	48	02-Mar-26 A	09-Jul-26
172	RC-ADVT-1010	Preliminary Plans	180	180	10-Jul-26	31-Mar-27
173	RC-ADVT-1020	State Review Preliminary Plans	60	60	05-Jan-27	31-Mar-27
174	RC-ADVT-1030	Working Drawings	200	200	01-Apr-27	19-Jan-28
175	RC-ADVT-1040	DSA	200	160	20-Jan-28	05-Sep-28
176	RC-ADVT-1045	GC Prequalification/ BOT Approval	100	100	12-May-28	03-Oct-28
177	RC-ADVT-1060	State Review of DSA Approved Set , Approval to Bid	60	60	06-Sep-28	04-Dec-28
178	RC-ADVT-1050	Procure Construction Services	60	60	05-Dec-28	02-Mar-29
179	RC-ADVT-1065	State Review of Bids, Approval to award construction contract	60	60	05-Mar-29	25-May-29
180	RC-ADVT-1055	Contract Execution and NTP	15	15	29-May-29	18-Jun-29
181	RC-ADVT-1070	Construction	675	675	19-Jun-29	03-Mar-32
182	RC-ADVT-1080	Close Out	60	60	04-Mar-32	26-May-32
183	RC-ADVT-1110	FF&E	20	20	04-Mar-32	31-Mar-32
184	RC-ADVT-1090	Move-In	40	40	01-Apr-32	26-May-32
185	**Demo Chavez**					
186	RC-ADVT-7070	Demo Chavez - Construction (By ATEC Contractor)	125	125	19-Jun-29	18-Dec-29
187	**Secondary Effects**					
188	**Central Plant Infrastructure/Equipment**					
189	RC-ADVT-2030	Procuring Chiller + Equipment (By ATEC Contractor)	150	150	19-Jun-29	25-Jan-30



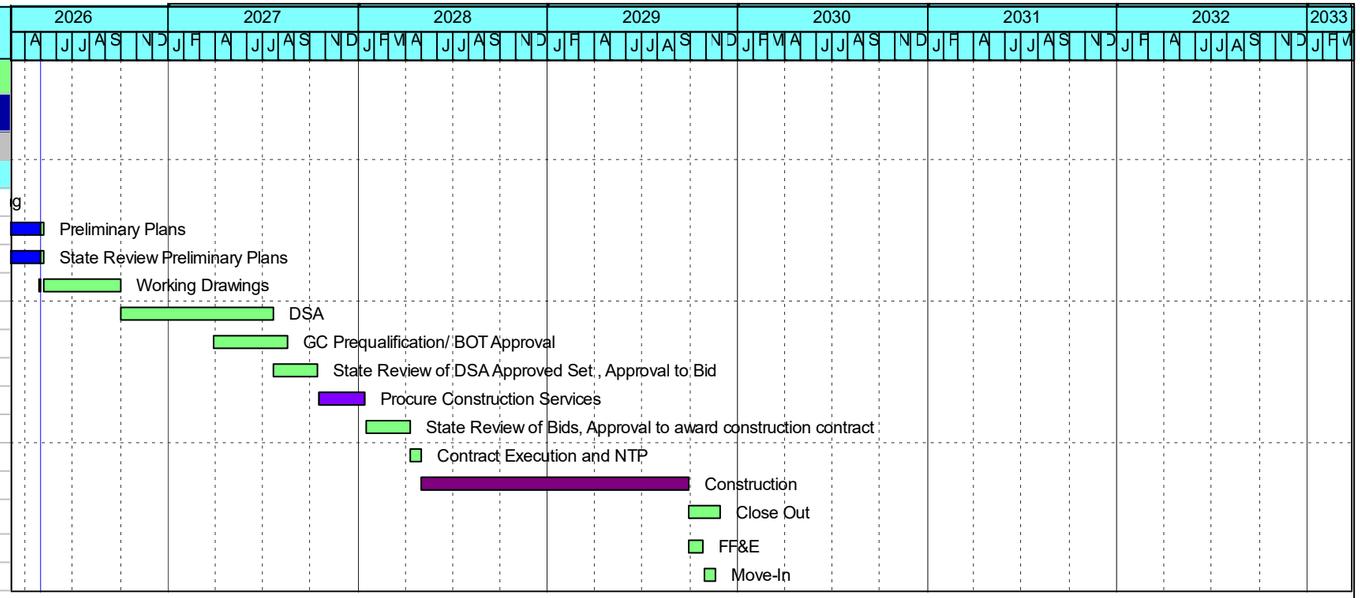
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
190	RC-ADVT-2040	Construction - Central Plant Infrastructure/Equipment (By ATEC C	150	150	28-Jan-30	28-Aug-30
191	**IT/TSS (NOC) to MLK + Old Financial Services / Tech B to Bus. Ed**					
192	RC-ADVT-8120	RFP/Q / Procure - Architect	80	2	01-Dec-25 A	04-May-26
193	RC-ADVT-3010	Preliminary Plans	80	80	11-May-26	01-Sep-26
194	RC-ADVT-3060	Working Drawings	82	82	02-Sep-26	04-Jan-27
195	RC-ADVT-3020	DSA	150	150	05-Jan-27	06-Aug-27
196	RC-ADVT-3030	Procure Construction Services	95	95	09-Aug-27	27-Dec-27
197	RC-ADVT-3040	IT/TSS (NOC) to MLK / Tech B to Bus. Ed. Construction	210	210	20-Jan-28	16-Nov-28
198	RC-ADVT-3080	Close Out	40	40	17-Nov-28	18-Jan-29
199	RC-ADVT-3090	FF&E	20	20	17-Nov-28	18-Dec-28
200	RC-ADVT-3100	Move-In	20	20	19-Dec-28	18-Jan-29
201	**Tech A/AutoTech/Portable**					
202	RC-ADVT-8000	RFP/Q / Procure - Architect	80	80	16-Oct-29*	12-Feb-30
203	RC-ADVT-8010	Preliminary Plans	80	80	13-Feb-30	06-Jun-30
204	RC-ADVT-8030	Working Drawings	100	100	07-Jun-30	29-Oct-30
205	RC-ADVT-8040	DSA	80	160	30-Oct-30	20-Jun-31
206	RC-ADVT-8050	Procure Construction Services	120	120	23-Jun-31	15-Dec-31
207	RC-ADVT-8070	Demo Tech A + AutoTech + Portable (After ATEC Construction finish)	125	125	04-Mar-32	27-Aug-32
208	RC-ADVT-8090	Close Out	20	20	30-Aug-32	27-Sep-32
209	**Infrastructure / Utility Upgrade - DBB (PLACEHOLDER)**					
210	**Base Scope**					
211	**Base Scope**					
212	RC-INFR-0500	RFP/Q - Utility Master Survey	80	0	28-Oct-25 A	18-Mar-26 A
213	RC-INFR-1000	Master Planning	440	416	01-Apr-26 A	30-Dec-27
214	RC-INFR-1020	RFP/Q Procure - Designer	80	80	17-Sep-27	14-Jan-28
215	RC-INFR-1010	Preliminary Plans	130	130	18-Jan-28	20-Jul-28
216	RC-INFR-1030	Working Drawings	140	140	21-Jul-28	13-Feb-29
217	RC-INFR-1040	DSA	160	160	14-Feb-29	01-Oct-29
218	RC-INFR-1050	Procure Construction Services	140	140	02-Oct-29	25-Apr-30
219	RC-INFR-2090	Contract Execution and NTP	15	15	26-Apr-30	16-May-30
220	RC-INFR-1080	Construction	500	500	17-May-30	17-May-32
221	RC-INFR-1090	Close Out	40	40	18-May-32	14-Jul-32



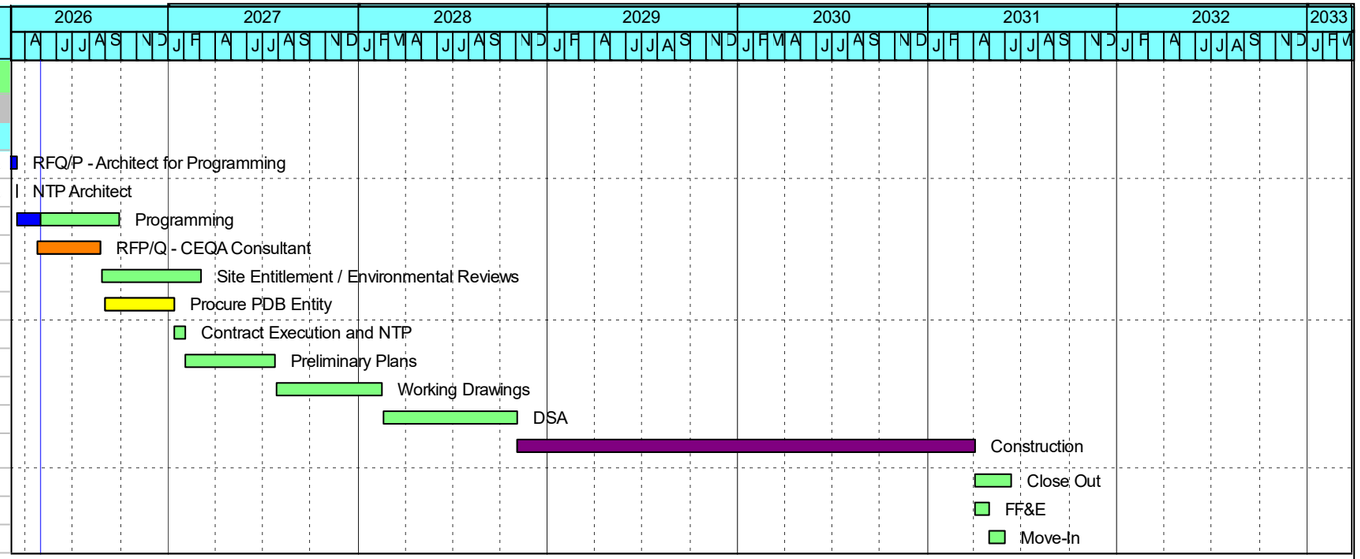
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
223	**Ben Clark Training Center - DBB**					
224	**Education Building 2-A**					
225	**Base Scope**					
226	**Base Scope**					
227	BC-ED2A-2000	Pre-Planning	100	0	02-Jan-25 A	25-Aug-25
228	BC-ED2A-2010	Preliminary Plans	52	4	26-Aug-25 A	06-May-26
229	BC-ED2A-2020	State Review Preliminary Plans	43	4	11-Nov-25 A	06-May-26
230	BC-ED2A-2030	Working Drawings	102	102	29-Apr-26 A	30-Sep-26
231	BC-ED2A-2040	DSA	200	200	01-Oct-26	21-Jul-27
232	BC-ED2A-8100	GC Prequalification/ BOT Approval	100	100	30-Mar-27	18-Aug-27
233	BC-ED2A-2060	State Review of DSA Approved Set , Approval to Bid	60	60	22-Jul-27	15-Oct-27
234	BC-ED2A-2050	Procure Construction Services	60	60	18-Oct-27	14-Jan-28
235	BC-ED2A-2065	State Review of Bids, Approval to award construction contract	60	60	18-Jan-28	11-Apr-28
236	BC-ED2A-2075	Contract Execution and NTP	15	15	12-Apr-28	02-May-28
237	BC-ED2A-2070	Construction	353	353	03-May-28	27-Sep-29
238	BC-ED2A-2080	Close Out	40	40	28-Sep-29	28-Nov-29
239	BC-ED2A-2100	FF&E	20	20	28-Sep-29	26-Oct-29
240	BC-ED2A-2090	Move-In	15	15	29-Oct-29	19-Nov-29



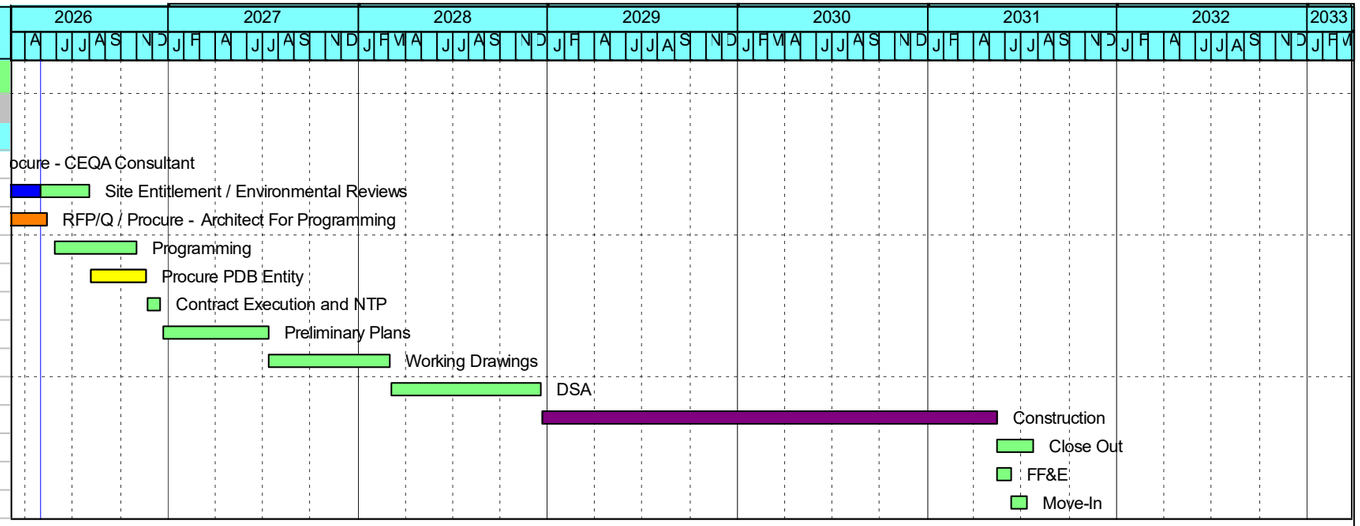
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

#	Activity ID	Activity Name	OD	RD	Start	Finish
242	**Corona Education Center - PDB**					
243	**Base Scope**					
244	**Base Scope**					
245	CEC-CEC0-2100	RFQ/P - Architect for Programming	80	0	02-Jun-25 A	16-Mar-26 A
246	CEC-CEC0-2110	NTP Architect	2	0	16-Mar-26 A	16-Mar-26 A
247	CEC-CEC0-2000	Programming	134	104	17-Mar-26 A	28-Sep-26
248	CEC-CEC0-2120	RFP/Q - CEQA Consultant	80	80	23-Apr-26 A	24-Aug-26
249	CEC-CEC0-2050	Site Entitlement / Environmental Reviews	130	130	25-Aug-26	05-Mar-27
250	CEC-CEC0-2005	Procure PDB Entity	90	90	31-Aug-26	12-Jan-27
251	CEC-CEC0-1130	Contract Execution and NTP	15	15	13-Jan-27	03-Feb-27
252	CEC-CEC0-2010	Preliminary Plans	120	120	04-Feb-27	26-Jul-27
253	CEC-CEC0-2030	Working Drawings	140	140	27-Jul-27	17-Feb-28
254	CEC-CEC0-2040	DSA	180	180	18-Feb-28	02-Nov-28
255	CEC-CEC0-2070	Construction	600	600	03-Nov-28	02-Apr-31
256	CEC-CEC0-2080	Close Out	50	50	03-Apr-31	12-Jun-31
257	CEC-CEC0-2130	FF&E	20	20	03-Apr-31	30-Apr-31
258	CEC-CEC0-2090	Move-In	20	20	01-May-31	29-May-31



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

#	Activity ID	Activity Name	OD	RD	Start	Finish
260	**IETTC - PDB**					
261	**Base Scope**					
262	**Base Scope**					
263	IET-TC00-2100	RFP/Q / Procure - CEQA Consultant	80	0	02-Jun-25 A	29-Aug-25
264	IET-TC00-2060	Site Entitlement / Environmental Reviews	143	65	02-Sep-25 A	03-Aug-26
265	IET-TC00-2030	RFP/Q / Procure - Architect For Programming	80	8	15-Dec-25 A	12-May-26
266	IET-TC00-2000	Programming	110	110	28-May-26	02-Nov-26
267	IET-TC00-2010	Procure PDB Entity	76	76	04-Aug-26	20-Nov-26
268	IET-TC00-2140	Contract Execution and NTP	15	15	23-Nov-26	15-Dec-26
269	IET-TC00-2020	Preliminary Plans	140	140	21-Dec-26	12-Jul-27
270	IET-TC00-2040	Working Drawings	160	160	13-Jul-27	03-Mar-28
271	IET-TC00-2050	DSA	200	200	06-Mar-28	19-Dec-28
272	IET-TC00-2070	Construction	600	600	20-Dec-28	14-May-31
273	IET-TC00-2080	Close Out	50	50	15-May-31	25-Jul-31
274	IET-TC00-2110	FF&E	20	20	15-May-31	12-Jun-31
275	IET-TC00-2090	Move-In	20	20	13-Jun-31	11-Jul-31



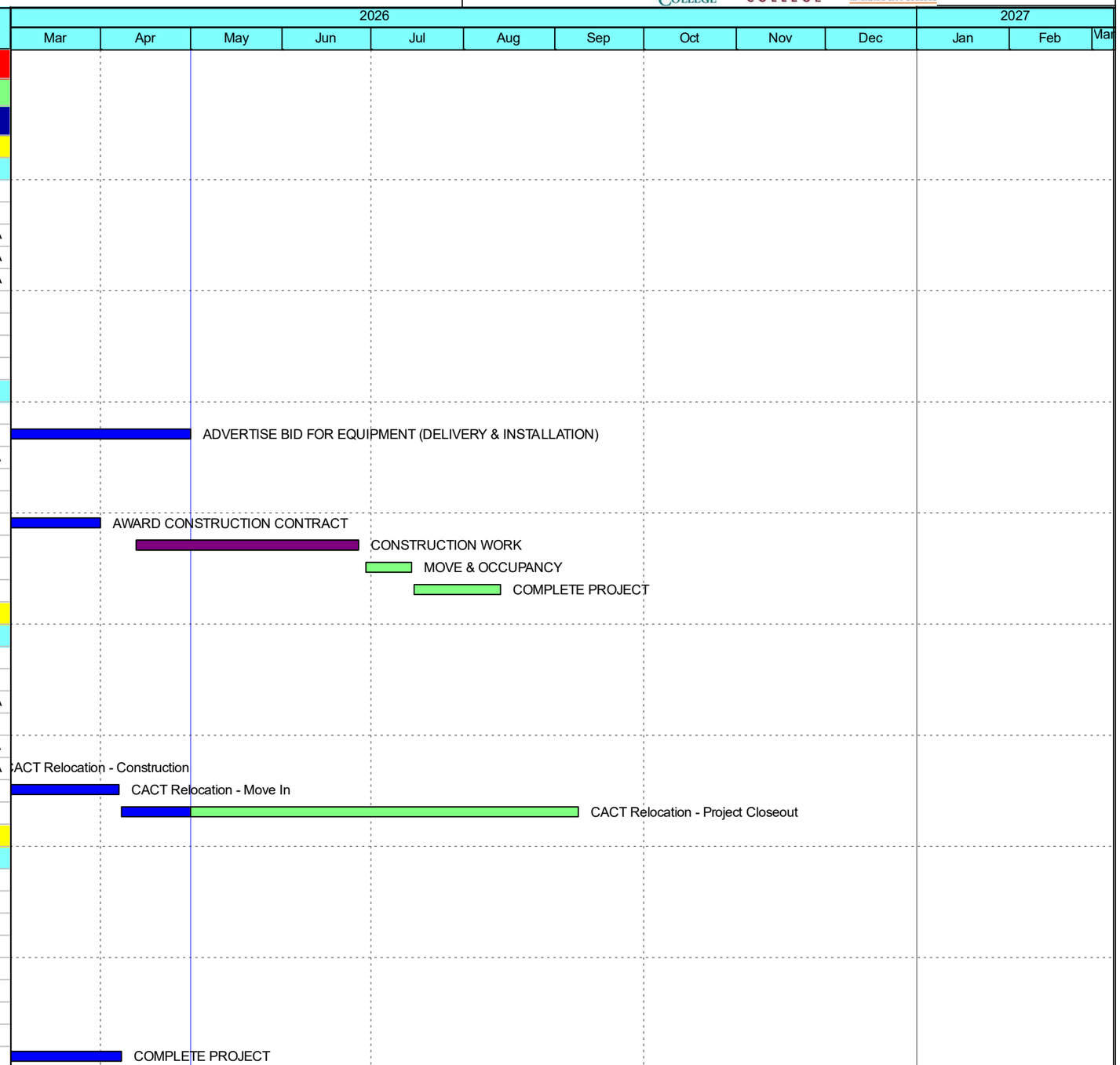
Remaining Level of Effort
Actual Work
Remaining Work
RFP/Q
Procure GC
Procure PDB
Construction
Milestone

RCCD NCC - APR 2026

Monthly Update NCC

RCCD RIVERSIDE COMMUNITY COLLEGE DISTRICT
MORENO VALLEY COLLEGE · NORCO COLLEGE · RCC RIVERSIDE CITY COLLEGE

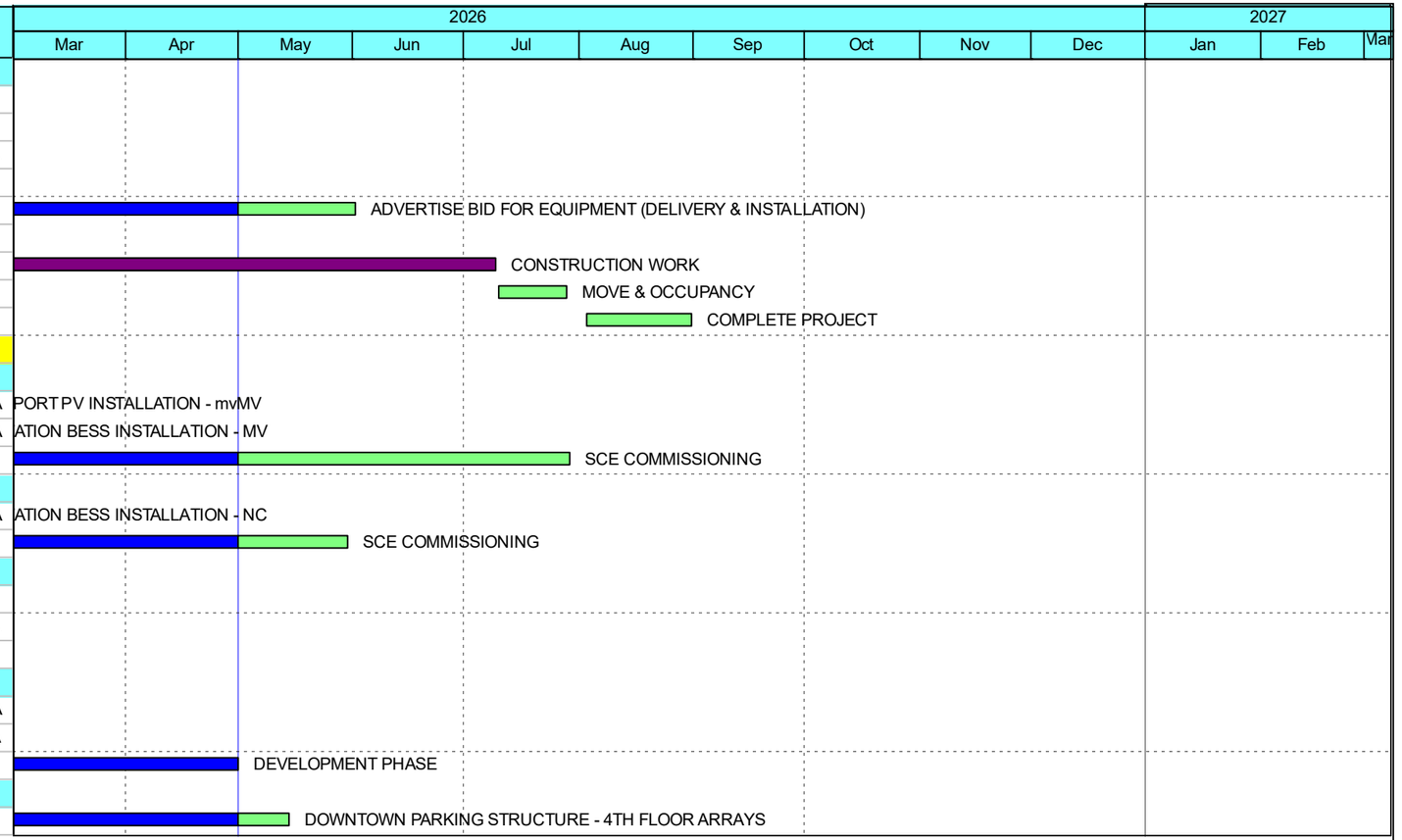
#	Activity ID	Activity Name	OD	RD	Start	Finish
1	**Total**		1990	131	01-Mar-21 A	08-Sep-26
2	**RCCD NCC - APR 2026**		1990	131	01-Mar-21 A	08-Sep-26
3	**Projects By Campus**		1990	131	01-Mar-21 A	08-Sep-26
4	**Moreno Valley College**		602	73	01-Aug-24 A	13-Aug-26
5	**Organic Chemistry & Anatomy Lab**		321	0	01-Aug-24 A	22-Sep-25,
6	A1660	PRELIMINARY PLANS	54	0	01-Aug-24 A	15-Oct-24 A
7	A1670	WORKING DRAWINGS	44	0	16-Oct-24 A	15-Dec-24,
8	A1680	DSA FINAL APPROVAL	56	0	16-Dec-24 A	03-Mar-25 A
9	A1780	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTA	54	0	15-Jan-25 A	30-Mar-25 A
10	A1740	ADVERTISE BID FOR CONSTRUCTION (ORGANIC LAB	28	0	20-Feb-25 A	30-Mar-25 A
11	A1750	AWARD CONSTRUCTION CONTRACT (ORGANIC LAB -	18	0	02-Apr-25 A	25-Apr-25 A
12	A1760	CONSTRUCTION WORK (ORGANIC LAB - SCI 207)	96	0	28-Apr-25 A	04-Sep-25,
13	A1720	MOVE & OCCUPANCY (ORGANIC LAB - SCI 207)	3	0	15-Aug-25 A	18-Sep-25,
14	A1730	COMPLETE PROJECT	11	0	22-Sep-25 A	22-Sep-25,
15	**College Park Soccer Field Lighting-Accessibility-Parking Improvement**		374	73	01-Oct-24 A	13-Aug-26
16	A1800	PRELIMINARY PLANS	57	0	01-Oct-24 A	18-Dec-24,
17	A1860	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTA	374	0	25-Oct-24 A	01-May-26
18	A1810	WORKING DRAWINGS	108	0	02-Jan-25 A	01-Jun-25 A
19	A1820	DSA FINAL APPROVAL	77	0	01-Jun-25 A	15-Sep-25,
20	A1830	ADVERTISE BID FOR CONSTRUCTION	34	0	01-Oct-25 A	15-Nov-25,
21	A1840	AWARD CONSTRUCTION CONTRACT	11	0	01-Dec-25 A	01-Apr-26 A
22	A1850	CONSTRUCTION WORK	50	40	13-Apr-26 A	26-Jun-26
23	A1870	MOVE & OCCUPANCY	11	11	29-Jun-26	14-Jul-26
24	A1880	COMPLETE PROJECT	12	22	15-Jul-26	13-Aug-26
25	**Norco College**		216	90	20-Aug-24 A	08-Sep-26
26	**CACT Relocation**		216	90	20-Aug-24 A	08-Sep-26
27	A2880	CACT Relocation - Assesment/Programing	24	0	20-Aug-24 A	20-Sep-24,
28	A2890	CACT Relocation - Schematic Design	31	0	20-Sep-24 A	01-Nov-24,
29	A2900	CACT Relocation - Design Development	65	0	01-Nov-24 A	01-Mar-25 A
30	A2920	CACT Relocation - DSA Submission	77	0	16-Feb-25 A	15-May-25
31	A2930	CACT Relocation - Bidding	46	0	15-Apr-25 A	01-Jun-25 A
32	A2940	CACT Relocation - Construction	111	0	22-Jun-25 A	23-Feb-26 A
33	A2950	CACT Relocation - Move In	15	0	24-Feb-26 A	07-Apr-26 A
34	A2960	CACT Relocation - Project Closeout	107	90	08-Apr-26 A	08-Sep-26
35	**Riverside City College**		1333	85	01-Mar-21 A	31-Aug-26
36	**Throwing Sports Field Renovation**		680	0	01-Mar-21 A	07-Apr-26 A
37	A3280	PRELIMINARY PLANS	285	0	01-Mar-21 A	01-Apr-22 A
38	A3290	WORKING DRAWINGS	88	0	01-May-24 A	30-Aug-24,
39	A3300	DSA FINAL APPROVAL	79	0	03-Sep-24 A	20-Dec-24,
40	A3340	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTA	110	0	02-Dec-24 A	01-May-25
41	A3310	ADVERTISE BID FOR CONSTRUCTION	43	0	01-Feb-25 A	01-Apr-25 A
42	A3320	AWARD CONSTRUCTION CONTRACT	23	0	01-Apr-25 A	01-May-25
43	A3330	CONSTRUCTION WORK	66	0	19-May-25 A	15-Nov-25,
44	A3350	MOVE & OCCUPANCY	11	0	18-Aug-25 A	15-Nov-25,
45	A3360	COMPLETE PROJECT	40	0	20-Jan-26 A	07-Apr-26 A



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

gafcon

#	Activity ID	Activity Name	OD	RD	Start	Finish
46	**Digital Library STEM Engagement Center Project**		1333	85	01-Sep-21 A	31-Aug-26
47	A3390	PRELIMINARY PLANS	318	0	01-Sep-21 A	15-Dec-21 A
48	A3420	WORKING DRAWINGS	414	0	15-Dec-21 A	01-May-22 A
49	A3410	DSA FINAL APPROVAL	618	0	04-Apr-22 A	26-Oct-22 A
50	A3400	ADVERTISE BID FOR CONSTRUCTION	135	0	01-Jun-25 A	15-Jul-25 A
51	A3430	ADVERTISE BID FOR EQUIPMENT (DELIVERY & INSTA	336	21	01-Jul-25 A	01-Jun-26
52	A3380	AWARD CONSTRUCTION CONTRACT	57	0	01-Aug-25 A	19-Aug-25 A
53	A3450	CONSTRUCTION WORK	344	48	01-Sep-25 A	09-Jul-26
54	A3460	MOVE & OCCUPANCY	13	13	10-Jul-26	28-Jul-26
55	A3440	COMPLETE PROJECT	21	21	03-Aug-26*	31-Aug-26
56	**RCCD Solar Projects and Parking**		838	90	06-May-24 A	29-Jul-26
57	**Moreno Valley College**		264	90	24-Jun-24 A	29-Jul-26
58	A1920	LOT B CARPORT PV INSTALLATION - mvMV	183	0	24-Jun-24 A	02-Feb-26 A
59	A1930	REMOBILIZATION BESS INSTALLATION - MV	134	0	07-Apr-25 A	02-Feb-26 A
60	A1980	SCE COMMISSIONING	30	90	01-Feb-26 A	29-Jul-26
61	**Norco College**		306	30	01-May-25 A	30-May-26
62	A1940	REMOBILIZATION BESS INSTALLATION - NC	80	0	01-May-25 A	02-Feb-26 A
63	A3470	SCE COMMISSIONING	30	30	01-Feb-26 A	30-May-26
64	**Riverside Community College**		387	0	10-Jun-24 A	18-Aug-25 A
65	A1950	LOT C CARPORT PV INSTALLATION - RC	68	0	10-Jun-24 A	16-Aug-24 A
66	A1960	LOT E CARPORT PV INSTALLATION - RC	68	0	19-Aug-24 A	25-Oct-24 A
67	A1990	REMOBILIZATION BESS INSTALLATION - RC	80	0	01-May-25 A	18-Aug-25 A
68	**Solar Planning Initiative Districtwide Solar Plan**		100	0	03-Feb-25 A	01-May-26
69	A1890	PROJECT APPROVAL	20	0	03-Feb-25 A	03-Mar-25 A
70	A1900	FEASIBILITY & PLANNING PHASE	30	0	10-Mar-25 A	16-Jun-25 A
71	A1910	DEVELOPMENT PHASE	100	0	01-Jul-25 A	01-May-26
72	**Other**		239	10	06-May-24 A	14-May-26
73	A1970	DOWNTOWN PARKING STRUCTURE - 4TH FLOOR ARF	239	10	06-May-24 A	14-May-26



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

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Moreno Valley College

2022-23 SM Scheduled Maintence Projects - Tracking Log

Updates as of:
4/23/2026

Project Name	SM Estimated Budget (State)	SM Estimated Budget (local)	Capital Summary Form	Scope of work Status	DSA	Bid Dates	Contract Status	Construction Dates	EEM/ ECM	Status	Status/Notes
Solar at MVC	$ 591,296		N/A	In progress	Y		In progress				Funding for project has been allocated
Replace Inverters (emergency backup batteries)for library and SAS and Science and Tech	$ 52,655		Completed	Backup for emergency lighting when power shuts down	No		Submittals	NOC 1/2			Complete
Rebuild Built Up Roofing on MPR & ECEC	$ 200,000	-	Completed	Bid	No	4/19/2024	Completed	NOC	No		Complete
Repair Roofing Dental A, B, and C	$ 285,000	-	Completed	Received	No	10/28/2025		12/15/25 1/15/26			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		
~~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			NPG
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		Bids due 1/15/26	2/5/26-2/13/26	No		Completed
Total	**$ 2,563,867**	**$ -**									

Funding allocation -Flexibility in the Use of Funds (Student Rentention & 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

4/23/2026

2022-23 SM Scheduled Maintence Projects - Tracking Log

ALL PROJECTS COMPLETED

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

Funding allocation -Flexibility in the Use of Funds (Student Rentention & 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

Riverside City College

4/23/2026

2022-23 Scheduled Maintence 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						Project is Complete
Replace 6 HVAC Units - Tech A Bldg. (Energy Effiency)	$ 250,000	-			N						
Replace HVAC Controllers - MLK (Energy Efficiency)	$ 374,588	-			Y						
Replace Lighting Control Systems - MTSC (Energy Efficiency)	$ 1,500,000	-			N						PO for Architectural Services in Process
Replace Lighting Control Systems - Nursing (Energy Efficiency)	$ 750,000	-			N						PO for Architectural Services in Process
Modernize Elevator - Tech B (Phase II)	$ 188,523	-			Y						Project is complete.
Replace Boilers - Bradshaw*	$ 144,321	$ -			N						
Replace Fire Alarm System at Center for Social Justice	$ 300,000										
Replace Damaged Roofing at Quadrangle Clock Tower	$ 57,654										Project is complete.
Replace Chillers at MTSC and Nursing Chiller Plant (Ph. 2)	$ 35,037	-			Y						Project is complete.
Upgrade Quad HVAC Controls	$ 687,369	$ -									In design.
~~Upgrade Fire Alarm System - Cosmetology~~	~~$ -~~	~~-~~			~~Y~~						~~Combined with Cosmo HVAC Upgrade~~
~~Lighting Inverter Repalcement - MLK~~	~~$ -~~				~~N~~						~~Removed from 2022/23 Project List~~
~~Replace Split System - Art~~	~~$ -~~	~~-~~			~~N~~						~~Removed from 2022/23 Project List~~
Total	**$ 6,527,492**										

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

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

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

Facilities Planning & Development

Projects Status Update Report

May 28, 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:	CannonDesign/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 fundingprovided 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 construcing NCAA Soccer filed with parking spaces and associated cost with that project.

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



MVC Anatomy/Organic Chemistry Laboratory Project

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

Project Manager:	Bart Doering	**Fund Allocation:**	General Funds $2,566,689 Measure C $1,344,911
Architect & DSA:	WWA/DSA	**Project Phase:**	GC Contract Phase 100% / 98%
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 punch list review. Restrooms are finally finished. Still having contractor scheduling issues. Most of the work was to be completed during the college's spring break. Contractor is scheduling roof ventilation repairs end of May. Construction was thought to be completed the end of April, but the end of June is the new estimated completion for the project. Contractor is placing a claim in for their TIA#2.

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 95%
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 June 5th, can't power down until June 15th. Final connection being scheduled with 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 Allociation:**	Norco:
Architect	**WWA**	**Project Phase:**	GC contract Phase: 53%
Duration:	15 Months	**Delivery Method:**	**D-B-B**
Contractor:	Allison	**Construction Manager:**	**C.W. Driver**

Project Status: Off site sensors on the F1 plant installed. Insulation and controls installation next week. VFD installation starting. Shoring for the second floor concrete deck has been installed
Concrete scheduled to pour next week.

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 40%
Duration:	24 Month	**Delivery Method:**	D-B-B / GC + CM Agency
Contractor:	TBD	**Construction Manager:**	C.W.Driver

Project Status: Vapor barrio has been installed. Rebar on slab installed, and concrete slab pour is scheduled within the next week. All underground activities have been installed. All slab on grade has been poured. Gymnasium steel on site, and started preparation for installation.

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 unavalaibilty 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 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. Programing of the BCTC 2-A building has been completed and the Preliminary Plans have been submitted to the State Chancellor's Office on November 4, 2025. On 5/5/26 received DF-14 Authorization from SCO to proceed w/working drawings phase - HMC Architects have been notified and will 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)

Meeting	June 9, 2026
Agenda Item	Resources
Subject	Resources Committee - 2028-2032 Five-Year Capital Construction Plan
College/District	District
Funding	N/A
Recommended Action	The Committee to review the 2028-2032 Five-Year Capital Construction Plan.

Background Narrative:

The California Community College Chancellor's Office requires the submission of an annual Five-Year Capital Construction Plan, along with Initial Project Proposals (IPPs) and Final Project Proposals (FPPs), for State Capital Outlay funding. In accordance with the State's annual zero-based budgeting policy, each district is limited to submitting one (1) FPP and two (2) IPPs per site or college per year.

Presented for the Board's review and approval is the district's 2028-2032 Five-Year Capital Construction Plan and Initial Project Proposals:

Initial Project Proposals (2029-2030):

*Moreno Valley College - Library Repurposing (#23)
*Moreno Valley College - Kinesiology & Athletics (#25)
*Ben Clark Training Center - Education Building 2-B (#26)
*Norco College - Applied Technology Education Center Renovation (#27)
*Norco College - Social and Behavioral Sciences Phase I (#28)
*Riverside City College - Visual Arts Complex Phase I (#29)
*Riverside City College - MLK Renovation (#30)

No Final Project Proposals will be submitted this year since all Measure CC and Proposition 2 funds have been fully committed.

Prepared By: Rudy Besikof, President, Moreno Valley College
Monica Green, President, Norco College
Eric Bishop, Interim President, Riverside City College
Majd Askar, Vice President, Business Services, Moreno Valley College
Michael Collins, Vice President, Business Services, Norco College
Elia Blount, Vice President, Business Services, Riverside City College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning, Facilities Planning & Development

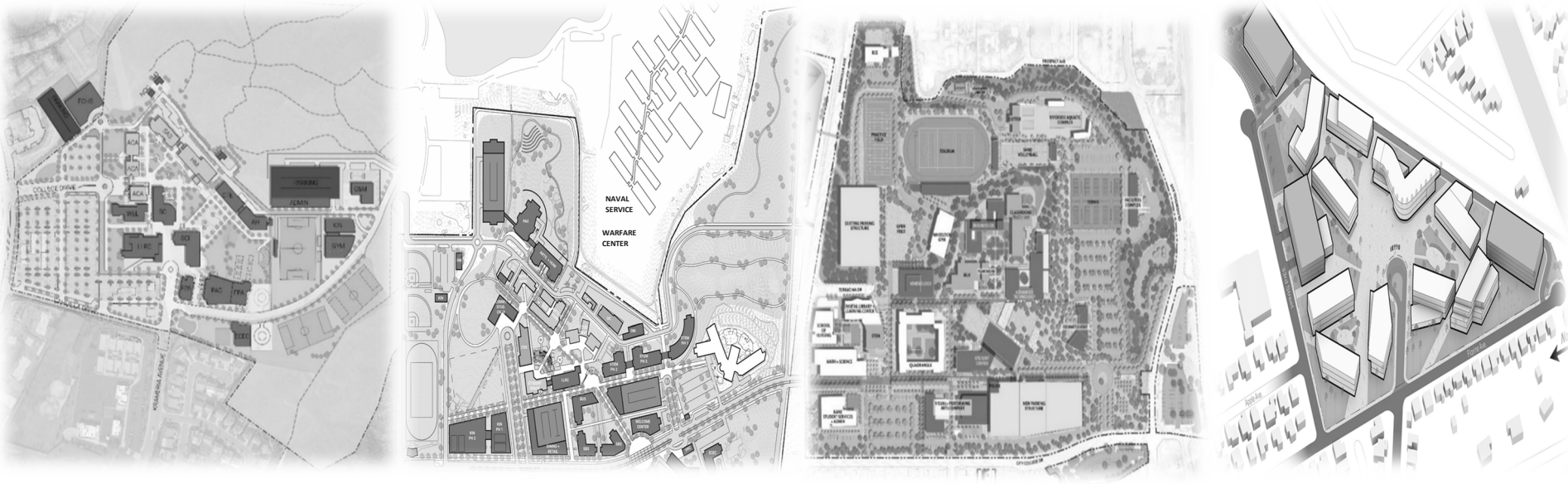
Attachment(s):
Presentation – 2028-2032 Five-Year Capital Construction Plan

RCCD Five-Year Capital Construction Plan
Initial Project Proposals

RCCD | RIVERSIDE COMMUNITY COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Five Year Capital Construction Plan (2028-2032)



Board Committee Meeting – June 9, 2026

BUILD RCCD

State Guidelines For 2026

- **Scoring Metrics**: Vision for Success
- **FPP:** Submissions are limited to **1 FPP** per college/center
- **IPP:** Submission are limited to **2 IPP** per college/center
- **Funding Cycle:** FY 2028-29 (FPP) and FY 2029-30 (IPPs)
- **Project Categories**: Life and Safety (A), Growth (G), Modernization (M)
- **Local Contribution**: FPP **must** have a **25%** minimum local contribution
- **Furniture, Fixture & Equipment**: Must be **100%** locally funded
- **Long-Range Enrollment :** Based on district's highest WSCH/Enrollment ratio within the previous 5 years

State Proposition 2 Status

- Passed by California voters in **November 2024**
- Authorized **$10B** in capital outlay funding over **three funding** cycles: **$8.5B** for K-12 and **$1.5B** for CCC
- Proposed Allocations:
  - **FY 2025-26**: **~$771M** authorized for **29 projects** including **4** for RCCD
  - **FY 2026-27**: **~$396M** authorized for **10 projects**, including **1** for RCCD
  - **FY 2027-28**: **~$189M** authorized for **6 projects**, including **1** for RCCD
  - And **~$144M** in state allocation for escalation and scope changes

RCCD State Approved Projects

- **FY 2022-23**
  - NC Center for Human Performance & Kinesiology (Growth)
- **FY 2025-26**
  - MVC Library Learning Resource Center (Growth)
  - BCTC Education Building 2-A (Growth)
  - NC Library/Learning Resource Center & Student Services (Growth)
  - RCC Cosmetology (Growth)
- **FY 2026-27**
  - RCC Advanced Technology (Growth)
- **FY 2027-28** (*Pending DOF Approval by January 2027*)
  - MVC Biological & Physical Science (Growth)

Final Project Proposal (FPP)

- **No FPP submission for 2026 (FY 2028/29):**
  - Measure CC fund are **fully allocated** to State-approved, locally funded, IETTC, and CEC projects
  - Proposition 2 funding has been fully **allocated**
  - IETTC and CEC are **not eligible** for State capital outlay funding
  - The District continues to **prioritize** modernization and growth projects based on enrollment trends and facility conditions, and to prepare FPPs for submission **when** State and local capital outlay funding becomes available

Initial Project Proposals (IPP) 2029-2030

Site	Project	Scores	Current Estimated Budget	State Funded	Local Funding State Supportable	Local Funding Non State Supportable
MVC	Library Repurposing (Modernization)	149	$31.9 M	$13.8 M	$12.9 M	$5.2 M
MVC	Kinesiology & Athletics (Growth)	92	$76.4 M	$31.4 M	$29.6 M	$15.4 M
NC	Applied Technology Education Center (Modernization)	118	$26.2 M	$11 M	$10.7 M	$4.5 M
NC	Social and Behavioral Sciences Phase I (Growth)	98	$47.3 M	$19.5 M	$18.4 M	$9.4 M
RCC	MLK Renovation (Modernization)	171	$50.2 M	$21.9 M	$20.3 M	$8.0 M
RCC	Visual Arts Complex Phase I (Growth)	104	$73.3 M	$30.3 M	$28.8 M	$14.2 M
BCTC	Education Building 2 Phase II (Growth)	93	$24.1 M	$9.9 M	$9.5 M	$4.8 M
	Total Project Budget		$329.4 M	$137.8 M	$130.2 M	$61.5 M

BUILD RCCD

Five Year Capital Construction Plan (2028-2032)



Board Committee Meeting – June 9, 2026

Meeting	June 09, 2026
Agenda Item	Resources
Subject	Resources Committee - Electrical Vehicle Charging Station Administrative Procedure
College/District	District
Funding	N/A
Recommended Action	The Committee to review Electrical Vehicle Charging Station Administrative Procedure

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Background Narrative:

The District has expanded the Electric Vehicle Charging Station (EVCS) infrastructure in alignment with statewide sustainability mandates, including California Green Building Standards Code (CALGreen), Title 24 energy efficiency regulations, Americans with Disabilities Act (ADA), and California Air Resources Board (CARB) clean air and zero-emission vehicle initiatives.

This expansion is also consistent with the District's Sustainability and Climate Action Plan (S-CAP), which establishes local targets for greenhouse gas emissions reduction, and deployment of low-carbon mobility infrastructure across campuses.

As EV adoption increases among students, employees, and the community, and with the deployment of 172 additional EVCS through the District Solar Project, standardized procedures are needed to ensure consistent governance and uniform operational controls for effective, equitable, and compliant management.

This Administrative Procedure establishes measures for EVCS use, pricing, enforcement, maintenance, oversight, and a cost recovery structure to ensure the long-term financial sustainability of EVCS operations.

Prepared By: Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning, Facilities Planning & Development
Majd Askar, Vice President, Business Services, Moreno Valley College
Michael Collins, Vice President, Business Services, Norco College
Elia Blount, Vice President, Business Services, Riverside City College

Attachment(s):

EVCS Standard Operating Procedure Presentation
EVCS Administrative Procedure

Electrical Vehicle Charging Stations

Board Committee Meeting - June 9, 2026

BUILD RCCD

Overview

- The District Solar Project has deployed 172 EVCS districtwide, integrating them with solar-related electrical infrastructure upgrades. This approach ensured smooth implementation, delivered cost savings, and streamlined the permit approval process

- Installing EVCS supports the District's Sustainability and Climate Action Plan (S-CAP) and long-term decarbonization goals

- Electric Vehicle Charging Stations (EVCS) are governed by the Division of the State Architect (DSA) in accordance with:
  - California Green Building Standards Code (CALGreen)
  - California Building Standards Code (Title 24)
    - Accessibility Standards (Chapter 11B)

- EVCS adoption aligns with California Air Resources Board (CARB) clean air and zero-emission vehicle initiatives

Purpose

- Standard Operating Procedures (SOP):
  - Establish consistent procedures for EVCS use, maintenance, and enforcement
  - Ensure compliance with state regulations, building codes, and District policies
  - Promote safety and equitable access for all EV users
  - Support financial and operational oversight through standardized reporting and monitoring
- An Administrative Policy has been developed and vetted through the Facilities Planning & Development Council (FPDC), District Strategic Planning Council (DSPC)
- Student associations from the all three colleges have been engaged in the process

EVCS Inventory

- **Existing EVCS**
  - Ben Clark Training Center: 6
  - Riverside City College: 13
  - Norco College Maintenance Yard: 5

- **New EVCS (Solar Project)**
  - Moreno Valley College: 48
  - Norco College: 48
  - Riverside City College: 60
  - Culinary Arts Academy & District Office Parking Garage: 16

Total EVCS compliant with The American of Disability Act (ADA): 13
(2 MVC, 2, BCTC, 4 NC, 3 RCC, 2 CAADO)

Rate Structure

- **EVCS Cost Structure per kWh**
  - **Total Cost:** $0.32 per kWh
    - **Electricity Cost:** $0.18
      - *Charges paid directly to utility providers*
    - **Annual Subscription Fees:** $0.06
      - *Fees for platform access and application use*
    - **Operational & Transactional Fees:** $0.08
      - *Covers operational support and system maintenance*
- **Approximate Charging Cost per Hour:** $2.44

Note: *A kilowatt-hour (kWh) is a unit of energy that measures how much electricity is used over time. It represents the amount of energy consumed by using 1 kilowatt (1,000 watts) of power for 1 hour.* ***Energy (kWh) = Power (kW) x Times Time (h)***

BUILD RCCD

Authorized Use & Enforcement

- **Authorized Use**
  - Electric vehicles (EVs) with a valid college parking permit
  - EVs must be actively charging while parked in designated EVCS spaces

- **Prohibited Use & Enforcement**
  - Parking non-electric vehicles in EVCS spaces is prohibited
  - Parking an EV on regular (non-EVCS) spaces while connecting to EVCS is not allowed
  - EVs not actively charging are subject to citation ~~and/or towing~~ (CVC §21113(a))
  - EVs remaining after reaching a full charge, plus a ~~45~~ 120-minute grace period, will incur a $5 per hour fee and/or possible citation

Operational Management

- **District Office**
  - **Contract Administration (Consolidate Services – CollegeBuys)**
    - EVCS system operator oversight (Management Platform)
    - Maintenance & repair services
  - **Financial Reporting**
    - Conduct semi-annual financial analyses summarizing EVCS revenue, contract costs, and associated utility expenses

- **Colleges**
  - Parking map update and public information
  - On-site maintenance and operational issue reporting
  - Parking enforcement and citation

EVCS Parking Stall



EV Charging Stations – EV Only



Level 2 EV Charging Equipment



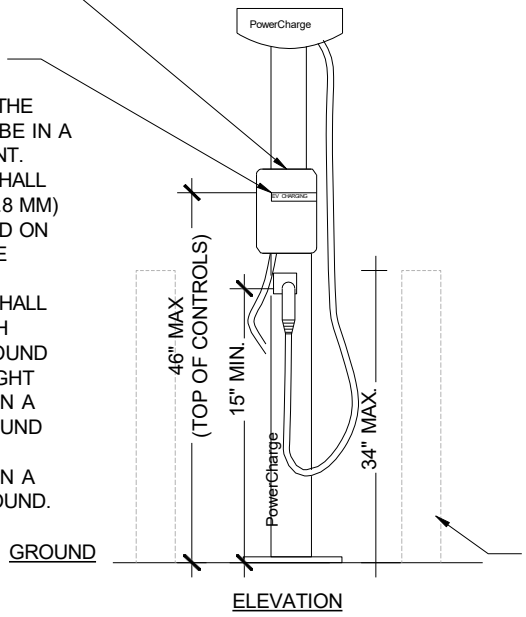
ADA-Compliant EV Accessible Charging Stall

EVCS Accessibility Requirements

PER 11B-812.4
VEHICLE SPACES, ACCESS AISLES SERVING THEM, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES (2489 MM) MIN. WHERE PROVIDED, OVERHEAD CABLE MANAGEMENT SYSTEMS SHALL NOT OBSTRUCT REQUIRED VERTICAL CLEARANCE.

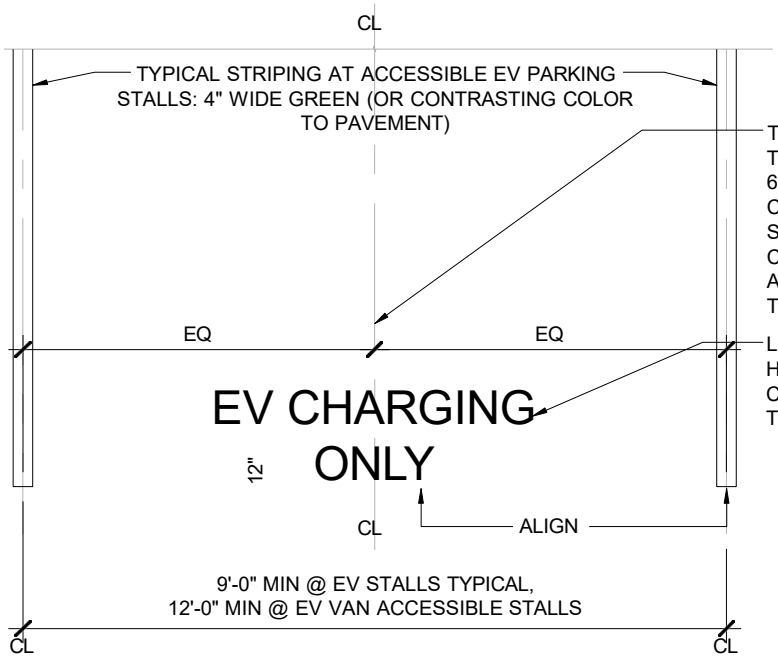
***POINT-OF-SALE SYSTEMS - SEE BELOW**

PER 11B-707.7.2
CHARACTERS DISPLAYED ON THE SCREEN SHALL BE IN A SANS SERIF FONT. CHARACTERS SHALL BE 3/ 16 INCH (4.8 MM) HIGH MIN. BASED ON THE UPPERCASE LETTER "I". CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.



ELEVATION

BOLLARDS (WHERE OCCUR)



ACCESSIBLE PARKING STRIPING - EV
Scale: 1/2" = 1'

ACCESSIBLE EV CHARGER DETAIL
Scale: 1/2" = 1'

BUILD RCCD

CMO Car-Sharing Program

- State awarded **$1.8M** for car-sharing program
- Deployment of **17 EVs** across **5 sites over 2 phases**
- **$450K** reimbursement for **15 EVCS** infrastructure & Equipment
- **Designated** parking stalls for EV car-sharing
- **EVGide** (board-approved mobility provider) provides:
  - *24/7 customer support*
  - *Insurance coverage*
  - *Maintenance, cleaning, charging services*
- EVGide **pays** the District's standard charging rates for car-sharing EVs
- **User eligibility**: valid driver's license and a clean driving record required
- **Reservation** made via mobile app or web portal
- Usage rate: **$5 per hour**



Electrical Vehicles Changing Station

Q&A

Board Committee Meeting - June 9, 2026

BUILD RCCD

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 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, will be subject to additional fees and possible citation.
- 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 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: Business & Financial Services

Administrative Approval: May 19, 2026

Meeting	June 9, 2026
Agenda Item	Grants, Contracts and Agreements
Subject	Grants, Contracts and Agreements - MVC On-Campus Affordable Student Housing Construction Grant Application
College/District	Moreno Valley College
Funding	State Funding
Recommended Action	The Committee to review the recommendation to submit the Moreno Valley College On-Campus Affordable Student Housing Construction Grant Application by July 1, 2026.

Background Narrative:

In July 2023, the District submitted the student housing construction grant application for the Moreno Valley College on-campus project. The State did not approve the application due to lack of available funding.

The State Chancellor's Office opened a new application window for 2026, noting that no new state funding is currently available. Community college districts are encouraged to submit new or updated applications with revised budgets by July 1, 2026. Applications submitted during this cycle will create a pipeline of eligible, cost-informed projects, positioning applicants to proceed, should funding become available through a future budget allocation or financing action.

The MVC application includes the following:

*Establishes MVC's first student housing facility, providing an on-campus residential living and learning environment, expected to increase student enrollment and improve time-to-degree completion, degree attainment, and overall educational outcomes.

*Feasibility studies conducted in 2022-23 indicate significant demand for low-income, affordable student housing, with prioritized for students enrolled in at least twelve (12) credit hours who meet income eligibility requirements.

*Includes 280 affordable beds in a traditional residential housing format, including single, double, triple occupancy units, and shared amenities such as restrooms, kitchens, lounges, study rooms, and other support spaces.

*It will be a four-story facility located in Parking Lot A at the campus entrance, totaling 64,560 gross square feet (40,704 assignable square feet), with an estimated State funding request of $59,159,000.

*Secondary impacts on campus infrastructure, not eligible for State funding, totaling $9,495,000 include: improvements to the existing overflow parking across from College Park to comply with California Building Code requirements ($4,495,000), to offset the loss of 130+ parking spaces in Lot A. Facility upgrades and outdoor expansion of the existing Lion's Den cafeteria to support a 24/7 housing environment and expand food service and convenience offerings ($5,000,000).

*The projected construction cost per bed is $211,282.

*A commitment to provide housing to eligible low-income students at monthly rental rates set at approximately 10% below 30% of 50% of Area Median Income (AMI) for a single-room occupancy unit (currently at ~$818 per bed per month), which is below the SB 169 statutory cap (currently at ~$908 per bed per month).

*The District will own, operate, and maintain the facility, with estimated annual operating expenditures beginning in Fall 2031 of approximately $4,523 per bed, based on a year-round (12-month) operation.

*The pro forma and total cost of ownership indicate long-term financial sustainability over a 50-year lifecycle, based on a stabilized occupancy rate of 95%, assuming grant funding from the State.

*Construction projected to begin by July 1, 2028, with occupancy anticipated in Fall 2031, contingent upon early initiation of procurement using a progressive design-build (PDB) construction delivery method, and State funding approval.

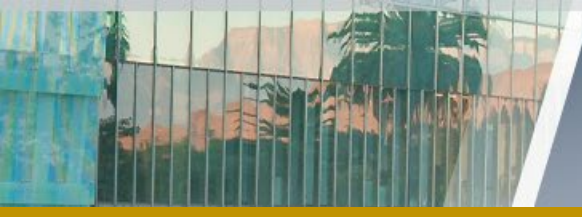
*Includes at least five (5) student support and ancillary services, such as a food pantry, mental health counseling, clothing closet, study spaces, and veteran services, potentially qualifying for additional scoring consideration.

It is requested that the Board of Trustees approve the Moreno Valley College Affordable Student Housing Construction Grant Application for submission to the State Chancellor's Office by July 1, 2026.

Prepared By: Rudy Besikof, President, Moreno Valley College
Majd Askar, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Attachments:

MVC On-Campus Affordable Student Housing Construction Grant Presentation
MVC On-Campus Affordable Student Housing Construction Grant Application



RCCD | RIVERSIDE COMMUNITY COLLEGE DISTRICT

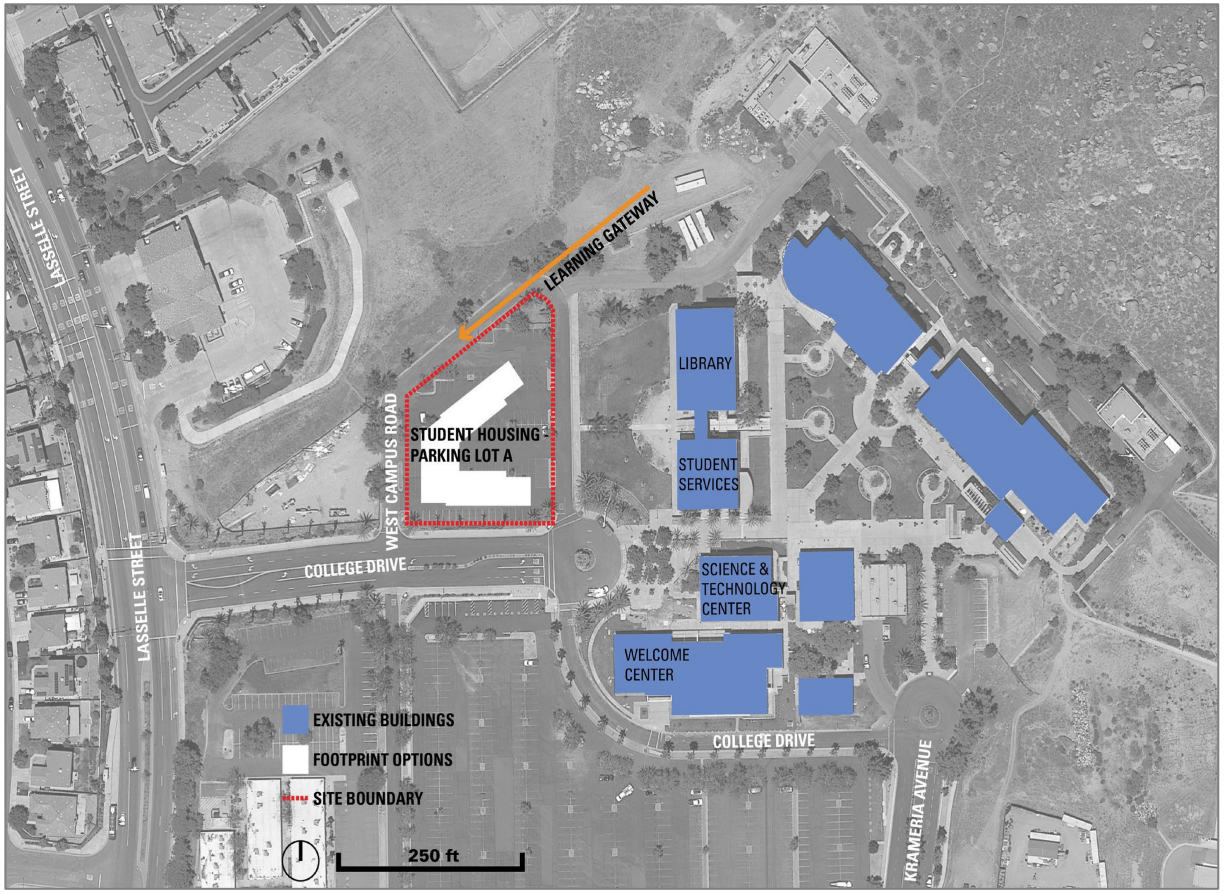
MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Moreno Valley College Affordable Student Housing Construction Grant Application

Board Committee Meeting - June 9, 2026

BUILD RCCD

Site Location



Parking Lot A– *Requires development of a permanent parking lot solution, currently planned within the overflow parking area across from College Park.*



BUILD RCCD

Conceptual Architectural Rendering


Moreno Valley College Welcome Center


Moreno Valley College Welcome Center


Student Academic Services



Moreno Valley College Welcome Center

Courtyard View



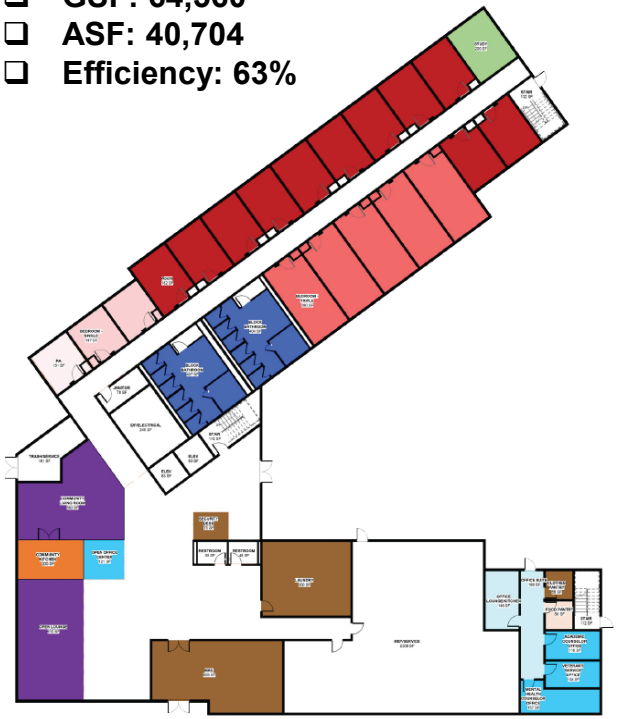
Residential Wing View



BUILD RCCD

Conceptual Floor Plans

- GSF: 64,560
- ASF: 40,704
- Efficiency: 63%



Level 1 Floor Plan



Typical Level 2/3/4 Floor Plan

GROSS BUILDING AREA	
Level	Area
LEVEL 1	16140
LEVEL 2	16140
LEVEL 3	16140
LEVEL 4	16140
	64560

Color Code	Room Use Code	TOP Code	Room Type/Description	Level 1	Level 2	Level 3	Level 4	TOTAL
	310	99	Office	502	0	0	0	502
	315	99	Office Service	336	0	0	0	336
	410	6110	Read/Study	200	405	405	405	1,415
	630	6940	Food Facilities	200	200	200	200	800
	635	6940	Food Facilities Service	58	0	0	0	58
	650	99	Lounge	1,193	741	741	741	3,416
	910	6970	Sleep/Study without Toilet/Bath (Double Beds)	2,002	4,004	4,004	4,004	14,014
	910	6970	Sleep/Study without Toilet/Bath (Triple Beds)	1,400	2,838	2,838	2,838	9,914
	910	6970	Sleep/Study without Toilet/Bath (Single Bed)	294	576	576	576	2,022
	910	6970	Sleep/Study without Toilet/Bath (Single Bed RA)	151	299	299	299	1,048
	919	6970	Toilet/Bath	811	1,692	1,692	1,692	5,887
	935	6970	Sleep/Study Service	1,292	0	0	0	1,292
			TOTAL	8,439	10,755	10,755	10,755	40,704
							TOTAL GSF:	64,560

RESIDENTIAL UNITS		
TYPE	AREA/UNIT	BEDS
BEDROOM - SINGLE	136 SF	14
BEDROOM - DOUBLE	177 SF	154
BEDROOM - TRIPLE	270 SF	105
RA	136 SF	7
TOTAL: 133		280

BUILD RCCD

Housing Program

- ❑ Approximately 280 student beds
- ❑ Mix of single, double, and triple occupancy rooms (affordable units)
- ❑ Student engagement spaces including study rooms and community kitchens and outdoor gathering areas
- ❑ Basic room furnishings including desk, bed, chair, and space for microwave and mini-refrigerator



BEDROOM



MEETING LOUNGES + STUDY ROOMS

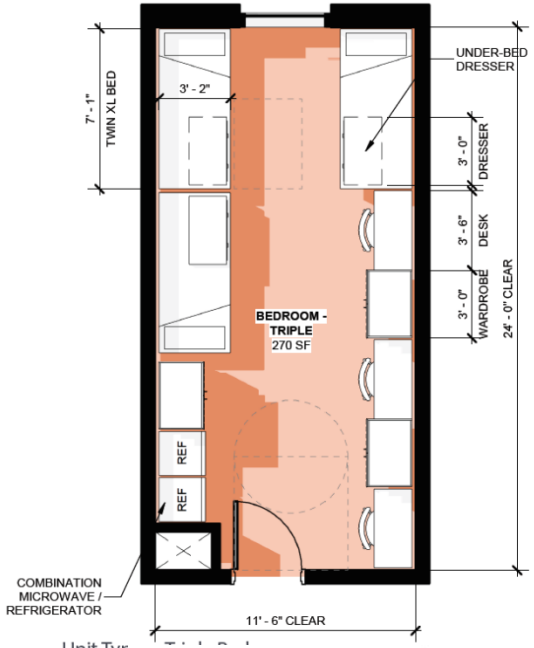


LOUNGE SPACES

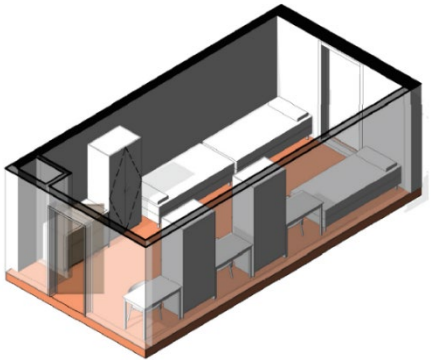


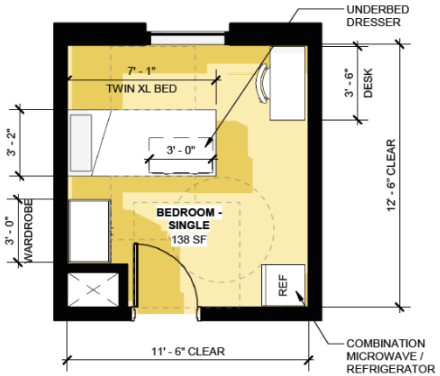
CONNECTION TO COMMUNITY

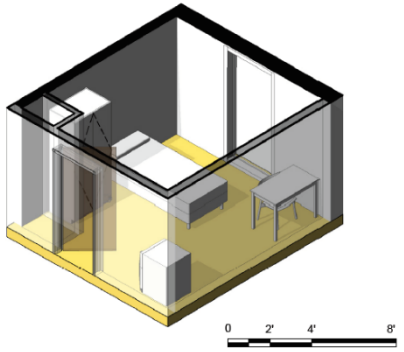
Conceptual Unit Types



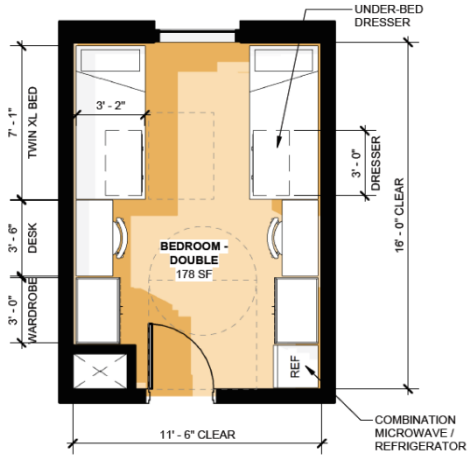
Unit Typ

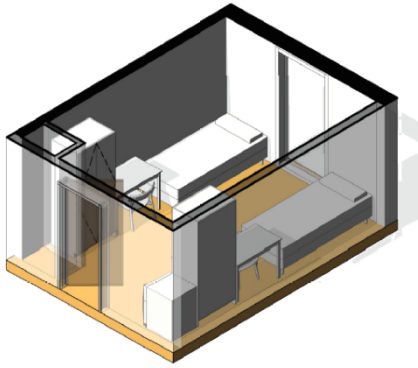






Unit Types - Single Bedroom





Unit Types - Double Bedroom

BUILD RCCD

Preliminary Budget/Schedule

Total Project Budget	State Supportable	District Funded State-Supportable	Building GSF	Cost/ GSF	Cost/Bed (280 Beds)
$68,654,000	**$59,159,000**	**$9,495,000**	64,560	$916.34	$211,282

Anticipated Time Schedule	
❑ Start Performance Criteria	7/1/2027
❑ Approve Performance Criteria	1/1/2028
❑ Advertise Design-Build Contract	2/1/2028
❑ Award DB Contract, Start CDs	3/1/2028
❑ DSA Final Approval	2/1/2029
❑ Start Design-Build (Construction)	4/1/2029
❑ Advertise Bid for Equipment	3/1/2030
❑ Complete Project	3/1/2031
❑ **Occupancy**	**Fall 2031**

BUILD RCCD

Note: Project will use the **progressive design-build (PDB)** construction delivery method.

Project Proforma

❑ *Units*	**133**
❑ *Beds*	**280**
❑ *Start of Construction*	**April 1, 2029**
❑ *Project Delivery*	**March 1, 2031**
❑ *Anticipated Occupancy*	**Fall 2031**
❑ *Rents/Month/Bed*	➢ **$600 for Triples occupancy** ➢ **$700 for Doubles occupancy** ➢ **$818 for Single occupancy**
❑ *First Year Revenue (2031)*	**$2,577,350 (occupancy rate 95%)**
❑ *Total Operating Costs (2031)*	**$2,563,151 million (includes)**

Rents are 10% lower than the SB 169 statutory limit per California Education Code §17201(f)(2)(A), which is $909/month/bed

- ❑ **$4,523/bed/year** – District operation and regular upkeep
- ❑ **$400/bed/year** – Deferred maintenance, capital renewal and reserves
- ❑ **$750,000/year** – College institutional overhead (4 FTE)**:** Police, Title IX, Residence Director, Admin Assist)

Note: ***This pro forma assumes no debt financing for the project and that the project will be fully funded through the State grant.***

BUILD RCCD

Scoring Rubric

Metric	Maximum Points	Estimated Points	Best-Case	Worst-Case	*Notes*
1. State Funding Per Low-Income Student Bed	15	10	15	5	*Depends on other submittals within the region*
2. Rental Fees Lower than AMI Rental Computation	10	10	10	10	*Expected to receive maximum points*
3. Preparedness to Begin Construction	10	8	8	8	*Construction start April 1, 2029*
4. Geographic Location	10	0	10	0	*Depends on other submittals with the region*
5. Waitlisted Students (6a)	20	0	0	0	*Projected waitlist (~0.30%) does not meet threshold for points*
6. County Rental Vacancy Rate	20	10	12	5	*Depends on other submittals within the region*
7. Intersegmental Partnership	10	0	0	0	*No intersegmental partnership proposed*
8. Local Contribution	10	4	4	4	*13.83% local contribution*
9. Student Services / Ancillary Services	5	5	5	5	*Expected to receive maximum points*
10. Vision for Success (Region of High Need)	5	5	5	5	*Expected to receive maximum points*
11. Cost of Living (AMI vs. FMR)	5	3	3	0	*Based on current Riverside County AMI and FMR calculations*
Total Points	120	55	72	42	

BUILD RCCD

Note: State scored 2023 MVC Grant Application with a total of 54 points in Round #3

Moreno Valley College Affordable Student Housing Construction Grant Application

Q&A

Board Committee Meeting - June 9, 2026

BUILD RCCD