

BP 6600 CAPITAL CONSTRUCTION

References:

Education Code Sections 81005 and 81820;
Title 5 Sections 57150 et seq.

The Chancellor, or designee, is responsible for planning and administrative management of the District's capital outlay and construction program.

District construction projects shall be supervised by the Chancellor, or designee, who shall monitor the progress of all construction work including inspection of workmanship, completion of work to meet specifications, and the suitability of proposed changes to the scope and original design of the work. The Chancellor, or designee, shall assure compliance with laws related to the use of state funds to acquire and convert existing buildings.

The Board of Trustees shall approve and submit to the California Community College Board of Governors a five year capital construction plan as required by law. The Chancellor or designee shall annually update the plan and present it to the Board of Trustees for approval. The plan shall address, but is not limited to, the criteria contained in law, and will include information regarding the District's Americans with Disabilities Act Transition Plan.

It shall be the policy of the Board of Trustees to approve the addition or expansion of major site improvements on real property owned, leased, or otherwise controlled by the Riverside Community College District. The term "major site improvements" shall be considered to include any structure to be placed on the land, or improvement to the land, that will be in place for more than one year. Major site improvements include buildings, trailers, improved parks, roads, relocatable structures, and athletic fields.

Date Adopted: May 18, 2010

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Capital Outlay Program

The Chancellor will annually report to the Board of Trustees and to the California Community Colleges Chancellor's Office a five year capital outlay program. The Program will consist of the plans of the District concerning its future academic and student service programs, and the effects of such programs on construction needs.

Specifically, the five year capital outlay program will include the following:

- Statement of educational plans
- Statement of energy plans
- Statement of disabled persons' barrier removal plan
- Location of program delivery
- Location of other owned lands
- District-wide priority lists
- District-wide capacity/load ratios
- District-wide supporting detail

Contracts

Construction contracts will be let in accordance with Administrative Procedure 6350, titled Contracts – Capital Construction and will comply with applicable laws relating to public works.

Conversion of Buildings

State funds earmarked for capital outlay projects may be used to acquire an existing government-owned or privately-owned building and to pay the necessary costs of converting such a building to community college use if all of the following criteria apply:

- The building was constructed as, and continues to qualify as, a school building, as provided by Education Code Sections 81130 et seq., or the building is determined to have, or is rehabilitated to an extent that it is determined to have, a pupil safety performance standard that is equivalent to that of a building constructed pursuant to Education Code Sections 81130 et seq. The

determination of the pupil safety performance standard must meet all of the requirements of Education Code Section 81149(a)(1) and (2).

- The total cost of purchasing and converting the existing building to community college use is not greater than the estimated cost of constructing an equivalent building.
- The land associated with the building will be owned by, or controlled through a long-term lease of at least 50 years by, the District.
- The District has complied with facility site review guideline recommendations pursuant to Education Code Section 66904.
- The funding for the purchase and conversion of an existing building does not supersede funding for facilities that have previously been prioritized by the Board of Governors and are awaiting state funding.

Office of Primary Responsibility: Chief of Staff and Facilities Development

Administrative Approval: March 29, 2010

Revised: April 2014 (job titles only)

Revised: September 19, 2016