

CITIZENS' BOND OVERSIGHT COMMITTEE

Riverside Community College District

October 9, 2025 – 3pm

District Office, Conference Room 309

3801 Market Street, Riverside, California 92501

ORDER OF BUSINESS

Pledge of Allegiance

Public access to the in-person meeting will begin 30 minutes prior to the start of the meeting. In order to encourage public participation to the greatest extent possible, a continued virtual link will be provided via live streaming [Riverside Community College District's YouTube Channel](#).

Submission of Public Comments

1. Anyone who wishes to make a presentation to the CBOC on an agenda item in person is requested to complete a "REQUEST TO ADDRESS THE CBOC" card, available from the Executive Administrative Assistant. However, the CBOC Chair will invite comments on specific agenda items during the meeting before final votes are taken. Please make sure that the CBOC Chair has the correct spelling of your name and address to maintain proper records. Comments should be limited to five (5) minutes or less. (This time limit will be doubled for members of the public utilizing a translator to ensure the non-English speaker receives the same opportunity to directly address the CBOC, unless simultaneous translation equipment is used.)
2. Members of the public also join the meeting virtually through Zoom to directly voice their comments to the CBOC. Complete the [virtual comments request form](#) to speak. A link to join the meeting will be automatically be sent to you.
3. Written public comments may be sent to CBOC@rccd.edu, which will be read during the public comment portion of the meeting. Submissions by email must be received prior to 3pm the day of the meeting to be included.

Anyone who requires a disability-related modification or accommodation to participate in any meeting should contact the Vice Chancellor, Institutional Advancement and Economic Development office at 951.203.3639 and speak to an Executive Administrative Assistant as far in advance of the meeting as possible.

I. CALL TO ORDER

II. COMMENTS FROM THE PUBLIC

CBOC invites comments from the public regarding any matters within the jurisdiction of the Committee. Due to the Ralph M. Brown Act, the Committee cannot address or respond to comments made under Public Comment.

III. APPROVAL OF MINUTES

- a. Minutes from July 10, 2025

Recommended Action: Approval

IV. PROPOSITION 39 – MEASURE C – AUDIT UPDATED FROM EIDE BAILLY LLP

- a. Proposition 39 Annual Audit Report

Information Only

- b. Proposition 39 Governance Letter
Information Only

V. **PROPOSITION 39 – MEASURE CC – AUDIT UPDATED FROM EIDE BAILLY LLP**

- a. Proposition 39 Annual Audit Report
Information Only

- b. Proposition 39 Governance Letter
Information Only

VI. **MEASURE C/CC FINANCIAL UPDATE**

- a. Measure C – Project Commitments Summary Report as of June 30, 2025
Information Only

- b. Measure CC – Project Commitments Summary Report as of September 30, 2025
Information Only

VII. **MEASURE C/CC PROJECTS UPDATE**

- a. Board Reports Using Measure C/CC Funding as of October 7, 2025
Information Only

- b. Measure C/CC Project Summary Status Updates as of October 9, 2025
Information Only

VIII. **VI. 2024-25 CBOC ANNUAL REPORT**

- a. 24-25 CBOC Annual Report
Information Only

IX. **BUSINESS FROM COMMITTEE MEMBERS**

- a. Other Business
Discussion Only

X. **ADJOURN**

CITIZENS' BOND OVERSIGHT COMMITTEE

Riverside Community College District

July 10, 2025 – 3pm

District Office, Conference Room 309

3801 Market Street, Riverside, California 92501

COMMITTEE MEMBERS PRESENT

Monica Delgadillo (Participated Virtually)

Gabriel Graves

Don Kindred

Sheryl Plumley

Patricia Reynolds, Vice Chair

Michael Vahl, Chair

COMMITTEE MEMBERS ABSENT

Jordan Wright

DISTRICT EMPLOYEES PRESENT

Aaron Brown, Vice Chancellor (VC), Business and Financial Services

Rebecca Goldware, VC, Institutional Advancement & Economic Development

Hussain Agah, Associate Vice Chancellor (AVC), Facilities Planning & Development

Misty Griffin, Director, Business Services

Mark Knight, Information Architect (Participated Virtually)

Renee Vigil, Executive Administrative Assistant

GUESTS PRESENT

Nic Heuer, Stradling Yocca Carlson & Rauth LLP, Bond Counsel

CALL TO ORDER

The meeting was called to order at 3:01pm by chair Vahl and the pledge of allegiance was taken. Member Delgadillo attended remotely due to medical purposes.

PUBLIC COMMENTS

No public comments were received.

APPROVAL OF MINUTES FROM MAY 8, 2025

Motioned by vice chair Reynolds and seconded by member Plumley (6 ayes) with a correction request to list Gabriel Graves in place of Jordan Graves.

CBOC OVERVIEW TRAINING FROM STRADLING YOCCHA CARLSON & RAUTH LLP

Nic Heuer presented about the Brown Act Basics and explained that this committee an Independent Citizens' Bond Oversight committee and the Bylaws are established based on the education code. The CBOC members are subject to the Brown Act to facilitate public participation in local government meetings. Meetings should be held in public, agendas need to be posted publicly and items need to be agendized. The Resolution Ordering Measure CC was discussed including the bond project list of projects that the District can conduct under the passed bond.

MEASURE CC DISTRIBUTION

VC Brown presented about the approval of the 2024 Measure CC Distribution based on the current information provided. On November 5, 2024, \$940M was secured through local community funding and \$200M in state funding.

MEASURE C FINANCIAL UPDATE - PROJECT COMMITMENTS SUMMARY REPORT AS OF JUNE 30, 2025

Director Griffin shared that this summary is through June 2025 and anything highlighted is what has changed from the last meeting. The cash flow has changed by \$600K due to the Student Services Welcome Center project as well as the capital project management software, support and maintenance system upgrade called Logic Domain as well as ongoing staffing costs. The completed project sections has changed about \$41K due to the software program changes. The non-Measure C column is due to the Logic Domain software. Member Plumley inquired if this was a summary page vs. the detailed overview page but one page captures Measure C and the other is non-Measure expenditures. Director Griffin will share the data to the CBOC post-meeting.

CAPITAL PROGRAM EXECUTIVE SUMMARY (CPES) REPORT MAY TO JUNE 2025

Director Griffin shared that this report is a CPES and summarizes any kind of budget changes that have occurred since the last meeting. It reflects anything that has happened May through June. This has changed \$41K due to the Logic Domain and non-Measure C funding is changed for the same amount due to the Logic Domain software. Member Plumley inquired about the spend out of Measure C funds being fully spent out and Director Griffin is focused that this will be spent out.

MEASURE CC FINANCIAL UPDATE - PROJECT COMMITMENTS SUMMARY REPORT AS OF JUNE 30, 2025

Director Griffin shared that this report is going to report on any kind of activities through June prior to closing. There is a reduction of cash on hand in \$946K due to the Corona Center of the Parker Domain and the F2 Chiller Plant Upgrade project which this is one of two secondary effects of the Kinesiology project at Norco College (NC). The issuance is at 205 due to the reconciliation of the issuance costs. There is no budget information yet and final budget will be taken to the September Board of Trustees meeting.

BOARD REPORTS USING MEASURE C/CC FUNDING AS OF JUNE 17, 2025

AVC Agah provided an update about the reports that went before the Board of Trustees. The nine reports were: (1) Special Inspection and Testing Services Agreement for the NC Center for Human Performance & Kinesiology Project with MTGL for the not to exceed amount of \$705,271; (2) Architectural Services Agreement with CannonDesign for the Library Learning Resource Center Project at Moreno Valley College (MVC) in the not to exceed amount of \$5,950,000; (3) Architectural Services Agreement with DLR Group for the Library Learning Resource Center & Student Services at NC in the not to exceed amount of \$3,998,010; (4) Consultant services agreement with Gafcon PMCM LLC in the total amount of \$4,198,648; (5) Architectural Services Agreement with Westgroup Designs for the Cosmetology Building Project at Riverside City College (RCC) in the not to exceed amount of \$2,700,000; (6) Architectural Services Agreement with HMC Architects for the Education Building 2A Project at Ben Clark Training Center in the

not to exceed amount of \$2,280,000; (7) Inspection Services Agreement for the NC Center for Human Performance & Kinesiology Project with Knowland Construction Services for the not to exceed amount of \$464,592; and (8) Inspection Services Agreement for the NC STEM 100 Renovation for CACT Relocation Project with Knowland Construction Services for the not to exceed amount of \$118,860.

MEASURE C/CC PROJECT SUMMARY STATUS UPDATES AS OF JULY 10, 2025

AVC Agah presented the Project Summary Status updates. The Measure C project is at MVC for the Organic Chemistry Lab. The Measure CC projects include: (1) Program Management Support & Advisory Services at the District; (2) Library Learning Resource Center at MVC; (3) Center for Human Performance & Kinesiology at NC; (4) Library Learning Resource Center & Student Services at NC; (5) Cosmetology at RCC; and (6) Education Building 2-A at Ben Clark Training Center.

BUSINESS FROM COMMITTEE MEMBERS

No business discussed aside from checks and balances for the spend out of bond funds.

ADJOURN

The meeting adjourned at 4:02pm.

Financial and Performance Audits
General Obligation Bond Construction Fund (Measure C)
June 30, 2025

Riverside Community College District

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Financial Audit

General Obligation Bond Construction Fund (Measure C)

June 30, 2025

Riverside Community College District

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Independent Auditor's Report

To the Board of Trustees and Citizens' Bond Oversight Committee (CBOC)
Riverside Community College District
Riverside, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the General Obligation Bond Construction Fund (Measure C) of Riverside Community College District (the District) as of and for the year ended June 30, 2025, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the General Obligation Bond Construction Fund (Measure C) of Riverside Community College District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the General Obligation Bond Construction Fund (Measure C), and do not purport to, and do not, present fairly the financial position of the District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated [REDACTED], 2025 on our consideration of the General Obligation Bond Construction Fund (Measure C) of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the General Obligation Bond Construction Fund (Measure C) of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the General Obligation Bond Construction Fund (Measure C) of the District's internal control over financial reporting and compliance.

Rancho Cucamonga, California
[REDACTED], 2025

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Riverside Community College District
General Obligation Bond Construction Fund (Measure C)
Balance Sheet
June 30, 2025

Assets	
Investments	<u><u>\$ 2,006,998</u></u>
Liabilities	
Liabilities	
Accounts payable	\$ 685,228
Due to other funds	<u>1,321,770</u>
Total liabilities	<u><u>\$ 2,006,998</u></u>

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Riverside Community College District
General Obligation Bond Construction Fund (Measure C)
Statement of Revenues, Expenditures, and Changes in Fund Balance
Year Ended June 30, 2025

Revenues	
Interest income	\$ 193,615
Increase in fair market value of investments	<u>87,145</u>
Total revenues	<u>280,760</u>
Expenditures	
Salaries and benefits	86,251
Supplies, services and other expenditures	93,143
Capital outlay	<u>6,457,313</u>
Total expenditures	<u>6,636,707</u>
Net Change in Fund Balance	(6,355,947)
Fund Balance, Beginning	<u>6,355,947</u>
Fund Balance, Ending	<u><u>\$ -</u></u>

Note 1 - Summary of Significant Accounting Policies

The accounting policies of Riverside Community College District's (the District) General Obligation Bond Construction Fund (Measure C) conforms to accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). The District's General Obligation Bond Construction Fund (Measure C) accounts for the financial transactions in accordance with the policies and procedures of the California Community Colleges *Budget and Accounting Manual*.

Financial Reporting Entity

The financial statements include only the General Obligation Bond Construction Fund (Measure C) Projects. This Fund was established to account for the receipt of proceeds and expenditures of general obligation bonds issued under Measure C. These financial statements are not intended to present fairly the financial position and the changes in financial position of the District in accordance with accounting principles generally accepted in the United States of America.

Fund Accounting

The operations of the General Obligation Bond Construction Fund (Measure C) are accounted for in a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures. Resources are allocated to and accounted for in the fund based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Basis of Accounting

The General Obligation Bond Construction Fund is accounted for using a flow of current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balance reports on the sources (revenues and other financing sources) and uses (expenditures and other financing uses) of current financial resources.

Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. The District's governing board adopts an operating budget in accordance with State law. A public hearing must be conducted to receive comments prior to adoption. The District's governing board satisfied these requirements. The Board revises this budget during the year to give consideration to unanticipated revenues and expenditures primarily resulting from events unknown at the time of budget adoption. The District employs budget control by minor object and by individual appropriation accounts. Expenditures cannot legally exceed appropriations by major object account.

Encumbrances

The District utilizes an encumbrance accounting system under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrances are liquidated when the commitments are paid and all outstanding encumbrances lapse at June 30.

Fund Balance – General Obligation Bond Construction Fund (Measure C)

As of June 30, 2025, the fund balance is classified as follows:

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates, and those differences could be material.

Note 2 - Investments

Policies and Practices

The District is authorized under California *Government Code* to make direct investments in local agency bonds, notes, or warrants within the State; U.S. Treasury instruments; registered State warrants or treasury notes; securities of the U.S. Government, or its agencies; bankers acceptances; commercial paper; certificates of deposit placed with commercial banks and/or savings and loan companies; repurchase or reverse repurchase agreements; medium term corporate notes; shares of beneficial interest issued by diversified management companies, certificates of participation, obligations with first priority security; and collateralized mortgage obligations.

Investment in County Treasury

In accordance with the *Budget and Accounting Manual*, the District maintains substantially all of its cash in the County Treasury as part of the common investment pool. The District is considered to be an involuntary participant in an external investment pool. The fair value of the District's investment in the pool is reported in the financial statements at amounts based upon the District's pro-rata share of the fair value provided by the County Treasurer for the entire portfolio (in relation to the amortized cost of that portfolio).

Riverside Community College District
General Obligation Bond Construction Fund (Measure C)

Notes to Financial Statements

June 30, 2025

The balance available for withdrawal is based on the accounting records maintained by the County Treasurer, which is recorded on the amortized cost basis. The District's investment in the County Treasury is measured at fair value on a recurring basis which is determined by the fair value per share of the underlying portfolio determined by the program sponsor. Positions in the investment pool are not required to be categorized within the fair market hierarchy.

General Authorizations

Limitations as they relate to interest rate risk, credit risk, and concentration of credit risk are indicated in the schedules below:

Authorized Investment Type	Maximum Remaining Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Bonds, Notes, Warrants	5 years	None	None
Registered State Bonds, Notes, Warrants	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptance	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	30%	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements	92 days	20% of base	None
Medium-Term Corporate Notes	5 years	30%	None
Mutual Funds	N/A	20%	10%
Money Market Mutual Funds	N/A	20%	10%
Mortgage Pass-Through Securities	5 years	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Joint Powers Authority Pools	N/A	None	None

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. The District manages its exposure to interest rate risk by investing in the Riverside County Investment Pool. The District maintains a General Obligation Bond Construction Fund (Measure C) investment of \$2,006,998 with the Riverside County Treasury Investment Pool, with an average maturity of 467 days.

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The District's investment in the Riverside County Treasury Investment Pool is rated Aa-bf by Moody's Investor Service and AAAs/S1 by Fitch Ratings.

Note 3 - Accounts Payable

Accounts payable at June 30, 2025, represents amounts owed to vendors for both ongoing and completed constructions projects in the amount of \$685,228.

Note 4 - Due to Other Funds

As of June 30, 2025, the General Obligation Bond Construction Fund (Measure C) owed the General Fund of the District \$1,321,770 for expenditures related to capital bond projects.

Note 5 - Commitments and Contingencies

Litigation

The District is involved in various litigation arising from the normal course of business. In the opinion of management and legal counsel, the disposition of all litigation pending is not expected to have a material adverse effect on the overall financial position of the District's General Obligation Bond Construction Fund (Measure C) at June 30, 2025.

Independent Auditor's Report
General Obligation Bond Construction Fund (Measure C)
June 30, 2025

Riverside Community College District

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Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Board of Trustees and Citizens' Bond Oversight Committee (CBOC)
Riverside Community College District
Riverside, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the General Obligation Bond Construction Fund (Measure C) of Riverside Community College District (the District) as of and for the year ended June 30, 2025, and the related notes of the financial statements, and have issued our report thereon dated [REDACTED], 2025.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the General Obligation Bond Construction Fund (Measure C), and do not purport to, and do not, present fairly the financial position of the District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's General Obligation Bond Construction Fund (Measure C) financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's General Obligation Bond Construction Fund (Measure C) of the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rancho Cucamonga, California
[REDACTED], 2025

None reported.

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There were no audit findings reported in the prior year's Schedule of Findings and Questioned Costs.

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Performance Audit

General Obligation Bond Construction Fund (Measure C)

June 30, 2025

Riverside Community College District

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Independent Auditor's Report on Performance

To the Board of Trustees and Citizens' Bond Oversight Committee (CBOC)
Riverside Community College District
Riverside, California

We were engaged to conduct a performance audit of the General Obligation Bond Construction Fund (Measure C) of Riverside Community College District (the District) for the year ended June 30, 2025.

We conducted this performance audit in accordance with generally accepted government auditing standards issued by the Comptroller General of the United States (*Government Auditing Standards*). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

Audit Authority/Purpose

The general obligation bonds associated with Measure C were issued pursuant to the Constitution and laws of the State of California (the State), including the provisions of Chapters 1 and 1.5 of Part 10 of the California *Education Code*, and other applicable provisions of law.

The District received authorization from an election held on March 2, 2004, to issue bonds of the District in an aggregate principal amount not to exceed \$350,000,000 to provide funds to improve facilities and safety at the Moreno Valley, Norco, and Riverside campuses. The Measure required approval by at least 55% of the votes cast by eligible voters within the District.

Purpose

The net proceeds of the Bonds issued under the 2004 Authorization will be used for the purposes specified in the District bond proposition submitted at the Election, which include the purposes of improving safety and the quality of education in the District by helping to finance construction of property and District facilities.

Authority

On November 7, 2000, California voters approved Proposition 39, the Smaller Classes, Safer Schools and Financial Accountability Act. Proposition 39 amended portions of the California Constitution to provide for the issuance of general obligation bonds by the District, "for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of rental property for school facilities", upon approval by 55% of the electorate. In addition to reduction of the approval threshold from two-thirds to 55%, Proposition 39 and the enacting legislation (AB 1908 and AB 2659) requires the following accountability measures as codified in *Education Code* Sections 15278-15282:

1. Requires that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3)(C) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other District operating expenses.
2. The District must list the specific facilities projects to be funded in the ballot measure and must certify that the governing board has evaluated safety and information technology needs in developing the project list.
3. Requires the District to appoint a Citizens' Bond Oversight Committee (CBOC).
4. Requires the District to conduct an annual independent financial audit and performance audit in accordance with the *Government Auditing Standards* issued by the Comptroller General of the United States of the bond proceeds until after all of the proceeds have been expended.
5. Requires the District to conduct an annual independent performance audit to ensure that the funds have been expended only on the specific projects listed.

Objectives of the Audit

Our audit was limited to the objectives listed below which includes determining compliance with the performance requirements as referred to in Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution. Management is responsible for the District's compliance with those requirements.

1. Determine whether expenditures charged to the General Obligation Bond Construction Fund (Measure C) have been made in accordance with the bond project list approved by the voters through the approval of the Measure C.
2. Determine whether salary transactions, if any, charged to the General Obligation Bond Construction Fund (Measure C) were in support of Measure C and not for District general administration or operations.

Scope of the Audit

The scope of our performance audit covered the period of July 1, 2024 through June 30, 2025. The population of expenditures tested included all object and project codes associated with the bond projects. The propriety of expenditures for capital projects and maintenance projects funded through other State or local funding sources, other than proceeds of the bonds, were not included within the scope of the audit. Expenditures incurred subsequent to June 30, 2025, were not reviewed or included within the scope of our audit or in this report.

In planning and performing our performance audit, we obtained an understanding of the District's internal control in order to determine if the internal controls were adequate to help ensure the District's compliance with the requirements of Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

Methodology

We obtained the general ledger and the project expenditure reports prepared by the District for the fiscal year ended June 30, 2025, for the General Obligation Bond Construction Fund (Measure C). Within the fiscal year audited, we obtained the actual invoices, purchase orders, and other supporting documentation for a sample of expenditures to ensure compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution and Measure C as to the approved bond projects list. We performed the following procedures:

1. We identified expenditures and projects charged to the general obligation bond proceeds by obtaining the general ledger and project listing.
2. We selected a sample of expenditures using the following criteria:
 - a) We considered all expenditures recorded in all object codes.
 - b) We considered all expenditures recorded in all projects that were funded from July 1, 2024 through June 30, 2025 from Measure C bond proceeds.
 - c) We selected all expenditures that were individually significant expenditures. Individually significant expenditures were identified based on our assessment of materiality.
 - d) For all items below the individually significant threshold identified in item 2c, judgmentally selected expenditures based on risk assessment and consideration of coverage of all object codes and projects for period starting July 1, 2024 and ending June 30, 2025.
3. Our sample included transactions totaling \$5,980,402. This represents 90% of the total expenditures of \$6,636,707.
4. We reviewed the actual invoices and other supporting documentation to determine that:
 - a) Expenditures were supported by invoices with evidence of proper approval and documentation of receipting goods or services.
 - b) Expenditures were supported by proper bid documentation, as applicable.
 - c) Expenditures were expended in accordance with voter-approved bond project list.

- d) Bond proceeds were not used for salaries of administrators or other operating expenses of the District.
- 5. We determined that the District has met the compliance requirement of Measure C if the following conditions were met:
 - a) Supporting documents for expenditures were aligned with the voter-approved bond project list.
 - b) Expenditures were not used for salaries of administrators or other operating expenses of the District.

The results of our tests indicated that the District expended General Obligation Bond Construction Fund (Measure C) funds only for the specific projects approved by the voters, in accordance with Proposition 39 and outlined in Article XIII A, Section 1 (b)(3)(C) of the California Constitution.

Audit Results

The results of our tests indicated that, in all material respects, Riverside Community College District has properly accounted for the expenditures held in the General Obligation Bond Construction Fund (Measure C) and that such expenditures were made for authorized Bond projects. Further, it was noted that funds held in the General Obligation Bond Construction Fund (Measure C) and expended by the District were used for salaries only to the extent they perform administrative oversight work on construction projects as allowable per Opinion 04-110 issued on November 9, 2004 by the State of California Attorney General. As of June 30, 2025, the Measure C funds were fully expended by the District.

This report is intended solely for the information and use of the District, Board of Trustees, and the Citizens' Bond Oversight Committee, and is not intended to be and should not be used by anyone other than these specified parties.

Rancho Cucamonga, CA
_____, 2025

None reported.

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Unaudited Other Information
General Obligation Bond Construction Fund (Measure C)
June 30, 2025

Riverside Community College District

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Riverside Community College District
General Obligation Bond Construction Fund (Measure C)
Schedule of Bond Project Summary (Unaudited)
June 30, 2025

The District has identified the following projects to be funded with proceeds from the general obligation bonds. The District incurred total expenditures of \$443,808,958 through June 30, 2025 for these projects. Capital outlay and other financing uses were as follows:

	Budget	Total Project Costs through June 30, 2024	Actual Costs for FY 24-25	Total Project Costs through June 30, 2025
Capital Outlay				
Phase I - Parking Structure - Riverside	\$20,940,662	\$20,940,662	\$ -	\$ 20,940,662
Wheelock PE Complex/Athletic Field - Riverside	4,516,435	4,516,435	-	4,516,435
Swing Space - Riverside	4,273,734	4,273,733	-	4,273,733
Quad Modernization - Riverside	9,171,807	9,171,807	-	9,171,807
RCCD System Office Purchase	2,629,981	2,629,981	-	2,629,981
MLK Renovation - Riverside	1,010,614	1,010,614	-	1,010,614
Bridge Space - Riverside	1,175,132	1,175,132	-	1,175,132
Industrial Technology Facility Project - Norco	9,715,350	9,715,349	-	9,715,349
Computer/Network/ System Upgrades - District Wide	1,002,052	1,002,052	-	1,002,052
Phone and Voicemail Upgrades - District Wide	349,000	349,000	-	349,000
Scheduled Maintenance - Historic - District Wide	1,403,045	1,403,045	-	1,403,045
Nursing/Sciences Building - Riverside	16,347,203	16,347,203	-	16,347,203
Student/Academic Services Facility Project - Moreno Valley	5,939,817	5,939,816	-	5,939,816
Wheelock PE Complex Gymnasium Retrofit - Phase I & II - Riverside	13,204,882	13,204,882	98,661	13,303,543
Feasibility / Planning / Management / Staffing	8,626,136	7,134,606	138,394	7,273,000
Stokoe Innovative Learning Center - Riverside	7,399,505	7,399,506	-	7,399,506
ECS Secondary Effects - Moreno Valley	286,227	286,227	-	286,227
Room Renovations - Norco	100,019	100,019	-	100,019
Food Services Remodel - Riverside	987,705	987,705	-	987,705
Food Services Remodel - Moreno Valley	2,649,606	2,649,607	-	2,649,607
Infrastructure Projects - District Wide	484,414	484,414	-	484,414
Hot Water Loop System & Boiler Repl. - Moreno Valley	869,848	869,848	-	869,848
Emergency Phone Project - District Wide	379,717	379,717	-	379,717
Utility Retrofit Project - District Wide	6,181,188	6,181,189	-	6,181,189
Modular Redistribution Norco/MoVal/BC/Riv	8,425,862	8,425,862	-	8,425,862
ECS Building Upgrade Project - Moreno Valley/Norco	389,561	389,561	-	389,561
PBX Building - Riverside	428,119	428,119	-	428,119
PBX / NOC / M & O Facility - Norco	11,277,010	11,277,010	-	11,277,010
PBX / NOC / M & O Facility - Moreno Valley	2,931,707	2,931,707	-	2,931,707
Life Science / Physical Science Reconstruction - Riverside	6,308,563	6,250,554	50,506	6,301,060
Center for Student Success - Norco	15,633,873	15,633,873	-	15,633,873
Long Range Master Plan - District Wide	1,439,077	1,439,077	-	1,439,077
Logic Domain - Capital Project Management System	301,695	271,173	41,000	312,173
Aquatics Center - Riverside	10,874,233	10,874,233	-	10,874,233
Soccer Field / Artificial Turf - Norco	3,879,314	3,879,314	-	3,879,314
Learning Gateway Building - Moreno Valley	4,984,261	4,984,261	-	4,984,261
Bradshaw Building Electrical Project - Riverside	366,353	366,353	-	366,353
Quad Basement Remodel Project - Riverside	352,941	352,941	-	352,941
Black Box Theatre Remodel Project - Riverside	10,955	10,955	-	10,955
Technology Building A Remodel Project - Riverside	11,375	11,375	-	11,375
Center for Health, Wellness, and Kinesiology Phase I - Norco	86,500	86,500	-	86,500
Health Science Center - Moreno Valley	164,971	164,971	-	164,971
ADA Transition Plan - District Wide	6,046,162	6,046,162	-	6,046,162
March Dental Education Center - Moreno Valley	9,877,088	9,877,088	-	9,877,088
Secondary Effects Project - Norco	16,028,180	16,028,180	-	16,028,180

Riverside Community College District
General Obligation Bond Construction Fund (Measure C)
Schedule of Bond Project Summary (Unaudited)
June 30, 2025

	Budget	Total Project Costs through June 30, 2024	Actual Costs for FY 24-25	Total Project Costs through June 30, 2025
Capital Outlay (continued)				
Utility Infrastructure Project - District Wide	\$ 6,232,049	\$ 6,232,049	\$ -	\$ 6,232,049
Safety and Site Improvement Project - Norco	967,442	967,442	-	967,442
Safety and Site Improvement Project - Moreno Valley	719,827	719,827	-	719,827
Administrative Move to Humanities Bldg - Moreno Valley	25,990	25,990	-	25,990
Science Laboratories Remodel Project - Moreno Valley	302,804	302,804	-	302,804
Ben Clark Public Safety Training Center - Center Status - Moreno Valley	13,084,500	12,129,681	-	12,129,681
Interim Parking Lease - Riverside	177,023	177,023	-	177,023
Center for Human Performance - Moreno Valley	112,009	112,009	-	112,009
Cosmetology Building - Riverside	142,500	142,500	-	142,500
Alumni Carriage House Restoration Project	122,270	122,270	-	122,270
IT Upgrade (including audit) - District Wide	5,999,897	5,999,897	-	5,999,897
Culinary Arts / District Office Building - District	33,327,857	33,327,857	-	33,327,857
Parking Structure Fall Deterrent - Riverside	7,576	7,576	-	7,576
Nursing Portables - Moreno Valley	705,338	705,338	-	705,338
Central Plant Boiler Replacement - Norco	161,847	161,847	-	161,847
DSA Project Closures - District Wide	7,290	7,290	-	7,290
Scheduled Maintenance - New - District Wide	2,860,000	2,652,532	-	2,652,532
Program Contingency	413,953	-	-	-
District Design Standards	345,032	345,031	-	345,031
Library Learning Center - Moreno Valley	143,000	142,914	-	142,914
Student Services Building - Riverside	22,291,234	22,291,234	-	22,291,234
Lovekin Parking/Tennis Project - Riverside	4,351,724	4,351,724	-	4,351,724
Food Services "grab-n-go" Facility Project - Riverside	81,372	81,372	-	81,372
Master Plan Updates - District Wide	2,008,337	2,008,338	-	2,008,338
Swing Space - Market Street Properties	737,303	737,303	-	737,303
Groundwater Monitoring Wells - Norco	211,149	211,149	-	211,149
Emergency Phone Project - Moreno Valley	341,582	341,582	-	341,582
Self-Generation Incentive Program - Norco	3,110,000	3,084,801	-	3,084,801
Physicians Assistant Laboratory Remodel - Moreno Valley	49,191	49,191	-	49,191
Visual & Performing Arts Center - Norco	114,000	114,000	-	114,000
Audio Visual Upgrade and Lighting Project - Moreno Valley	134,457	134,457	-	134,457
Mechanical Upgrade Project - Moreno Valley	660,245	660,245	-	660,245
Cellular Repeater Booster System - Riverside	18,879	18,879	-	18,879
Greenhouse Project - Riverside	500,000	500,000	-	500,000
Student Services Project - Moreno Valley	19,200,000	16,488,462	4,664,699	21,153,161
Elevator Modernization & Fire Alarm System Upgrade - Moreno Valley	979,093	979,093	-	979,093
Corrections Platform Training Facility - Moreno Valley	677,594	677,594	-	677,594
Soccer Field Turf Replacement - Norco	250,324	250,324	-	250,324
Football Field and Running Track Renovation - Riverside	620,675	620,675	-	620,675
Firewall Project - District Wide	314,016	314,016	-	314,016
TSS Renovation Project - Riverside	-	-	247,916	247,916
Organic Chemistry Lab - Moreno Valley	-	-	1,395,531	1,395,531
Coil School for the Arts - Riverside	24,280,001	25,736,077	-	25,736,077
Coil School for the Arts - Parking Structure	1,456,076	-	-	-
Total capital outlay	\$ 367,707,335	\$ 361,814,211	\$ 6,636,707	\$ 368,450,918

Riverside Community College District
General Obligation Bond Construction Fund (Measure C)
Schedule of Bond Project Summary (Unaudited)
June 30, 2025

	Budget	Total Project Costs through June 30, 2024	Actual Costs for FY 24-25	Total Project Costs through June 30, 2025
Other Financing Uses				
Series A Refunding Escrow	\$ 57,686,474	\$ 57,686,474	\$ -	\$ 57,686,474
COPS Payoffs	11,582,875	11,582,875	-	11,582,875
Costs of issuance	2,839,859	3,154,842	-	3,154,842
Debt service	2,835,612	2,835,612	-	2,835,612
Election costs	98,238	98,238	-	98,238
	<u>75,043,058</u>	<u>75,358,041</u>	<u>-</u>	<u>75,358,041</u>
Total other financing uses				
	<u>\$ 442,750,393</u>	<u>\$ 437,172,252</u>	<u>\$ 6,636,707</u>	<u>\$ 443,808,959</u>
Total capital outlay				

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_____, 2025

To the Board of Trustees and Citizens' Bond Oversight Committee
Riverside Community College District
Riverside, California

We have audited the financial statements of Riverside Community College District's (the District) General Obligation Bond Construction Fund (Measure C) as of and for the year ended June 30, 2025, and have issued our report thereon dated _____, 2025. We have also performed the performance audit of the District's General Obligation Bond Construction Fund (Measure C). Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit of the District's General Obligation Bond Construction Fund (Measure C) under Generally Accepted Auditing Standards and *Government Auditing Standards* and the Performance Audit under *Government Auditing Standards*

As communicated in our letter dated July 1, 2025, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Additionally, our responsibility, as described by professional standards, is to conduct a performance audit in accordance with *Government Auditing Standards*. Our audit of the financial statements and performance audit do not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated _____, 2025.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the District's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year ended June 30, 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. No such significant accounting estimates were identified.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. There were no financial statement disclosures that we consider to be particularly sensitive or involve significant judgement.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were no uncorrected or corrected misstatements identified as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's General Obligation Bond Construction Fund (Measure C) financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. We have made the following modification to our auditor's report:

Emphasis of Matter

As discussed in Note 1, the financial statements present only the General Obligations Bond Construction Fund (Measure C), and do not purport to, and do not, present fairly the financial position of the District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Representations Requested from Management

We have requested certain written representations from management which are included in the management representation letter dated _____, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating conditions affecting the District, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board of Trustees, Citizens' Bond Oversight Committee, and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Rancho Cucamonga, California

Financial and Performance Audits
General Obligation Bond Construction Fund (Measure CC)
June 30, 2025

Riverside Community College District

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Financial Audit

General Obligation Bond Construction Fund (Measure CC)

June 30, 2025

Riverside Community College District

DRAFT

Independent Auditor's Report

To the Board of Trustees and Citizens' Bond Oversight Committee (CBOC)
Riverside Community College District
Riverside, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the General Obligation Bond Construction Fund (Measure CC) of Riverside Community College District (the District) as of and for the year ended June 30, 2025, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the General Obligation Bond Construction Fund (Measure CC) of Riverside Community College District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the General Obligation Bond Construction Fund (Measure CC), and do not purport to, and do not, present fairly the financial position of the District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated _____, 2025 on our consideration of the General Obligation Bond Construction Fund (Measure CC) of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the General Obligation Bond Construction Fund (Measure CC) of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the General Obligation Bond Construction Fund (Measure CC) of the District's internal control over financial reporting and compliance.

Rancho Cucamonga, California
_____, 2025

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Riverside Community College District
General Obligation Bond Construction Fund (Measure CC)

Balance Sheet
June 30, 2025

Assets	
Investments	\$ 183,790,336
Accounts receivable	1,909,461
Due from other funds	<u>566</u>
Total assets	<u><u>\$ 185,700,363</u></u>
Liabilities and Fund Balance	
Liabilities	
Accounts payable	<u>\$ 254,009</u>
Fund Balance	
Restricted for capital projects	<u>185,446,354</u>
Total liabilities and fund balance	<u><u>\$ 185,700,363</u></u>

Riverside Community College District
General Obligation Bond Construction Fund (Measure CC)
Statement of Revenues, Expenditures, and Changes in Fund Balance
Year Ended June 30, 2025

Revenues	
Interest income	\$ 2,745,543
Increase in fair market value of investments	<u>463,335</u>
Total revenues	<u>3,208,878</u>
Expenditures	
Supplies, services and other expenditures	1,636,615
Capital outlay	<u>21,125,909</u>
Total expenditures	<u>22,762,524</u>
Deficiency of Revenues over Expenditures	<u>(19,553,646)</u>
Other Financing Sources	
Proceeds from sale of general obligation bonds	<u>205,000,000</u>
Net Change in Fund Balance	185,446,354
Fund Balance, Beginning	<u>-</u>
Fund Balance, Ending	<u><u>\$ 185,446,354</u></u>

Note 1 - Summary of Significant Accounting Policies

The accounting policies of Riverside Community College District's (the District) General Obligation Bond Construction Fund (Measure CC) conforms to accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). The District's General Obligation Bond Construction Fund (Measure CC) accounts for the financial transactions in accordance with the policies and procedures of the California Community Colleges *Budget and Accounting Manual*.

Financial Reporting Entity

The financial statements include only the General Obligation Bond Construction Fund (Measure CC) Projects. This Fund was established to account for the receipt of proceeds and expenditures of general obligation bonds issued under Measure CC. These financial statements are not intended to present fairly the financial position and the changes in financial position of the District in accordance with accounting principles generally accepted in the United States of America.

Fund Accounting

The operations of the General Obligation Bond Construction Fund (Measure CC) are accounted for in a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures. Resources are allocated to and accounted for in the fund based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Basis of Accounting

The General Obligation Bond Construction Fund is accounted for using a flow of current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balance reports on the sources (revenues and other financing sources) and uses (expenditures and other financing uses) of current financial resources.

Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. The District's governing board adopts an operating budget in accordance with State law. A public hearing must be conducted to receive comments prior to adoption. The District's governing board satisfied these requirements. The Board revises this budget during the year to give consideration to unanticipated revenues and expenditures primarily resulting from events unknown at the time of budget adoption. The District employs budget control by minor object and by individual appropriation accounts. Expenditures cannot legally exceed appropriations by major object account.

Encumbrances

The District utilizes an encumbrance accounting system under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrances are liquidated when the commitments are paid and all outstanding encumbrances lapse at June 30.

Fund Balance – General Obligation Bond Construction Fund (Measure CC)

As of June 30, 2025, the fund balance is classified as follows:

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates, and those differences could be material.

Note 2 - Investments

Policies and Practices

The District is authorized under California *Government Code* to make direct investments in local agency bonds, notes, or warrants within the State; U.S. Treasury instruments; registered State warrants or treasury notes; securities of the U.S. Government, or its agencies; bankers acceptances; commercial paper; certificates of deposit placed with commercial banks and/or savings and loan companies; repurchase or reverse repurchase agreements; medium term corporate notes; shares of beneficial interest issued by diversified management companies, certificates of participation, obligations with first priority security; and collateralized mortgage obligations.

Investment in County Treasury

In accordance with the *Budget and Accounting Manual*, the District maintains substantially all of its cash in the County Treasury as part of the common investment pool. The District is considered to be an involuntary participant in an external investment pool. The fair value of the District's investment in the pool is reported in the financial statements at amounts based upon the District's pro-rata share of the fair value provided by the County Treasurer for the entire portfolio (in relation to the amortized cost of that portfolio).

Riverside Community College District
General Obligation Bond Construction Fund (Measure CC)

Notes to Financial Statements

June 30, 2025

The balance available for withdrawal is based on the accounting records maintained by the County Treasurer, which is recorded on the amortized cost basis. The District's investment in the County Treasury is measured at fair value on a recurring basis which is determined by the fair value per share of the underlying portfolio determined by the program sponsor. Positions in the investment pool are not required to be categorized within the fair market hierarchy.

General Authorizations

Limitations as they relate to interest rate risk, credit risk, and concentration of credit risk are indicated in the schedules below:

Authorized Investment Type	Maximum Remaining Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Bonds, Notes, Warrants	5 years	None	None
Registered State Bonds, Notes, Warrants	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptance	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	30%	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements	92 days	20% of base	None
Medium-Term Corporate Notes	5 years	30%	None
Mutual Funds	N/A	20%	10%
Money Market Mutual Funds	N/A	20%	10%
Mortgage Pass-Through Securities	5 years	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Joint Powers Authority Pools	N/A	None	None

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. The District manages its exposure to interest rate risk by investing in the Riverside County Investment Pool. The District maintains a General Obligation Bond Construction Fund (Measure CC) investment of \$183,790,336 with the Riverside County Treasury Investment Pool, with an average maturity of 467 days.

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The District's investment in the Riverside County Treasury Investment Pool is rated Aa-bf by Moody's Investor Service and AAaf/S1 by Fitch Ratings.

Note 3 - Accounts Receivable

Accounts receivable at June 30, 2025, in the amount of \$1,909,461 represents interest earnings that have yet to be received. All amounts have been determined by management to be fully collectable.

Note 4 - Accounts Payable

Accounts payable at June 30, 2025, represents amounts owed to vendors for both ongoing and completed constructions projects in the amount of \$254,009.

Note 5 - Commitments and Contingencies

Construction Commitments

As of June 30, 2025, the General Obligation Bond Construction Fund (Measure CC) had approximately \$ _____ million in commitments with respect to unfinished capital projects.

Litigation

The District is involved in various litigation arising from the normal course of business. In the opinion of management and legal counsel, the disposition of all litigation pending is not expected to have a material adverse effect on the overall financial position of the District's General Obligation Bond Construction Fund (Measure CC) at June 30, 2025.

Independent Auditor's Report
General Obligation Bond Construction Fund (Measure CC)
June 30, 2025

Riverside Community College District

DRAFT

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Board of Trustees and Citizens' Bond Oversight Committee (CBOC)
Riverside Community College District
Riverside, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the General Obligation Bond Construction Fund (Measure CC) of Riverside Community College District (the District) as of and for the year ended June 30, 2025, and the related notes of the financial statements, and have issued our report thereon dated _____, 2025.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the General Obligation Bond Construction Fund (Measure CC), and do not purport to, and do not, present fairly the financial position of the District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's General Obligation Bond Construction Fund (Measure CC) financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's General Obligation Bond Construction Fund (Measure CC) of the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rancho Cucamonga, California
_____, 2025

None reported.

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There were no audit findings reported in the prior year's Schedule of Findings and Questioned Costs.

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Performance Audit

General Obligation Bond Construction Fund (Measure CC)

June 30, 2025

Riverside Community College District

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Independent Auditor's Report on Performance

To the Board of Trustees and Citizens' Bond Oversight Committee (CBOC)
Riverside Community College District
Riverside, California

We were engaged to conduct a performance audit of the General Obligation Bond Construction Fund (Measure CC) of Riverside Community College District (the District) for the year ended June 30, 2025.

We conducted this performance audit in accordance with generally accepted government auditing standards issued by the Comptroller General of the United States (*Government Auditing Standards*). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

Audit Authority/Purpose

The general obligation bonds associated with Measure CC were issued pursuant to the Constitution and laws of the State of California (the State), including the provisions of Chapters 1 and 1.5 of Part 10 of the California *Education Code*, and other applicable provisions of law.

The District received authorization from an election held on November 5, 2024, to issue bonds of the District in an aggregate principal amount not to exceed \$954,000,000 to provide funds to improve, construct, and equip facilities and security at the Moreno Valley, Norco, and Riverside campuses. The Measure required approval by at least 55% of the votes cast by eligible voters within the District.

Purpose

The net proceeds of the Bonds issued under the 2024 Authorization will be used for the purposes specified in the District bond proposition submitted at the Election, which include the purposes of improving access to affordable education and to upgrade safety and security in the District by helping to finance construction of property and District facilities.

Authority

On November 7, 2000, California voters approved Proposition 39, the Smaller Classes, Safer Schools and Financial Accountability Act. Proposition 39 amended portions of the California Constitution to provide for the issuance of general obligation bonds by the District, "for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of rental property for school facilities", upon approval by 55% of the electorate. In addition to reduction of the approval threshold from two-thirds to 55%, Proposition 39 and the enacting legislation (AB 1908 and AB 2659) requires the following accountability measures as codified in *Education Code* Sections 15278-15282:

1. Requires that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3)(C) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other District operating expenses.
2. The District must list the specific facilities projects to be funded in the ballot measure and must certify that the governing board has evaluated safety and information technology needs in developing the project list.
3. Requires the District to appoint a Citizens' Bond Oversight Committee (CBOC).
4. Requires the District to conduct an annual independent financial audit and performance audit in accordance with the *Government Auditing Standards* issued by the Comptroller General of the United States of the bond proceeds until after all of the proceeds have been expended.
5. Requires the District to conduct an annual independent performance audit to ensure that the funds have been expended only on the specific projects listed.

Objectives of the Audit

Our audit was limited to the objectives listed below which includes determining compliance with the performance requirements as referred to in Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution. Management is responsible for the District's compliance with those requirements.

1. Determine whether expenditures charged to the General Obligation Bond Construction Fund (Measure CC) have been made in accordance with the bond project list approved by the voters through the approval of the Measure CC.
2. Determine whether salary transactions, if any, charged to the General Obligation Bond Construction Fund (Measure CC) were in support of Measure CC and not for District general administration or operations.

Scope of the Audit

The scope of our performance audit covered the period of July 1, 2024 through June 30, 2025. The population of expenditures tested included all object and project codes associated with the bond projects. The propriety of expenditures for capital projects and maintenance projects funded through other State or local funding sources, other than proceeds of the bonds, were not included within the scope of the audit. Expenditures incurred subsequent to June 30, 2025, were not reviewed or included within the scope of our audit or in this report.

In planning and performing our performance audit, we obtained an understanding of the District's internal control in order to determine if the internal controls were adequate to help ensure the District's compliance with the requirements of Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

Methodology

We obtained the general ledger and the project expenditure reports prepared by the District for the fiscal year ended June 30, 2025, for the General Obligation Bond Construction Fund (Measure CC). Within the fiscal year audited, we obtained the actual invoices, purchase orders, and other supporting documentation for a sample of expenditures to ensure compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution and Measure CC as to the approved bond projects list. We performed the following procedures:

1. We identified expenditures and projects charged to the general obligation bond proceeds by obtaining the general ledger and project listing.
2. We selected a sample of expenditures using the following criteria:
 - a) We considered all expenditures recorded in all object codes.
 - b) We considered all expenditures recorded in all projects that were funded from July 1, 2024 through June 30, 2025 from Measure CC bond proceeds.
 - c) We selected all expenditures that were individually significant expenditures. Individually significant expenditures were identified based on our assessment of materiality.
3. Our sample included transactions totaling \$21,881,579. This represents 96% of the total expenditures of \$22,762,524.
4. We reviewed the actual invoices and other supporting documentation to determine that:
 - a) Expenditures were supported by invoices with evidence of proper approval and documentation of receipting goods or services.
 - b) Expenditures were supported by proper bid documentation, as applicable.
 - c) Expenditures were expended in accordance with voter-approved bond project list.
 - d) Bond proceeds were not used for salaries of administrators or other operating expenses of the District.

5. We determined that the District has met the compliance requirement of Measure CC if the following conditions were met:
 - a) Supporting documents for expenditures were aligned with the voter-approved bond project list.
 - b) Expenditures were not used for salaries of administrators or other operating expenses of the District.

The results of our tests indicated that the District expended General Obligation Bond Construction Fund (Measure CC) funds only for the specific projects approved by the voters, in accordance with Proposition 39 and outlined in Article XIII A, Section 1 (b)(3)(C) of the California Constitution.

Audit Results

The results of our tests indicated that, in all material respects, Riverside Community College District has properly accounted for the expenditures held in the General Obligation Bond Construction Fund (Measure CC) and that such expenditures were made for authorized Bond projects.

This report is intended solely for the information and use of the District, Board of Trustees, and the Citizens' Bond Oversight Committee, and is not intended to be and should not be used by anyone other than these specified parties.

Rancho Cucamonga, CA
_____, 2025

None reported.

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Unaudited Other Information
General Obligation Bond Construction Fund (Measure CC)
June 30, 2025

Riverside Community College District

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Riverside Community College District
General Obligation Bond Construction Fund (Measure CC)
Schedule of Bond Project Summary (Unaudited)
June 30, 2025

The District has identified the following projects to be funded with proceeds from the general obligation bonds. The District incurred total expenditures of \$22,762,254 through June 30, 2025 for these projects. Capital outlay and other financing uses were as follows:

	Budget	Actual Costs for FY 24-25	Total Project Costs through June 30, 2025
Capital Outlay			
Riverside City College			
Cosmetology Building - Riverside	\$ 37,332,036	\$ -	\$ -
2nd Effects - Cosmetology	8,000,000	-	-
Advanced Technology - Riverside	132,272,220	-	-
Central Plant Infrastructure/Equipment	20,000,000	-	-
2nd Effects - Advanced Technology	21,000,000	-	-
Norco College			
Library Learning Resource Center - Norco	72,737,850	-	-
2nd Effects - Library Learning Resource Center	8,500,000	-	-
Center for Human Performance & Kinesiology			
- Norco	22,766,000	78,000	78,000
2nd Effects - Center for Human Performance			
& Kinesiology	4,500,000	213,875	213,875
Moreno Valley College			
Library Learning Resource Center			
- Moreno Valley	74,542,760	-	-
2nd Effects - Library Learning Resource Center	9,500,000	-	-
Biological & Physical Science & STEM Expansion -			
Moreno Valley	110,000,000	-	-
Reconstruction of Existing Library to Performing			
Arts/Physical - MVC	21,500,000	-	-
IETTC - Inland Empire Technical Trade Center			
Inland Empire Technical Trade Center - Jurupa Valley	180,000,000	-	-
Corona Education Center	160,000,000	20,874,399	20,874,399
BCTC - Ben Clark Training Center			
Ben Clark Training Center Phase 2A	40,473,750	-	-
Central Services			
Long Term Capital Facilities Infrastructure Program	5,000,000	-	-
Feasibility / Planning / Staffing	12,000,000	-	-
Program Contingency	13,875,384	-	-
Total capital outlay	<u>954,000,000</u>	<u>21,166,274</u>	<u>\$ 21,166,274</u>
Other Financing Uses			
Costs of issuance	-	1,596,250	1,596,250
Total other financing uses	<u>-</u>	<u>1,596,250</u>	<u>1,596,250</u>
Total capital outlay and other financing uses	<u>\$ 954,000,000</u>	<u>\$ 22,762,524</u>	<u>\$ 22,762,524</u>

_____, 2025

To the Board of Trustees and Citizens' Bond Oversight Committee
Riverside Community College District
Riverside, California

We have audited the financial statements of Riverside Community College District's (the District) General Obligation Bond Construction Fund (Measure CC) as of and for the year ended June 30, 2025, and have issued our report thereon dated _____, 2025. We have also performed the performance audit of the District's General Obligation Bond Construction Fund (Measure CC). Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit of the District's General Obligation Bond Construction Fund (Measure CC) under Generally Accepted Auditing Standards and *Government Auditing Standards* and the Performance Audit under *Government Auditing Standards*

As communicated in our letter dated August 5, 2025, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Additionally, our responsibility, as described by professional standards, is to conduct a performance audit in accordance with *Government Auditing Standards*. Our audit of the financial statements and performance audit do not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated _____, 2025.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the District's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year ended June 30, 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. No such significant accounting estimates were identified.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. There were no financial statement disclosures that we consider to be particularly sensitive or involve significant judgement.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were no uncorrected or corrected misstatements identified as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's General Obligation Bond Construction Fund (Measure CC) financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. We have made the following modification to our auditor's report:

Emphasis of Matter

As discussed in Note 1, the financial statements present only the General Obligations Bond Construction Fund (Measure CC), and do not purport to, and do not, present fairly the financial position of the District as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Representations Requested from Management

We have requested certain written representations from management which are included in the management representation letter dated _____, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating conditions affecting the District, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board of Trustees, Citizens' Bond Oversight Committee, and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Rancho Cucamonga, California

Riverside Community College District
Measure C - Project Commitments Summary
Series A, Series B, Series A Refunding, Series 2007 C, Series 2010 D, Series 2015 E, Series 2019 F
as of June 30, 2025

Measure C Authorization

Voter Approved Measure C Authorization - March 2004	\$ 350,000,000
Issuances Series 2004 A through Series 2019 F	<u>(350,000,000)</u>
Remaining Measure C Authorization	<u>\$ -</u>

Measure C - Cash on Hand

\$ 178,687

Proceeds/Income

Issuance Proceeds

Series 2004 A through Series 2019 F	\$ 350,000,000
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Issuance Premiums

Series 2004 A through Series 2019 F	13,427,383
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Interest Income

FY 2004-2005 through FY 2024-2025	15,121,762
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Fair Market Value of Investments

FY 2020-2021 through FY 2024-2025	-
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Other Income

Energy Rebates - FY 2006-2007 through FY 2017-2018	\$ 645,219
Aquatics Project Donations	6,709,056
Municipal Derivatives Settlement	2,816
Self Generation incentive Program Funds (Fuel Cell)	<u>404,441</u>
Total Other Income	<u>7,761,532</u>

Total Proceeds/Income

\$ 386,310,677

Project Commitments / Proposed Projects

Completed Projects	\$ 348,764,439
In-Progress Projects	37,546,238
Program Reserve / Contingency	<u>-</u>
Total Project Commitments	<u>386,310,677</u>

FY 2024-2025 Contingency Account	<u>\$ -</u>
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Riverside Community College District
Measure C - Project Commitments Summary Combined
as of June 30, 2025

Project	Project Funding Source								
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Project Budget	Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
Completed									
Certificates of Participation (1993 & 2001) - Refunding	\$ 12,492,085	\$ -	\$ 12,492,085	\$ -	\$ 12,492,085	\$ -	\$ 12,492,085	\$ 12,492,085	\$ 12,492,085
GO Bond Issuance Related Expenditures	1,751,434	3,616,242	5,367,676	-	5,367,676	-	5,367,676	\$ 5,367,676	\$ 5,367,676
Bridge Space - Riverside	1,162,367	12,765 ¹	1,175,132	-	1,175,132	-	1,175,132	\$ 1,175,132	\$ 1,175,132
Phone and Voicemail Upgrades - District Wide	349,000	-	349,000	-	349,000	-	349,000	\$ 349,000	\$ 349,000
Computer/Network/ System Upgrades - District Wide	33,384	968,668 ¹	1,002,052	-	1,002,052	-	1,002,052	\$ 1,002,052	\$ 1,002,052
MLK Renovation - Riverside	1,252,000	(241,386) ²	1,010,614	-	1,010,614	6,999,477 ^a	8,010,091	\$ 1,010,614	\$ 1,010,614
Room Renovations - Norco	100,019	-	100,019	-	100,019	-	100,019	\$ 100,019	\$ 100,019
Swing Space - Riverside	208,625	4,065,109 ¹	4,273,734	-	4,273,734	-	4,273,734	\$ 4,273,734	\$ 4,273,734
Wheelock PE Complex/Athletic Field - Riverside	4,760,000	(243,565) ²	4,516,435	-	4,516,435	-	4,516,435	\$ 4,516,435	\$ 4,516,435
Phase I - Parking Structure - Riverside	9,000	20,931,662 ¹	20,940,662	-	20,940,662	-	20,940,662	\$ 20,940,662	\$ 20,940,662
ECS Secondary Effects - Moreno Valley	19,000	267,227 ²	286,227	-	286,227	-	286,227	\$ 286,227	\$ 286,227
RCCD System Office Purchase	2,534,429	95,552 ¹	2,629,981	-	2,629,981	-	2,629,981	\$ 2,629,981	\$ 2,629,981
Emergency Phone Project - District Wide	379,717	-	379,717	-	379,717	-	379,717	\$ 379,717	\$ 379,717
Lovekin Parking/Tennis Project - Riverside	4,475,000	(123,276)	4,351,724	-	4,351,724	-	4,351,724	\$ 4,351,724	\$ 4,351,724
Food Services "grab-n-go" Facility Project - Riverside	1,600,000	(1,518,628)	81,372	-	81,372	-	81,372	\$ 81,372	\$ 81,372
PBX Building - Riverside	500,000	(71,881) ²	428,119	-	428,119	-	428,119	\$ 428,119	\$ 428,119
Long Range Master Plan - District Wide	1,460,384	(21,307) ²	1,439,077	-	1,439,077	-	1,439,077	\$ 1,439,077	\$ 1,439,077
Hot Water Loop System & Boiler Repl. - Moreno Valley	50,000	819,848 ¹	869,848	-	869,848	-	869,848	\$ 869,848	\$ 869,848
Logic Domain - Capital Project Management System	96,000	216,172 ¹	312,172	-	312,172	59,660	371,832	\$ 312,172	\$ 312,172
Infrastructure Projects - District Wide	153,700	330,714 ¹	484,414	-	484,414	-	484,414	\$ 484,414	\$ 484,414
Utility Retrofit Project - District Wide	3,274,248	2,906,940 ²	6,181,188	-	6,181,188	-	6,181,188	\$ 6,181,188	\$ 6,181,188
Stokoe Innovative Learning Center - Riverside	17,500	7,382,005 ¹	7,399,505	-	7,399,505	2,444,632 ^a	9,844,137	\$ 7,399,505	\$ 7,399,505
Bradshaw Building Electrical Project - Riverside	500,000	(133,647) ²	366,353	-	366,353	-	366,353	\$ 366,353	\$ 366,353
Food Services Remodel - Riverside	583,070	404,635 ¹	987,705	-	987,705	-	987,705	\$ 987,705	\$ 987,705
Food Services Remodel - Moreno Valley	1,956,615	692,991 ¹	2,649,606	-	2,649,606	28,000	2,677,606	\$ 2,649,606	\$ 2,649,606
Quad Modernization - Riverside	5,162,368	4,009,439 ¹	9,171,807	-	9,171,807	12,554,000 ^a	21,725,807	\$ 9,171,807	\$ 9,171,807
ECS Building Upgrade Project - Moreno Valley/Norco	625,327	(235,766) ²	389,561	-	389,561	-	389,561	\$ 389,561	\$ 389,561
Modular Redistribution Projects (All campuses and BCTC)	2,161,812	6,264,050 ¹	8,425,862	-	8,425,862	-	8,425,862	\$ 8,425,862	\$ 8,425,862
Industrial Technology Facility Project - Norco	10,147,826	(432,476) ²	9,715,350	-	9,715,350	18,990,000 ^a	28,705,350	\$ 9,715,350	\$ 9,715,350

Riverside Community College District
Measure C - Project Commitments Summary Combined
as of June 30, 2025

Project	Project Funding Source								
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25	
Scheduled Maintenance - Historic - District Wide	322,000	1,081,045	1,403,045	-	1,403,045	2,515,182 s	3,918,227	\$ 1,403,045	
Scheduled Maintenance - New - District Wide	840,000	1,812,532	2,652,532	-	2,652,532	313,550	2,966,082	\$ 2,652,532	
Soccer Field / Artificial Turf - Norco	285,000	3,594,314 2	3,879,314	-	3,879,314	-	3,879,314	\$ 3,879,314	
Safety and Site Improvement Project - Norco	1,700,000	(732,558) 2	967,442	-	967,442	-	967,442	\$ 967,442	
Safety and Site Improvement Project - Moreno Valley	900,000	(180,173) 2	719,827	-	719,827	200,000	919,827	\$ 719,827	
Administrative Move to Humanities Bldg - Moreno Valley	50,000	(24,010) 2	25,990	-	25,990	-	25,990	\$ 25,990	
Center for Student Success - Norco	11,042,820	4,591,053 3 2	15,633,873	-	15,633,873	-	15,633,873	\$ 15,633,873	
Aquatics Center - Riverside	5,000,000	5,874,233	10,874,233	-	10,874,233 d	-	10,874,233	\$ 10,874,233	
Central Plant Boiler Replacement - Norco	50,700	111,147 1	161,847	-	161,847	-	161,847	\$ 161,847	
Parking Structure Fall Deterrent - Riverside	20,300	(12,724) 2	7,576	-	7,576	-	7,576	\$ 7,576	
Nursing Portables - Moreno Valley	1,300,694	(595,356) 2	705,338	-	705,338	-	705,338	\$ 705,338	
Interim Parking Lease - Riverside	260,000	(82,977) 2	177,023	-	177,023	-	177,023	\$ 177,023	
Technology Building A Remodel Project - Riverside	935,000	(923,625) 2	11,375	-	11,375	-	11,375	\$ 11,375	
Learning Gateway Building - Moreno Valley	31,800,000	(26,815,739) 2	4,984,261	-	4,984,261	-	4,984,261	\$ 4,984,261	
Black Box Theatre Remodel Project - Riverside	761,750	(750,795) 2	10,955	-	10,955	-	10,955	\$ 10,955	
DSA Project Closures - District Wide	75,000	(67,710)	7,290	-	7,290	-	7,290	\$ 7,290	
Quad Basement Remodel Project - Riverside	467,500	(114,559)	352,941	-	352,941	-	352,941	\$ 352,941	
March Dental Education Center - Moreno Valley	500,000	9,377,088 1	9,877,088	-	9,877,088	-	9,877,088	\$ 9,877,088	
PBX / NOC / M & O Facility - Norco	13,890,543	(2,613,533) 2	11,277,010	-	11,277,010	-	11,277,010	\$ 11,277,010	
Secondary Effects Project - Norco	1,100,000	14,928,180 1	16,028,180	-	16,028,180	-	16,028,180	\$ 16,028,180	
2010 IPP / FPP - District	350,000	(350,000) 3 2	-	-	-	-	-	\$ -	
Nursing/Sciences Building - Riverside	35,336	16,311,867 2	16,347,203	-	16,347,203	45,439,400 a p	61,786,603	\$ 16,347,203	
Utility Infrastructure Project - District Wide	500,000	5,732,049 3	6,232,049	-	6,232,049	-	6,232,049	\$ 6,232,049	
Audio Visual Upgrade and Lighting Project - Moreno Valley	200,000	(65,543)	134,457	-	134,457	-	134,457	\$ 134,457	
Emergency Phone Project - Moreno Valley	450,000	(108,418)	341,582	-	341,582	-	341,582	\$ 341,582	
Mechanical Upgrade Project - Moreno Valley	875,000	(214,755)	660,245	-	660,245	-	660,245	\$ 660,245	
Physicians Assistant Laboratory Remodel - Moreno Valley	120,000	(70,809)	49,191	-	49,191	-	49,191	\$ 49,191	
Science Laboratories Remodel Project - Moreno Valley	500,000	(197,196)	302,804	-	302,804	-	302,804	\$ 302,804	
Coil School for the Arts - Riverside	16,180,000	8,100,001	24,280,001	-	24,280,001	13,660,934 la r	37,940,935	\$ 25,736,077	

Riverside Community College District
Measure C - Project Commitments Summary Combined
as of June 30, 2025

Project	Project Funding Source								
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25	
Coil School for the Arts - Parking Structure - Riverside	1,456,076	-	1,456,076	-	1,456,076	3,151,924 _r	4,608,000	\$ -	
Wheelock PE Complex Gymnasium Retrofit - Phase I & II - Riverside	194,546	13,010,336 ₁	13,204,882	-	13,204,882	9,165,000 _{ap}	22,369,882	\$ 13,204,882	
Groundwater Monitoring Wells - Norco	100,000	111,149	211,149	-	211,149	16,696	227,845	\$ 211,149	
PBX / NOC / M & O Facility - Moreno Valley	3,024,082	(92,375)	2,931,707	-	2,931,707	-	2,931,707	\$ 2,931,707	
Student/Academic Services Facility Project - Moreno Valley	43,336	5,896,481	5,939,817	-	5,939,817	14,036,000 _p	19,975,817	\$ 5,939,817	
Swing Space - Market Street Properties	484,500	252,803	737,303	-	737,303	-	737,303	\$ 737,303	
ADA Transition Plan - District Wide	481,780	5,564,382	6,046,162	-	6,046,162	42,869	6,089,031	\$ 6,046,162	
Cellular Repeater Booster System - Riverside	25,000	(6,121)	18,879	-	18,879	-	18,879	\$ 18,879	
Student Services Building - Riverside	31,858,000	(9,566,766) ₃	22,291,234	-	22,291,234	-	22,291,234	\$ 22,291,234	
Electronic Contract Document Storage - District Wide	50,000	(50,000)	-	-	-	-	-	\$ -	
District Design Standards	35,000	310,032 ₁	345,032	-	345,032	-	345,032	\$ 345,031	
Culinary Arts / District Office Building - District	23,043,996	10,283,861 ₃ ₁	33,327,857	-	33,327,857	1,624,757 _r _h	34,952,614	\$ 33,327,857	
Master Plan Updates - District Wide	2,032,800	(24,463)	2,008,337	-	2,008,337	-	2,008,337	\$ 2,008,338	
Soccer Field Turf Replacement - Norco	250,324	-	250,324	-	250,324	257,324	507,648	\$ 250,324	
Greenhouse Building - Riverside	500,000	-	500,000	-	500,000	103,500	603,500	\$ 500,000	
Elevators Mod/Fire Alarm System Repair/Upgrade MV	651,789	327,304	979,093	-	979,093	257,682	1,236,775	\$ 979,093	
Ben Clark Training Center Corrections Platform - MV	680,000	(2,406)	677,594	-	677,594	2,635,456	3,313,050	\$ 677,594	
IT Upgrade (including audit) - District Wide	6,000,000	(103) ₃	5,999,897	-	5,999,897	-	5,999,897	\$ 5,999,897	
Ben Clark Training Center Education Center Building - Moreno Valley	84,500	12,045,181	12,129,681	-	12,129,681	-	12,129,681	\$ 12,129,681	
Football Field and Running Track Renovation - Riverisde	620,675	-	620,675	-	620,675	5,671,243	6,291,918	\$ 620,675	
Self-Generation Incentive Program - Norco	10,000	3,074,801	3,084,801	-	3,084,801	- _t	3,084,801	\$ 3,084,801	
Alumni Carriage House Restoration Project	130,000	(7,730)	122,270	-	122,270	-	122,270	\$ 122,270	
Total Completed Projects	\$ 220,082,957	\$ 128,681,482	\$ 348,764,439	\$ -	\$ 348,764,439	\$ 140,167,286	\$ 488,931,725	\$ 348,764,439	
In-Progress or Initial Phase									
Life Science / Physical Science Reconstruction - Riverside	\$ 32,500	\$ 6,268,560	\$ 6,301,060	\$ -	\$ 6,301,060	\$ 32,336,437 _p	\$ 38,637,497	\$ 6,301,060	
Feasibility / Planning / Management / Staffing	7,273,000	-	7,273,000	-	7,273,000	-	7,273,000	\$ 7,273,000	
Center for Human Performance - Norco	83,000	3,500	86,500	-	86,500	2,702,000 _p	2,788,500	\$ 86,500	
Health Science Center - Moreno Valley	94,271	70,700	164,971	-	164,971	-	164,971	\$ 164,971	
Center for Human Performance - Moreno Valley	30,000	82,009	112,009	-	112,009	- _p	112,009	\$ 112,009	
Cosmetology Building - Riverside	20,000	122,500	142,500	-	142,500	- _p	142,500	\$ 142,500	

Riverside Community College District
Measure C - Project Commitments Summary Combined
as of June 30, 2025

Project	Project Funding Source							
	Board Approved Initial Measure C Project Budget	Subsequent Approved Budget Adjustments	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
Library Learning Center - Moreno Valley	127,000	15,914	142,914	-	142,914	-	142,914	\$ 142,914
STEM 100 Renovation - Norco	98,661	-	98,661	-	98,661	264,378	363,039	\$ 98,661
TSS Renovation Project - Riverside	247,916	-	247,916	-	247,916	1,555,732	1,803,648	\$ 247,916
Multimedia and Arts Center (MAC) - Norco	114,000	-	114,000	-	114,000	-	114,000	\$ 114,000
Organic Chemistry Lab - Moreno Valley	1,395,531	-	1,395,531	-	1,395,531	3,779,172	5,174,703	\$ 1,395,531
Firewall Project - Districtwide	314,016	-	314,016	-	314,016	600,000	914,016	\$ 314,016
Student Services Welcome Center Project - Moreno Valley	11,000,000	10,153,160	21,153,160	-	21,153,160	1,200,000	22,353,160	\$ 21,153,160
Total In-Progress or Initial Phase Projects	\$ 20,829,895	\$ 16,716,343	\$ 37,546,238	\$ -	\$ 37,546,238	\$ 42,437,719	\$ 79,983,957	\$ 37,546,238
Program Reserve/Contingency								
Program Contingency - District Wide	10,000,000	(10,000,000) ³	-	-	-	-	-	-
Program Reserve - District Wide	24,000,000	(24,000,000) ³	-	-	-	-	-	-
Total Program Reserve/Contingency	\$ 34,000,000	\$ (34,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Projects	\$ 274,912,852	\$ 111,397,825	\$ 386,310,677	\$ -	\$ 386,310,677	\$ 182,605,005	\$ 568,915,682	\$ 386,310,677
Five Year Capital Construction Plan								
Life Science / Physical Science Remodel - Riverside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total 5 Yr Cap Constr Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
^a Actual State Construction Act Funding ^d Private donations ^{la} LaSierra Funding ^p Projected State Construction Act Funding ^r Redevelopment Funding ^s Actual State Scheduled Maintenance Funding Requiring District Match ^t SGIP Grant Incentives ^h Riverside Community Hospital ¹ Change Order(s) / Scope Change / Additional Phases ² Project Budget Savings ³ Reallocated to Specific Project								

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
<u>District Allocation</u>			<u>\$ 22,101,773</u>			
<u>Completed</u>						
Certificates of Participation (1993 & 2001) - Refunding	\$ 737,033	\$ -	\$ 737,033	\$ -	\$ 737,033	\$ 737,033
GO Bond Issuance Related Expenditures	316,693	-	316,693	-	316,693	\$ 316,693
Phone and Voicemail Upgrades - District Wide	20,589	-	20,589	-	20,589	\$ 20,589
Computer/Network/System Upgrades - District Wide	59,121	-	59,121	-	59,121	\$ 59,122
RCCD System Office Purchase	2,629,981	-	2,629,981	-	2,629,981	\$ 2,629,981
Emergency Phone Project - District Wide	10,000	-	10,000	-	10,000	\$ 10,000
Logic Domain - Capital Project Management System	18,418	-	18,418	3,520	21,938	\$ 18,418
Infrastructure Projects - District Wide	28,580	-	28,580	-	28,580	\$ 28,580
DSA Project Closures - District Wide	7,290	-	7,290	-	7,290	\$ 7,290
2010 IPP/FPP - District - 5.9%	-	-	-	-	-	\$ -
Swing Space - Market Street Properties	737,303	-	737,303	-	737,303	\$ 737,303
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -
Culinary Arts/District Office Building - District - 50%	16,663,929	-	16,663,929	812,378	17,476,307	\$ 16,663,929
Scheduled Maintenance New Allocation - District Wide	7,443	-	7,443	-	7,443	\$ 7,443
Alumni Carriage House Restoration Project	122,270	-	122,270	-	122,270	\$ 122,270
Total District Completed Projects	\$ 21,358,650	\$ -	\$ 21,358,650	\$ 815,898	\$ 22,174,548	\$ 21,358,651
<u>In-Progress or Initial Phase</u>						
Feasibility/Planning/Management/Staffing	\$ 429,107	\$ -	\$ 429,107	\$ -	\$ 429,107	\$ 429,107
Firewall Project - Districtwide	314,016	-	314,016	600,000	914,016	\$ 314,016
Total District In-Progress or Initial Phase Projects	\$ 743,123	\$ -	\$ 743,123	\$ 600,000	\$ 1,343,123	\$ 743,123
Total All District Projects	\$ 22,101,773	\$ -	\$ 22,101,773	\$ 1,415,898	\$ 23,517,671	\$ 22,101,774
Total Remaining District Allocation			<u>\$ -</u>			
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Total District 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source						
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25	
<u>Riverside Allocation</u>			<u>\$ 192,418,963</u>				
<u>Completed</u>							
Certificates of Participation (1993 & 2001) - Refunding	\$ 6,583,329	\$ -	\$ 6,583,329	\$ -	\$ 6,583,329	\$ 6,583,329	
GO Bond Issuance Related Expenditures	2,828,765	-	2,828,765	-	2,828,765	\$ 2,828,765	
Phone and Voicemail Upgrades - District Wide	183,925	-	183,925	-	183,925	\$ 183,925	
Computer/Network/System Upgrades - District Wide	528,081	-	528,081	-	528,081	\$ 528,081	
Emergency Phone Project - District Wide	178,626	-	178,626	-	178,626	\$ 178,626	
Long Range Master Plan - District Wide	786,422	-	786,422	-	786,422	\$ 786,422	
Logic Domain - Capital Project Management System	164,515	-	164,515	31,441	195,956	\$ 164,515	
Infrastructure Projects - District Wide	255,287	-	255,287	-	255,287	\$ 255,286	
Utility Retrofit Project - District Wide	3,205,284	-	3,205,284	-	3,205,284	\$ 3,205,284	
Modular Redistribution Project - Riverside	2,376,458	-	2,376,458	-	2,376,458	\$ 2,376,458	
Bridge Space - Riverside	1,175,132	-	1,175,132	-	1,175,132	\$ 1,175,132	
MLK Renovation - Riverside	1,010,614	-	1,010,614	6,999,477 a	8,010,091	\$ 1,010,614	
Swing Space - Riverside	4,273,734	-	4,273,734	-	4,273,734	\$ 4,273,734	
Wheelock PE Complex/Athletic Field - Riverside	4,516,435	-	4,516,435	-	4,516,435	\$ 4,516,435	
Phase I - Parking Structure - Riverside	20,940,662	-	20,940,662	-	20,940,662	\$ 20,940,662	
PBX Building - Riverside	428,119	-	428,119	-	428,119	\$ 428,119	
Stokoe Innovative Learning Center - Riverside	7,399,505	-	7,399,505	2,444,632 a	9,844,137	\$ 7,399,505	
Quad Modernization - Riverside	9,171,807	-	9,171,807	12,554,000 a	21,725,807	\$ 9,171,807	
Bradshaw Building Electrical Project - Riverside	366,353	-	366,353	-	366,353	\$ 366,353	
Food Services Remodel - Riverside	987,705	-	987,705	-	987,705	\$ 987,705	
Scheduled Maintenance - Historic - District Wide	870,873	-	870,873	1,516,571	2,387,444	\$ 870,873	
Black Box Theatre Remodel Project - Riverside	10,955	-	10,955	-	10,955	\$ 10,955	
Food Services "grab-n'-go" Facility Project - Riverside	81,372	-	81,372	-	81,372	\$ 81,372	
Lovekin Parking/Tennis Project - Riverside	4,351,724	-	4,351,724	-	4,351,724	\$ 4,351,724	
Technology Building A Remodel Project - Riverside	11,375	-	11,375	-	11,375	\$ 11,375	
Aquatics Center - Riverside	10,874,233	-	10,874,233 d	-	10,874,233	\$ 10,874,233	
Interim Parking Lease - Riverside	177,023	-	177,023	-	177,023	\$ 177,023	
Parking Structure Fall Deterrent - Riverside	7,576	-	7,576	-	7,576	\$ 7,576	
Quad Basement Remodel Project - Riverside	352,941	-	352,941	-	352,941	\$ 352,941	

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
2010 IPP/FPP - District - 52.7%	-	-	-	-	-	\$ -
Coil School for the Arts - Riverside	24,280,001	-	24,280,001	13,660,934 ^{la} _r	37,940,935	\$ 25,736,077
Coil School for the Arts - Parking Structure - Riverside	1,456,076	-	1,456,076	3,151,924 ^r	4,608,000	\$ -
Wheelock PE Complex Gymnasium Retrofit - Phase II - Riverside	13,204,882	-	13,204,882	9,165,000 ^a _p	22,369,882	\$ 13,204,882
Cellular Repeater Booster System - Riverside	18,879	-	18,879	-	18,879	\$ 18,879
Student Services Building - Riverside	22,291,234	-	22,291,234	-	22,291,234	\$ 22,291,234
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -
Culinary Arts/District Office Building - Riverside - 50%	16,663,928	-	16,663,928	812,379 ^r _h	17,476,307	\$ 16,663,929
Master Plan Updates - District Wide	954,923	-	954,923	-	954,923	\$ 954,923
Greenhouse Building - Riverside	500,000	-	500,000	103,500	603,500	\$ 500,000
Football Field and Running Track Renovation Project - Riverside	620,675	-	620,675	5,671,243	6,291,918	\$ 620,675
Scheduled Maintenance New Allocation - District Wide	1,457,985	-	1,457,985	168,690	1,626,675	\$ 1,457,986
Nursing/Sciences Building - Riverside	16,347,203	-	16,347,203	45,439,400 ^a _p	61,786,603	\$ 16,347,203
Total Riverside Completed Projects	\$ 181,894,616	\$ -	\$ 181,894,616	\$ 101,719,191	\$ 283,613,807	\$ 181,894,617
<u>In-Progress or Initial Phase</u>						
Feasibility/Planning/Management/Staffing	\$ 3,832,871	\$ -	\$ 3,832,871	\$ -	\$ 3,832,871	\$ 3,832,871
Life Science/Physical Science Reconstruction - Riverside	\$ 6,301,060	-	6,301,060	32,336,437 ^p	38,637,497	\$ 6,301,060
TSS Renovation Project - Riverside	\$ 247,916	-	247,916	1,555,732	1,803,648	\$ 247,916
Cosmetology Building - Riverside	\$ 142,500	-	142,500	-	142,500	\$ 142,500
Total Riverside In-Progress or Initial Phase Projects	\$ 10,524,347	\$ -	\$ 10,524,347	\$ 33,892,169	\$ 44,416,516	\$ 10,524,347
Total All Riverside Projects	\$ 192,418,963	\$ -	\$ 192,418,963	\$ 135,611,360	\$ 328,030,323	\$ 192,418,964
Total Remaining Riverside Allocation			\$ -			
<u>Five Year Capital Construction Plan</u>						
Life Science / Physical Science Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Riverside 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	

**Riverside Community College District
Measure C - Project Commitments Summary
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Project	Project Funding Source						
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25	
<u>Norco Allocation</u>			<u>\$ 72,386,478</u>				
<u>Completed</u>							
Certificates of Participation (1993 & 2001) - Refunding	\$ 2,535,893	\$ -	\$ 2,535,893	\$ -	\$ 2,535,893	\$ 2,535,893	
GO Bond Issuance Related Expenditures	1,089,638	-	1,089,638	-	1,089,638	\$ 1,089,638	
Phone and Voicemail Upgrades - District Wide	70,847	-	70,847	-	70,847	\$ 70,847	
Computer/Network/System Upgrades - District Wide	203,417	-	203,417	-	203,417	\$ 203,417	
Emergency Phone Project - District Wide	102,773	-	102,773	-	102,773	\$ 102,773	
Long Range Master Plan - District Wide	362,670	-	362,670	-	362,670	\$ 362,670	
Logic Domain - Capital Project Management System	63,371	-	63,371	12,111	75,482	\$ 63,371	
Infrastructure Projects - District Wide	98,336	-	98,336	-	98,336	\$ 98,336	
Utility Retrofit Project - District Wide	1,587,401	-	1,587,401	-	1,587,401	\$ 1,587,401	
Modular Redistribution Projects (All campuses and BCTC)	2,109,572	-	2,109,572	-	2,109,572	\$ 2,109,573	
Room Renovations - Norco	100,019	-	100,019	-	100,019	\$ 100,019	
ECS Building Upgrade Project - Moreno Valley / Norco	137,265	-	137,265	-	137,265	\$ 137,266	
Industrial Technology Facility Project - Norco	9,715,350	-	9,715,350	18,990,000 a	28,705,350	\$ 9,715,350	
Scheduled Maintenance - Historic - District Wide	180,850	-	180,850	362,942	543,792	\$ 180,850	
Soccer Field/Artificial Turf - Norco	3,879,314	-	3,879,314	-	3,879,314	\$ 3,879,314	
Safety and Site Improvement Project - Norco	967,442	-	967,442	-	967,442	\$ 967,442	
Center for Student Success - Norco	15,633,873	-	15,633,873	-	15,633,873	\$ 15,633,873	
PBX/Network Operations Centers - Norco	11,277,010	-	11,277,010	-	11,277,010	\$ 11,277,010	
Secondary Effects Project - Norco	16,028,180	-	16,028,180	-	16,028,180	\$ 16,028,180	
2010 IPP/FPP - District - 20.3%	-	-	-	-	-	\$ -	
Groundwater Monitoring Wells - Norco	211,149	-	211,149	16,696	227,845	\$ 211,149	
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -	
Master Plan Updates - District Wide	175,914	-	175,914	-	175,914	\$ 175,914	
Soccer Field Turf Replacement - Norco	250,324	-	250,324	257,324.00	507,648	\$ 250,324	
Scheduled Maintenance New Allocation - District Wide	583,642	-	583,642	72,430.00	656,072	\$ 583,642	
Self-Generation Incentive Program - Norco	3,084,801	-	3,084,801	- t	3,084,801	\$ 3,084,801	
Central Plant Boiler Replacement - Norco	161,847	-	161,847	-	161,847	\$ 161,847	
Total Norco Completed Projects	\$ 70,610,898	\$ -	\$ 70,610,898	\$ 19,711,503	\$ 90,322,401	\$ 70,610,900	

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
<u>In-Progress or Initial Phase</u>						
Feasibility/Planning/Management/Staffing	\$ 1,476,419	\$ -	\$ 1,476,419	\$ -	\$ 1,476,419	\$ 1,476,419
Center for Human Performance - Norco	86,500	-	86,500	2,702,000 p	2,788,500	\$ 86,500
STEM 100 Renovation - Norco	98,661	-	98,661	264,378	363,039	\$ 98,661
Multimedia and Arts Center (MAC) - Norco	114,000	-	114,000	-	114,000	\$ 114,000
Total Norco In-Progress or Initial Phase Projects	\$ 1,775,580	\$ -	\$ 1,775,580	\$ 2,966,378	\$ 4,741,958	\$ 1,775,580
Total All Norco Projects	\$ 72,386,478	\$ -	\$ 72,386,478	\$ 22,677,881	\$ 95,064,359	\$ 72,386,480
Total Remaining Norco Allocation			\$ -			
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Norco 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source						
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25	
<u>Moreno Valley Allocation</u>			<u>\$ 80,780,323</u>				
<u>Completed</u>							
Certificates of Participation (1993 & 2001) - Refunding	\$ 2,635,830	\$ -	\$ 2,635,830	\$ -	\$ 2,635,830	\$ 2,635,830	
GO Bond Issuance Related Expenditures	1,132,580	-	1,132,580	-	1,132,580	\$ 1,132,580	
Phone and Voicemail Upgrades - District Wide	73,639	-	73,639	-	73,639	\$ 73,639	
Computer/Network/System Upgrades - District Wide	211,433	-	211,433	-	211,433	\$ 211,433	
Emergency Phone Project - District Wide	88,318	-	88,318	-	88,318	\$ 88,318	
Long Range Master Plan - District Wide	289,985	-	289,985	-	289,985	\$ 289,985	
Logic Domain - Capital Project Management System	65,868	-	65,868	12,588	78,456	\$ 65,868	
Infrastructure Projects - District Wide	102,211	-	102,211	-	102,211	\$ 102,211	
Utility Retrofit Project - District Wide	1,388,503	-	1,388,503	-	1,388,503	\$ 1,388,503	
Modular Redistribution Projects (All campuses and BCTC)	3,939,832	-	3,939,832	-	3,939,832	\$ 3,939,831	
ECS Secondary Effects - Moreno Valley	286,227	-	286,227	-	286,227	\$ 286,227	
Hot Water Loop System & Boiler Replacement - Moreno Valley	869,848	-	869,848	-	869,848	\$ 869,848	
ECS Building Upgrade Project - Moreno Valley / Norco	252,296	-	252,296	-	252,296	\$ 252,296	
Scheduled Maintenance - Historic - District Wide	351,322	-	351,322	635,669	986,991	\$ 351,322	
Safety and Site Improvement Project - Moreno Valley	719,827	-	719,827	200,000	919,827	\$ 719,827	
Administrative Move to Humanities Bldg - Moreno Valley	25,990	-	25,990	-	25,990	\$ 25,990	
Food Services Remodel - Moreno Valley	2,649,606	-	2,649,606	28,000	2,677,606	\$ 2,649,606	
Nursing Portables - Moreno Valley	705,338	-	705,338	-	705,338	\$ 705,338	
Learning Gateway Building - Moreno Valley	4,984,261	-	4,984,261	-	4,984,261	\$ 4,984,261	
Audio Visual Upgrade and Lighting Project - Moreno Valley	134,457	-	134,457	-	134,457	\$ 134,457	
Emergency Phones Project - Moreno Valley	341,582	-	341,582	-	341,582	\$ 341,582	
Mechanical Upgrade Project - Moreno Valley	660,245	-	660,245	-	660,245	\$ 660,245	
Physicians Assistant Laboratory Remodel - Moreno Valley	49,191	-	49,191	-	49,191	\$ 49,191	
Science Laboratories Remodel Project - Moreno Valley	302,804	-	302,804	-	302,804	\$ 302,804	
Student/Academic Services Facility Project - Moreno Valley	5,939,817	-	5,939,817	14,036,000 p	19,975,817	\$ 5,939,817	
2010 IPP/FPP - District - 21.1%	-	-	-	-	-	\$ -	
PBX/Network Operations Centers - Moreno Valley	2,931,707	-	2,931,707	-	2,931,707	\$ 2,931,707	
Electronic Contract Document Storage - District Wide	-	-	-	-	-	\$ -	
Master Plan Updates - District Wide	877,500	-	877,500	-	877,500	\$ 877,500	

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
Elevators Modernization/Fire Alarm System Repair/Upgrade - MV	979,093	-	979,093	257,682	1,236,775	\$ 979,093
Ben Clark Center Corrections Platform - MV	677,594	-	677,594	2,635,456	3,313,050	\$ 677,594
Ben Clark Training Center Education Center Building - Moreno Valley	12,129,681	-	12,129,681	- p	12,129,681	\$ 12,129,681
Scheduled Maintenance New Allocation - District Wide	603,462	-	603,462	72,430	675,892	\$ 603,462
March Dental Education Center - Moreno Valley	9,877,088	-	9,877,088	-	9,877,088	\$ 9,877,088
Total Moreno Valley Completed Projects	\$ 56,277,135	\$ -	\$ 56,277,135	\$ 17,877,825	\$ 74,154,960	\$ 56,277,134
<u>In-Progress or Initial Phase</u>						
Feasibility/Planning/Management/Staffing	\$ 1,534,603	\$ -	\$ 1,534,603	\$ -	\$ 1,534,603	\$ 1,534,603
Health Science Center - Moreno Valley	164,971	-	164,971	- p	164,971	\$ 164,971
Center for Human Performance - Moreno Valley	112,009	-	112,009	- p	112,009	\$ 112,009
Library Learning Center - Moreno Valley	142,914	-	142,914	-	142,914	\$ 142,914
Organic Chemistry Lab - Moreno Valley	1,395,531	-	1,395,531	3,779,172	5,174,703	\$ 1,395,531
Student Services Welcome Center Project - Moreno Valley	21,153,160	-	21,153,160	1,200,000	22,353,160	\$ 21,153,160
Total Moreno Valley In-Progress or Initial Phase Projects	\$ 24,503,188	\$ -	\$ 24,503,188	\$ 4,979,172	\$ 29,482,360	\$ 24,503,188
Total All Moreno Valley Projects	\$ 80,780,323	\$ -	\$ 80,780,323	\$ 22,856,997	\$ 103,637,320	\$ 80,780,322
Total Remaining Moreno Valley Allocation			\$ -			
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Moreno Valley 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	

**Riverside Community College District
Measure C - Project Commitments Summary
as of June 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure C Project Budget	Estimated Additional Measure C Budget Requirements	Total Estimated Measure C Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure C Expenditures thru 06/30/25
<u>Centrally Controlled Allocation</u>			\$ 18,623,140			
<u>Completed</u>						
Utility Infrastructure and IT Upgrade Project - District Wide	\$ 6,232,049	\$ -	\$ 6,232,049	\$ -	\$ 6,232,049	\$ 6,232,049
District Design Standards	345,032	-	345,032	-	345,032	\$ 345,031
IT Upgrade (including audit) - District Wide	5,999,897	-	5,999,897	-	5,999,897	\$ 5,999,897
ADA Transition Plan - District Wide	6,046,162	-	6,046,162	42,869	6,089,031	\$ 6,046,162
Total Centrally Controlled Completed Projects	\$ 18,623,140	\$ -	\$ 18,623,140	\$ 42,869	\$ 18,666,009	\$ 18,623,139
<u>In-Progress or Initial Phase</u>						
Program Contingency - District Wide	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserve - District Wide	-	-	-	-	-	\$ -
Total Centrally Controlled In-Progress or Initial Phase Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total All Centrally Controlled Projects	\$ 18,623,140	\$ -	\$ 18,623,140	\$ 42,869	\$ 18,666,009	\$ 18,623,139
Total Remaining Centrally Controlled Allocation			\$ -			
Total Completed Projects All Sites	\$ 348,764,439	\$ -	\$ 348,764,439	\$ 140,167,286	\$ 488,931,725	\$ 348,764,441
Total In-Progress or Initial Phase Projects All Sites	\$ 37,546,238	\$ -	\$ 37,546,238	\$ 42,437,719	\$ 79,983,957	\$ 37,546,238
Total Projects All Sites	\$ 386,310,677	\$ -	\$ 386,310,677	\$ 182,605,005	\$ 568,915,682	\$ 386,310,679
Total Remaining Allocations			\$ -			
a Actual State Construction Act Funding					**06/30/25** By Site totals off due to rounding: Completed \$ 2 In-Progress \$ - Total \$ 2	
d Private donations						
la LaSeirra Funding						
p Projected State Construction Act Funding						
r Redevelopment Funding						
s Actual State Scheduled Maintenance Funding Requiring District Match						
t SGIP Grant Incentives						
h Riverside Community Hospital						

Riverside Community College District
Measure CC - Project Commitments Summary
Series 2025 A
as of September 30, 2025

Measure CC Authorization

Voter Approved Measure CC Authorization - February 2025	\$ 954,000,000
Issuances Series 2025 A through Series x	<u>(205,000,000)</u>
Remaining Measure CC Authorization	<u>\$ 749,000,000</u>

Measure CC - Cash on Hand

\$ 182,206,461

Proceeds/Income

<u>Issuance Proceeds</u>	
Series 2025 A through Series x	\$ 205,000,000

<u>Issuance Premiums</u>	
Series 2025 A through Series x	-

<u>Interest Income</u>	
FY 2024-2025 through FY 2024-2025	2,745,543

<u>Fair Market Value of Investments</u>	
FY 2024-2025 through FY 2024-2025	463,335

<u>Other Income</u>	
None	\$ -
	-
	-
	-
	<u>-</u>
Total Other Income	<u>-</u>

Total Proceeds/Income	<u>\$ 208,208,878</u>
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Project Commitments / Proposed Projects

Completed Projects	\$ -
In-Progress Projects	618,852,396
Program Contingency	13,875,384
Five Year Capital Construction Plan	<u>321,272,220</u>
Total Project Commitments	<u>954,000,000</u>

FY 2025-2026 Contingency Account	<u>\$ (745,791,122)</u>
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**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure CC Expenditures thru 09/30/25
<u>Riverside City College</u>			\$ 218,604,256			
<u>Completed</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Riverside City College Completed Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>In-Progress or Initial Phase</u>						
Cosmetology Building	\$ 37,332,036	\$ -	\$ 37,332,036	\$ 20,200,000	\$ 57,532,036	\$ 157,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Riverside City College In-Progress or Initial Phase Projects	\$ 37,332,036	\$ -	\$ 37,332,036	\$ 20,200,000	\$ 57,532,036	\$ 157,000
Total All Riverside City College Projects	\$ 37,332,036	\$ -	\$ 37,332,036	\$ 20,200,000	\$ 57,532,036	\$ 157,000
<u>Five Year Capital Construction Plan</u>						
Cosmetology Building - 2nd Effects	\$ 8,000,000	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000	
Advanced Technology	132,272,220	-	132,272,220	70,600,000	202,872,220	
Advanced Technology - 2nd Effects	21,000,000	-	21,000,000	-	21,000,000	
Central Plant Infrastructure/Equipment	20,000,000	-	20,000,000	-	20,000,000	
Total Riverside City College 5 Yr Capital Construction Plan	\$ 181,272,220	\$ -	\$ 181,272,220	\$ 70,600,000	\$ 251,872,220	
Total Remaining Riverside City College Amount			\$ -			

**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source						Actual Measure CC Expenditures thru 09/30/25
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget		
<u>Inland Empire Technical Trade Center</u>			\$ 180,000,000				
<u>Completed</u>							
	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
Total IETTC Completed Projects	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ -</u>
<u>In-Progress or Initial Phase</u>							
Inland Empire Technical Trade Center	\$ 180,000,000	\$ -	\$ 180,000,000	\$ 35,486,881	\$ 215,486,881		\$ -
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
Total IETTC In-Progress or Initial Phase Projects	<u>\$ 180,000,000</u>	<u>\$ -</u>	<u>\$ 180,000,000</u>	<u>\$ 35,486,881</u>	<u>\$ 215,486,881</u>		<u>\$ -</u>
Total All IETTC Projects	<u>\$ 180,000,000</u>	<u>\$ -</u>	<u>\$ 180,000,000</u>	<u>\$ 35,486,881</u>	<u>\$ 215,486,881</u>		<u>\$ -</u>
<u>Five Year Capital Construction Plan</u>							
	\$ -	\$ -	\$ -	\$ -	\$ -		
Total IETTC 5 Yr Capital Construction Plan	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		
Total Remaining IETTC Amount			<u>\$ -</u>				

**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure CC Expenditures thru 09/30/25
<u>Norco College</u>			\$ 108,503,850			
<u>Completed</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Norco Completed Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>In-Progress or Initial Phase</u>						
Building F2 Chiller Plant Upgrade	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000	\$ 221,913
Center for Human Performance & Kinesiology	22,766,000	-	22,766,000	31,200,000	53,966,000	132,255
Library Learning Resource Center	72,737,850	-	72,737,850	34,400,000	107,137,850	-
	-	-	-	-	-	-
Total Norco College In-Progress or Initial Phase Projects	\$ 100,003,850	\$ -	\$ 100,003,850	\$ 65,600,000	\$ 165,603,850	\$ 354,168
Total All Norco College Projects	\$ 100,003,850	\$ -	\$ 100,003,850	\$ 65,600,000	\$ 165,603,850	\$ 354,168
<u>Five Year Capital Construction Plan</u>						
Library Learning Resource Center - 2nd Effects	\$ 8,500,000	\$ -	\$ 8,500,000	\$ -	\$ 8,500,000	
	-	-	-	-	-	
Total Norco College 5 Yr Capital Construction Plan	\$ 8,500,000	\$ -	\$ 8,500,000	\$ -	\$ 8,500,000	
Total Remaining Norco College Amount			\$ -			

**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure CC Expenditures thru 09/30/25
<u>Corona Education Center</u>			\$ 160,000,000			
<u>Completed</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Corona Education Center Completed Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>In-Progress or Initial Phase</u>						
Corona Education Center	\$ 160,000,000	\$ -	\$ 160,000,000	\$ 630,825	\$ 160,630,825	\$ 21,233,325
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Corona Education Center In-Progress or Initial Phase Projects	\$ 160,000,000	\$ -	\$ 160,000,000	\$ 630,825	\$ 160,630,825	\$ 21,233,325
Total All Corona Education Center Projects	\$ 160,000,000	\$ -	\$ 160,000,000	\$ 630,825	\$ 160,630,825	\$ 21,233,325
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Corona Education Center 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Remaining Corona Education Center Amount			\$ -			

**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure CC Expenditures thru 09/30/25
<u>Moreno Valley College</u>			\$ 215,542,760			
<u>Completed</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Moreno Valley College Completed Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>In-Progress or Initial Phase</u>						
Library Learning Resource Center	\$ 74,542,760	\$ -	\$ 74,542,760	\$ 44,400,000	\$ 118,942,760	\$ 437,625
Library Learning Resource Center - 2nd Effects	9,500,000	-	9,500,000	-	9,500,000	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Moreno Valley College In-Progress or Initial Phase Projects	\$ 84,042,760	\$ -	\$ 84,042,760	\$ 44,400,000	\$ 128,442,760	\$ 437,625
Total All Moreno Valley College Projects	\$ 84,042,760	\$ -	\$ 84,042,760	\$ 44,400,000	\$ 128,442,760	\$ 437,625
<u>Five Year Capital Construction Plan</u>						
Biological & Physical Science & STEM Expansion	\$ 110,000,000	\$ -	\$ 110,000,000	\$ -	\$ 110,000,000	
Reconstruction of Existing Library to Performing Arts/Physical	21,500,000	-	21,500,000	-	21,500,000	
Total Moreno Valley College 5 Yr Capital Construction Plan	\$ 131,500,000	\$ -	\$ 131,500,000	\$ -	\$ 131,500,000	
Total Remaining Moreno Valley College Amount			\$ -			

**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure CC Expenditures thru 09/30/25
<u>Ben Clark Training Center</u>			\$ 40,473,750			
<u>Completed</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Ben Clark Training Center Completed Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>In-Progress or Initial Phase</u>						
Ben Clark Training Center Phase 2A	\$ 40,473,750	\$ -	\$ 40,473,750	\$ 16,300,000	\$ 56,773,750	\$ 89,476
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Ben Clark Training Center In-Progress or Initial Phase Projects	\$ 40,473,750	\$ -	\$ 40,473,750	\$ 16,300,000	\$ 56,773,750	\$ 89,476
Total All Ben Clark Training Center Projects	\$ 40,473,750	\$ -	\$ 40,473,750	\$ 16,300,000	\$ 56,773,750	\$ 89,476
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Ben Clark Training Center 5 Yr Capital Construction Plan	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Remaining Ben Clark Training Center Amount			\$ -			

**Riverside Community College District
Measure CC - Project Commitments Summary
as of September 30, 2025**

Project	Project Funding Source					
	Current Board Approved Measure CC Project Budget	Estimated Additional Measure CC Budget Requirements	Total Estimated Measure CC Project Budget	Actual and Projected State/Other Funding	Total Estimated Project Budget	Actual Measure CC Expenditures thru 09/30/25
Central			\$ 30,875,384			
<u>Completed</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Central Completed Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>In-Progress or Initial Phase</u>						
Bond Issuance	\$ 1,596,250	\$ -	\$ 1,596,250	\$ -	\$ 1,596,250	\$ 1,596,250
Logic Domain	-	-	-	-	-	-
Long Term Capital Facilities Infrastructure Program	5,000,000	-	5,000,000	-	5,000,000	-
Feasibility / Planning / Staffing	10,403,750	-	10,403,750	-	10,403,750	3,699
Program Contingency	13,875,384	-	13,875,384	-	13,875,384	-
	-	-	-	-	-	-
Total Central In-Progress or Initial Phase Projects	\$ 30,875,384	\$ -	\$ 30,875,384	\$ -	\$ 30,875,384	\$ 1,599,949
Total All Central Projects	<u>\$ 30,875,384</u>	<u>\$ -</u>	<u>\$ 30,875,384</u>	<u>\$ -</u>	<u>\$ 30,875,384</u>	<u>\$ 1,599,949</u>
<u>Five Year Capital Construction Plan</u>						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Central 5 Yr Capital Construction Plan	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
Total Remaining Central Amount			<u>\$ -</u>			
Total Completed Projects All Sites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total In-Progress or Initial Phase Projects All Sites	\$ 632,727,780	\$ -	\$ 632,727,780	\$ 182,617,706	\$ 815,345,486	\$ 23,871,544
Total Five Year Capital Construction Plan	\$ 321,272,220	\$ -	\$ 321,272,220	\$ 70,600,000	\$ 391,872,220	
Total Projects All Sites	<u>\$ 954,000,000</u>	<u>\$ -</u>	<u>\$ 954,000,000</u>	<u>\$ 253,217,706</u>	<u>\$ 1,207,217,706</u>	<u>\$ 23,871,544</u>
Total Remaining Amounts			<u>\$ -</u>			

Board of Trustees Regular Meeting (VIII.A)

Meeting	August 19, 2025
Agenda Item	Resources (VIII.A)
Subject	Resources Committee - Moreno Valley College Ben Clark Training Center Education Building 2-A Project
College/District	Moreno Valley College
Funding	State Capital Outlay Funding Allocation and Measure CC
Recommended Action	Recommend approving the Ben Clark Training Center Education Building 2-A Project and project budget.

Background Narrative:

The Ben Clark Training Center (BCTC) Education Building 2-A project will construct a new two-story facility designed to meet the growing space needs of the School of Public Safety, with particular emphasis on laboratory capacity. The existing BCTC Education Building 1, opened in Fall 2020 and funded by Measure C, provides 9,692 assignable square feet (ASF) for administrative offices, faculty workspaces, and classrooms. The new building will reduce the college's reliance on leased modular and lab space from Riverside County, offering a more permanent solution to accommodate program requirements and growth.

The new building will align with Moreno Valley College's and the School of Public Safety's Master Plans by focusing on key priorities such as increasing capacity, expanding study spaces, upgrading technology, consolidating related services, and improving building infrastructure and code compliance.

The new BCTC Education Building 2-A will include additional administrative and faculty offices, an engagement center, outdoor instructional activity space, and significant laboratory space for the center.

The project will provide 19,100 assignable square feet (ASF) dedicated to instructional and support services, including the following:

- * 15,100 ASF of laboratory space
- * 1,200 asf of Office space
- * 2,800 asf of Other support spaces

The new facility will be constructed on land secured through a long-term lease agreement with Riverside County, preserving the District's ability to accommodate future expansion at BCTC, including the development of Education Building 2-B.

It is requested that the Board of Trustees approve the new BCTC Education Building 2-A in the total amount of \$56,442,750, consisting of \$15,969,000 in State funding and \$40,473,750 from Measure CC.

Prepared By: Rudy Besikof, President, Moreno Valley College
Majd Askar, Vice President, Business Services, Moreno Valley College
Joumana McGowan, Vice President, Academic Affairs

Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning, Facilities Planning &
Development
Misty Griffin, Director, Business Services

Attachment(s):

[BCTC Education Building 2-A Project Budget Allocation and Breakdown](#)

JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District		CAMPUS: Ben Clark Training Center		
Project Name: BCTC EDUCATION BUILDING 2-A		Date Prepared: 7/21/2025 Prepared By: RCCD	Budget/Midpoint CCI: 9876 Budget/Midpoint EPI: 5455	CFIS Ref. #: Budget Ref. #:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$1,778,000	\$770,000	\$769,000	\$239,000
2 - A. Architectural Fees for Preliminary Plans	\$877,000			
2 - B. Project Management for Preliminary Plans	\$313,329			
2 - C. Division of the State Architect Plan Check Fee	\$0			
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$241,022			
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$346,971			
3. WORKING DRAWINGS (CCI: 9654)	\$1,407,000	\$565,000	\$566,000	\$276,000
3 - A. Architectural Fees for Working Drawings	\$1,003,000			
3 - B. Project Management for Working Drawings	\$0			
3 - C. Division of the State Architect Plan Check Fee	\$239,930			
3 - D. Community Colleges Plan Check Fee	\$89,523			
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$74,352			
(Total PW may not exceed 13% of construction)	\$0			
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$45,978,000	\$13,261,000	\$11,296,000	\$21,421,000
4 - A. Utility Service	\$4,339,000			
4 - B. Site Development - Service	\$8,169,000			
4 - C. Site Development - General	\$3,365,000			
4 - D. Site Development - Other	\$305,000			
4 - E. Reconstruction	\$0			
4 - F. New Construction (Building) (w/Group 1 equip)	\$22,745,000			\$14,786,000
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$420,000			
4 - H. Other	\$6,635,000			\$6,635,000
5. CONTINGENCY (CCI: 9876)	\$2,312,750	\$614,000	\$614,000	\$1,084,750
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$925,000	\$246,000	\$245,000	\$434,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$817,000	\$267,000	\$267,000	\$283,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$925,000	\$246,000	\$245,000	\$434,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$50,957,750	\$14,634,000	\$12,667,000	\$23,656,750
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$2,300,000	\$0	\$1,484,000	\$816,000
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$56,442,750	\$15,969,000	\$15,486,000	\$24,987,750

Board of Trustees Regular Meeting (VIII.B)

Meeting	August 19, 2025
Agenda Item	Resources (VIII.B)
Subject	Resources Committee - Moreno Valley College Library Learning Resource Center Project
College/District	Moreno Valley College
Funding	State Capital Outlay Funding Allocation and Measure CC
Recommended Action	Recommend approving the Library Learning Resource Center Project and its associated Secondary Effect project, and project budgets.

Background Narrative:

The Moreno Valley College Library Learning Resource Center (LLRC) project will construct a new three-story building that offers improved and modernized space. The existing campus library, built in 1991, lacks adequate space and limits the college's ability to offer integrated services.

The new Library Learning Resource Center will align with the goals of the Moreno Valley College Comprehensive Master Plan by focusing on key priorities such as increasing capacity, expanding study spaces, upgrading technology, consolidating related services, and improving building infrastructure and code compliance.

The facility will include an engagement center, individual and group study rooms designed to support diverse academic needs, expanded library resources, faculty and student services offices, and audio/visual media services.

The project will provide 53,140 assignable square feet (ASF) dedicated to instructional and support services, including the following:

- * 2,104 asf of Classroom space
- * 2,904 asf of Laboratory space
- * 6,603 asf of Office space
- * 27,796 asf of Library Space
- * 3,796 asf of Audio/Visual Media
- * 10,457 asf of Other spaces

The project will require the inactivation and demolition of the Student Activities Center (SAC), with its functions relocated to the new Library Learning Resource Center. The new facility will be constructed on the footprint of the existing Parking Lot B, resulting in the removal of approximately 150 parking stalls. As a result, the Parkside Overflow Parking Upgrade project will be initiated as a secondary effect project to convert the existing dirt overflow parking area, located across College Park, into a standard surface parking lot.

It is requested that the Board of Trustees approve the following:

1. The new Library Learning Resource Center project and project budget in the total amount of \$118,204,760, consisting of \$43,662,000 in State allocation and \$74,542,760 from Measure CC.
2. The Parkside Overflow Parking Upgrade project and project budget in the total amount of \$9,500,000 from Measure CC.

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

Attachment(s):

[MVC LLRC Project Budget Allocation and Breakdown](#)

[MVC Parkside Overflow Parking Upgrade Project Allocation and Breakdown](#)

JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District		CAMPUS: Moreno Valley College		
Project Name: LIBRARY LEARNING RESOURCE CENTER (LLRC)		Date Prepared: 7/21/2025 Prepared By:	Budget/Midpoint CCI: 9876 Budget/Midpoint EPI: 5455	CFIS Ref. #: Budget Ref. #:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$3,768,000	\$1,567,000	\$1,566,000	\$635,000
2 - A. Architectural Fees for Preliminary Plans	\$2,343,000			
2 - B. Project Management for Preliminary Plans	\$836,880			
2 - C. Division of the State Architect Plan Check Fee	\$0			
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$241,022			
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$347,098			
3. WORKING DRAWINGS (CCI: 9654)	\$3,575,000	\$1,430,000	\$1,430,000	\$715,000
3 - A. Architectural Fees for Working Drawings	\$2,678,000			
3 - B. Project Management for Working Drawings	\$0			
3 - C. Division of the State Architect Plan Check Fee	\$583,972			
3 - D. Community Colleges Plan Check Fee	\$239,109			
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$73,919			
(Total PW may not exceed 13% of construction)	\$0			
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$93,338,000	\$37,184,000	\$28,558,000	\$27,596,000
4 - A. Utility Service	\$3,219,000			
4 - B. Site Development - Service	\$3,930,000			
4 - C. Site Development - General	\$1,193,000			
4 - D. Site Development - Other	\$309,000			
4 - E. Reconstruction	\$0			
4 - F. New Construction (Building) (w/Group 1 equip)	\$66,530,000			\$10,553,000
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$1,114,000			
4 - H. Other	\$17,043,000			\$17,043,000
5. CONTINGENCY (CCI: 9876)	\$4,704,800	\$1,643,000	\$1,644,000	\$1,417,800
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$1,882,000	\$658,000	\$657,000	\$567,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$1,413,000	\$522,000	\$522,000	\$369,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$1,882,000	\$658,000	\$657,000	\$567,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$103,219,800	\$40,665,000	\$32,038,000	\$30,516,800
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$7,641,960	\$0	\$6,450,000	\$1,191,960
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$118,204,760	\$43,662,000	\$41,484,000	\$33,058,760

JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District		CAMPUS Moreno Valley College		
Project Name: Parkside Overflow Parking Upgrade - MVC LLRC Secondary Effects (Non State Supportable)		Date Prepared: 7/21/2025 Prepared By: Facilities Planning & Development		Budget/Midpoint CCI: N/A Budget/Midpoint EPI: N/A CFIS Ref. #: Budget Ref. #:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$315,000	\$0	\$0	\$315,000
2 - A. Architectural Fees for Preliminary Plans	\$110,000			\$110,000
2 - B. Project Management for Preliminary Plans	\$0			\$0
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$75,000			\$75,000
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$130,000			\$130,000
3. WORKING DRAWINGS (CCI: 9654)	\$250,000	\$0	\$0	\$250,000
3 - A. Architectural Fees for Working Drawings	\$140,000			\$140,000
3 - B. Project Management for Working Drawings	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$70,000			\$70,000
3 - D. Community Colleges Plan Check Fee	\$0			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$40,000			\$40,000
(Total PW may not exceed 13% of construction)				
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$7,900,000	\$0	\$0	\$7,900,000
4 - A. Utility Service	\$0			\$0
4 - B. Site Development - Service	\$6,400,000			\$6,400,000
4 - C. Site Development - General	\$1,500,000			\$1,500,000
4 - D. Site Development - Other	\$0			\$0
4 - E. Reconstruction	\$0			\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$0			\$0
4 - H. Other	\$0			\$0
5. CONTINGENCY (CCI: 9876)	\$450,000	\$0	\$0	\$450,000
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$105,000	\$0	\$0	\$105,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$235,000	\$0	\$0	\$235,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$245,000	\$0	\$0	\$245,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$8,935,000	\$0	\$0	\$8,935,000
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$0	\$0	\$0	\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$9,500,000	\$0	\$0	\$9,500,000

Board of Trustees Regular Meeting (VIII.C)

Meeting	August 19, 2025
Agenda Item	Resources (VIII.C)
Subject	Resources Committee - Norco College Library Learning Resource Center & Student Services Project
College/District	Norco College
Funding	State Capital Outlay Funding Allocation and Measure CC
Recommended Action	Recommend approving the Library Learning Resource Center & Student Services Project and its associated Secondary Effect projects, and project budgets.

Background Narrative:

The Norco College Library Learning Resource Center & Student Services (LLRC + SS) project will construct a new three-story building that offers improved and modernized space. The existing campus library, built in 1995, lacks adequate space and limits the college's ability to offer integrated services.

The new Library Learning Resource Center will align with the goals of the Norco College's Educational and Facilities Master Plans by focusing on key priorities such as increasing capacity, expanding study spaces, upgrading technology, consolidating related services, and improving building infrastructure and code compliance. The new library will enhance student support functions by intergrating them with library and learning center resources into a one-stop facility.

The facility will include an engagement center, individual and group study rooms designed to support various academic needs, expanded library resources, faculty and student services offices, and audio/visual media services.

The project will provide 46,252 assignable square feet (ASF) dedicated to instructional and support services, including the following:

- * 1,200 asf of Classroom space
- * 15,887 asf of Office space
- * 24,955 asf of Library Space
- * 940 asf of Audio/Visual Media
- * 3,270 asf of Other spaces

The project will be constructed on the footprint of the existing Student Services (SSV) and Student Resource Center (CRC) buildings. This will require the demolition of both buildings to accommodate the new LLRC+SS facility. To ensure the continued delivery of student support services during construction, the functions currently housed in the SSV and CRC will be temporarily relocated to swing space until the new facility becomes fully operational.

It is requested that the Board of Trustees approve the following:

1. The new Library Learning Resource Center & Student Services project and project budget in the total amount of \$106,496,850, consisting of \$33,795,000 in State allocation and \$72,737,850 from Measure CC.

2. The Administrative and Student Services Swing Space project and project budget in the total amount of \$8,500,000 from Measure CC.

Prepared By: Monica Green, President, Norco College
Michael Collins, Vice President, Business Services, Norco College
Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning, Facilities Planning & Development
Misty Griffin, Director, Business Services

Attachment(s):

[NC LLRC SS Project Budget Allocation and Breakdown](#)

[NC Administrative and Student Services Swing Space Project Allocation and Breakdown](#)

JCAF32 Cost Mid Point Summary

DISTRICT: Riverside Community College District		CAMPUS: Norco College		
Project Name: LIBRARY LEARNING RESOURCE CENTER (LLRC) AND STUDENT SERVICES (SS)		Date Prepared: 7/21/2025 Prepared By:	Budget/Midpoint CCI: 9876 Budget/Midpoint EPI: 5455	CFIS Ref. #: Budget Ref. #:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$3,143,000	\$1,334,000	\$1,333,000	\$476,000
2 - A. Architectural Fees for Preliminary Plans	\$1,883,000			
2 - B. Project Management for Preliminary Plans	\$672,493			
2 - C. Division of the State Architect Plan Check Fee	\$0			
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$241,022			
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$346,971			
3. WORKING DRAWINGS (CCI: 9654)	\$2,895,000	\$1,178,000	\$1,179,000	\$538,000
3 - A. Architectural Fees for Working Drawings	\$2,152,000			
3 - B. Project Management for Working Drawings	\$0			
3 - C. Division of the State Architect Plan Check Fee	\$477,120			
3 - D. Community Colleges Plan Check Fee	\$192,141			
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$74,352			
(Total PW may not exceed 13% of construction)	\$0			
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$86,312,000	\$28,367,000	\$25,336,000	\$32,609,000
4 - A. Utility Service	\$2,956,000			
4 - B. Site Development - Service	\$4,338,000			
4 - C. Site Development - General	\$1,982,000			
4 - D. Site Development - Other	\$309,000			
4 - E. Reconstruction	\$0			
4 - F. New Construction (Building) (w/Group 1 equip)	\$62,684,000			\$19,401,000
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$835,000			
4 - H. Other	\$13,208,000			\$13,208,000
5. CONTINGENCY (CCI: 9876)	\$4,344,650	\$1,342,000	\$1,343,000	\$1,659,650
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$1,738,000	\$537,000	\$537,000	\$664,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$1,341,000	\$464,000	\$465,000	\$412,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$1,738,000	\$537,000	\$537,000	\$664,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$95,473,650	\$31,247,000	\$28,218,000	\$36,008,650
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$4,985,200	\$0	\$2,266,000	\$2,719,200
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$106,496,850	\$33,759,000	\$32,996,000	\$39,741,850

JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District		CAMPUS: Norco College		
Project Name: NC Administrative & Student Services Swing Space - LLRC+SS Secondary Effects - Non-State Supportable		Date Prepared: 7/21/2025	Budget/Midpoint CCI: N/A Budget/Midpoint EPI: N/A	CFIS Ref. #: Budget Ref. #:
		Prepared By: FPD		
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$385,000	\$0	\$0	\$385,000
2 - A. Architectural Fees for Preliminary Plans	\$135,000			\$135,000
2 - B. Project Management for Preliminary Plans	\$0			\$0
2 - C. Division of the State Architect Plan Check Fee	\$35,000			\$35,000
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$85,000			\$85,000
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$130,000			\$130,000
3. WORKING DRAWINGS (CCI: 9654)	\$285,000	\$0	\$0	\$285,000
3 - A. Architectural Fees for Working Drawings	\$150,000			\$150,000
3 - B. Project Management for Working Drawings	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$70,000			\$70,000
3 - D. Community Colleges Plan Check Fee	\$0			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$65,000			\$65,000
(Total PW may not exceed 13% of construction)				
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$6,250,000	\$0	\$0	\$6,250,000
4 - A. Utility Service	\$750,000			\$750,000
4 - B. Site Development - Service	\$0			\$0
4 - C. Site Development - General	\$1,000,000			\$1,000,000
4 - D. Site Development - Other	\$0			\$0
4 - E. Reconstruction	\$0			\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$0			\$0
4 - H. Other (Swing Space/Lease Space)	\$4,500,000			\$4,500,000
5. CONTINGENCY (CCI: 9876)	\$425,000	\$0	\$0	\$425,000
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$120,000	\$0	\$0	\$120,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$185,000	\$0	\$0	\$185,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$200,000	\$0	\$0	\$200,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$7,180,000	\$0	\$0	\$7,180,000
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$650,000	\$0	\$0	\$650,000
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$8,500,000	\$0	\$0	\$8,500,000

Board of Trustees Regular Meeting (VI.AF)

Meeting	August 19, 2025
Agenda Item	Other Items (VI.AF)
Subject	Other Item - Norco College Center for Human Performance & Kinesiology Project
College/District	Norco College
Funding	State Capital Outlay Funding Allocation, Measure CC, and local resources
Recommended Action	Recommend approving the Center for Human Performance & Kinesiology Project and its associated Secondary Effect projects, and project budgets.

Background Narrative:

On August 17, 2021, the Board of Trustees approved a budget of \$2,702,000 from state funding for the planning and working drawing phase of the Norco College Center for Human Performance & Kinesiology Project. This funding enabled the District to complete preliminary plans, working drawings, environmental approval under a CEQA Mitigated Negative Declaration (MND), and secure the Division of the State Architect (DSA) permit approval.

In FY 2022-2023, the State approved \$28,555,000 for the construction phase of the project. However, the release of these funds was contingent upon securing local matching funds. With the passage of Measure CC, the project is now able to proceed to the construction phase.

The project includes a new state-of-the-art facility that will serve as a hub for both athletic and academic programs. This center will feature modern and versatile spaces for training and education, including a gymnasium, weight room, training room, cardio and wellness studio, and various exercise studios. It is designed to support the college's expanding athletic programs and enhance students' hands-on learning experiences in fields such as kinesiology, health, and wellness.

The project is 38,791 assignable square feet (asf) for instructional and support services which includes the following:

- 33,616 asf - Kinesiology instructional space
- 1,536 asf - Kinesiology lab space
- 760 asf - Office space
- 2,879 asf - Other space

Two Secondary Effects projects are necessary to support the development of the project on campus:

1. STEM 100 Renovation for CACT Relocation:

The current Center for Applied & Competitive Technology (CACT) building is located within the footprint of the new project and must be demolished to allow the start of construction for the Center of Human Performance & Kinesiology. To accommodate the displaced CACT operations, STEM 100 was

identified to be renovated to house the CACT machinery programs and functions.

2. F2 Chiller Plant Upgrade:

The existing F2 chiller plant is at end of life and is at full capacity. To meet the cooling demands of the new facility, the F2 chiller must be upgraded, ensuring adequate infrastructure support and operational efficiency for the Center for Human Performance & Kinesiology.

It is requested that the Board of Trustees approve the following:

1. The new Center for Human Performance & Kinesiology project and project budget in the total amount of \$54,023,000 as follows: \$31,257,000 in State allocation and \$22,766,000 from Measure CC.
2. The STEM 100 Building Renovation for CACT Relocation project and project budget in the total amount of \$5,400,000 from Norco College resources.
3. The F2 Chiller Plant Upgrade project and project budget in the total amount of \$4,500,000 from Measure CC.

Prepared By: Monica Green, President, Norco College
Michael Collins, Vice President, Business Services, Norco 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
Misty Griffin, Director, Business Services

Attachment(s):

[NC CHP&K Project Budget](#)

[NC CHP&K Secondary Effect #1 STEM 100 Renovation for CACT Relocation Project Budget](#)

[NC CHP&K Secondary Effect #2 F2 Chiller Plant Upgrade Budget](#)

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

District: Riverside Community College District

Campus: Norco College

CFIS Ref. #: _____

Project Title: Center for Human Performance and Kinesiology

Date: 6/2/2025

Original CCI: 6684

Budget Ref #: _____

Request For: ☐ A ☒ P ☒ W ☒ C ☒ E

BID RESULT

Original EPI: 3607

Prepared by: Mehran

			Total Cost	State Funded	District Funded					
					State-Supportable		Non State-Supportable			
1. Site Acquisition	Acres:									
2. Plans	Budget CCI:	6924	\$1,654,000	\$1,654,000	\$0	\$0				
A. Architectural Fees (for preliminary plans)			\$761,000							
B. Project Management (for preliminary plans)			\$272,000							
C. Office of the State Architect, Plan Check Fee			\$197,000							
D. Preliminary Tests (soils, hazardous materials)			\$64,000							
E. Other Costs (for preliminary plans)			\$360,000							
3. Working Drawings	Budget CCI:	6924	\$1,048,000	\$1,048,000	\$0	\$0				
A. Architectural Fees (for working drawings)			\$870,000							
B. Project Management (for working drawings)			\$0							
C. Office of the State Architect, Plan Check Fee			\$0							
D. Community College Plan Check Fee			\$78,000							
E. Other Costs (for working drawings)			\$100,000							
(Total PW may not exceed 13% of construction)										
4. Construction	Budget CCI:	8903	\$43,100,000	\$25,679,000	\$5,273,000	\$12,148,000				
A. Utility Service			\$1,140,000							
B. Site Development, Service			\$1,186,000							
C. Site Development, General			\$863,000							
D. Other Site Development			\$1,514,000							
E. Reconstruction			\$0							
F. New Construction (building) (w/Group I equip)			\$27,945,000							
G. BOG Energy Allowance			\$559,000							
H. Other			\$9,893,000							
5. Contingency			\$2,405,000	\$1,247,000	\$312,000	\$846,000				
6. Architectural and Engineering Oversight			\$862,000	\$499,000	\$125,000	\$238,000				
7. Tests and Inspections			\$1,434,000	\$587,000	\$147,000	\$700,000				
A. Tests			\$831,000							
B. Inspections			\$603,000							
8. Construction Management (if justified)			\$1,200,000	\$543,000	\$136,000	\$521,000				
A. Construction Management			\$862,000							
B. Labor Compliance Program			\$79,000							
9. Total Construction Costs (items 4 through 8 above)			\$49,001,000	\$28,555,000	\$5,993,000	\$14,453,000				
10. Furniture and Group II	Budget EPI:	3843	\$2,320,000	\$0	\$1,820,000	\$500,000				
11. Total Project Cost (items 1, 2, 3, 9, and 10)			\$54,023,000	\$31,257,000	\$7,813,000	\$14,953,000				
12. Project Data	Outside	Assignable	Ratio	Unit Cost	Unit Cost	14	State Funded	District Funded		District Funded
	GSF	Square Feet	ASF/GSF	Per ASF	Per GSF			Supportable	Non Supportable	Total
Construction	56,284	38,791	68.92%	\$720	\$496	Acquisition	\$0	\$0	\$0	\$0
Reconstruction						Preliminary Plans	\$1,654,000	\$0	\$0	\$0
13. Anticipated Time Schedule						Working Drawings	\$1,048,000	\$0	\$0	\$0
Start Preliminary Plans		7/15/2021	Advertise Bid for Construction		3/1/2025	Construction	\$28,555,000	\$5,993,000	\$14,453,000	\$20,446,000
Start Working Drawings		9/15/2022	Award Construction Contract		7/1/2025	Equipment	\$0	\$1,820,000	\$500,000	\$2,320,000
Complete Working Drawings		5/1/2023	Advertise Bid for Equipment		6/1/2026	Total Costs	\$31,257,000	\$7,813,000	\$14,953,000	\$22,766,000
DSA Final Approval		8/14/2024	Complete Project		6/1/2027	% of SS Total	58%	14%	SS Total:	\$39,070,000

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Riverside Community College District

College: Norco College

CFIS Ref. #: N/A

Project Name: STEM 100 Renovation for CACT Relocation

Date Prepared: 6/10/2025

CCI: N/A

Budget Ref. #: N/A

Request For: A ☒ P ☒ W ☒ C ☒ E ☒ DB ☐

EPI: N/A

Prepared by: Midpoint

☐ Not Rounded ☒ Rounded					Escalate to Midpoint (FPD Only)					Total Cost		State Funded		District Funded	
														State Supportable	Non State Supportable
0. Feasibility Studies & Pre-Planning										\$0		\$0		\$0	
A. Feasibility and Pre-planning Costs										\$0					
B. Other Costs										\$0					
1. Site Acquisition Acres:										\$0		\$0		\$0	
A. Acquisition										\$0					
2. Preliminary Plans Budget CCI: N/A										\$174,800		\$0		\$0	
A. Architectural Fees (for Preliminary Plans)										\$87,500					
B. Project Management										\$0					
C. Office of the State Architect, Plan Check fee										\$30,000					
D. Preliminary Tests (Soils, hazardous materials)										\$57,300					
E. Other Costs										\$0					
3. Working Drawings Budget CCI: N/A										\$178,000		\$0		\$0	
A. Architectural Fees (for Working Drawings)										\$175,000					
B. Project Management (for Working Drawings)										\$0					
C. Office of the State Architect, Plan Check fee										\$0					
D. Community Colleges Plan Check fee										\$0					
E. Other Costs (for Working Drawings)										\$3,000					
(Total PW may not exceed 13% of construction)															
4. Construction Budget CCI: N/A										\$4,235,000		\$0		\$0	
A. Utility Service										\$0					
B. Site Development, Service										\$0					
C. Site Development, General										\$0					
D. Other Site Development										\$0					
E. Reconstruction										\$4,100,000					
F. New Construction (bldg) (w/Group I equip)										\$0					
G. Board of Governor's Energy Policy Allowance (2% or 3%)										\$0					
H. Other Costs										\$135,000					
5. Contingency (Construction-Related Allowances & Fees)										\$62,881		\$0		\$0	
6. Architectural and Engineering Oversight										\$119,000		\$0		\$0	
7. Tests and Inspections										\$289,000		\$0		\$0	
A. Tests										\$85,000					
B. Inspections										\$204,000					
8. Construction Management & Labor Compliance Program (if Justified)										\$70,319		\$0		\$0	
A. Construction Management										\$70,319					
B. Labor Compliance Program										\$0					
9. Total Construction Costs (items 4 through 8 above)										\$4,776,200		\$0		\$0	
10. Furniture and Group II Equipment Budget EPI: N/A										\$271,000		\$0		\$0	
11. Total Project Cost (items 1, 2, 3, 9, and 10)										\$5,400,000		\$0		\$0	
12. Project Data		Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF		State Funded	District Funded		District Funded Total				
									Supportable	Non Supportable					
Construction		9,084	5,881	65%	\$0	\$0	Acquisition	\$ -	\$ -	\$ -	\$ -				
Reconstruction		-	-	-	-	-	Preliminary Plans	\$ -	\$ -	\$ -	\$ -				
13. Anticipated Time Schedule							Working Drawings	\$ -	\$ -	\$ -	\$ -				
Start Preliminary Plans		9/1/2024	Advertise Bid for Construction		5/12/2025		Construction	\$ -	\$ -	\$ -	\$ -				
Start Working Drawings		11/1/2024	Award Construction Contract		7/1/2025		Equipment	\$ -	\$ -	\$ -	\$ -				
Complete Working Drawings		2/1/2025	Advertise Bid for Equipment		6/15/2025		Total Costs	\$ -	\$ -	\$ -	\$ -				
DSA Final Approval		4/24/2025	Complete Project		2/1/2026		% of SS Costs	-	-	SS Total	\$ 99 5,400,000				

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: **Riverside Community College District**

College: **Norco College**

CFIS Ref. #: **N/A**

Project Name: **CHP+K Secondary Effect #2 F2 Chiller Plan Upgrade**

Date Prepared: **5/21/2025**

CCI: **N/A**

Budget Ref. #: **N/A**

Request For: **A** ☒ **P** ☒ **W** ☒ **C** ☒ **E** ☒ **DB** ☐

EPI: **N/A**

Prepared by: **Midpoint**

	Escalate to Midpoint (FPD Only)	Total Cost	State Funded	District Funded	
				State Supportable	Non State Supportable
☐ Not Rounded					
☒ Rounded					
0. Feasibility Studies & Pre-Planning		\$0	\$0	\$0	\$0
A. Feasibility and Pre-planning Costs		\$0			
B. Other Costs		\$0			
1. Site Acquisition	Acres:	\$0	\$0	\$0	\$0
A. Acquisition		\$0			
2. Preliminary Plans	Budget CCI: N/A	\$98,750	\$0	\$0	\$0
A. Architectural Fees (for Preliminary Plans)		\$63,750			
B. Project Management		\$0			
C. Office of the State Architect, Plan Check fee		\$30,000			
D. Preliminary Tests (Soils, hazardous materials)		\$5,000			
E. Other Costs		\$0			
3. Working Drawings	Budget CCI: N/A	\$117,750	\$0	\$0	\$0
A. Architectural Fees (for Working Drawings)		\$114,750			
B. Project Management (for Working Drawings)		\$0			
C. Office of the State Architect, Plan Check fee		\$0			
D. Community Colleges Plan Check fee		\$0			
E. Other Costs (for Working Drawings)		\$3,000			
<i>(Total PW may not exceed 13% of construction)</i>					
4. Construction	Budget CCI: N/A	\$3,955,075	\$0	\$0	\$0
A. Utility Service		\$0			
B. Site Development, Service		\$0			
C. Site Development, General		\$0			
D. Other Site Development		\$0			
E. Reconstruction		\$3,795,075			
F. New Construction (bldg) (w/Group I equip)		\$0			
G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$0			
H. Other Costs		\$160,000			
5. Contingency (Construction-Related Allowances & Fees)		\$76,825	\$0	\$0	\$0
6. Architectural and Engineering Oversight		\$108,000	\$0	\$0	\$0
7. Tests and Inspections		\$85,000	\$0	\$0	\$0
A. Tests		\$35,000			
B. Inspections		\$50,000			
8. Construction Management & Labor Compliance Program (if Justified)		\$58,600	\$0	\$0	\$0
A. Construction Management		\$58,600			
B. Labor Compliance Program		\$0			
9. Total Construction Costs (items 4 through 8 above)		\$4,283,500	\$0	\$0	\$0
10. Furniture and Group II Equipment	Budget EPI: N/A	\$0	\$0	\$0	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)		\$4,500,000	\$0	\$0	\$0

12. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF		State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	-	-	-	-	-	Acquisition	\$ -	\$ -	\$ -	\$ -
Reconstruction	-	-	-	-	-	Preliminary Plans	\$ -	\$ -	\$ -	\$ -
13. Anticipated Time Schedule						Working Drawings	\$ -	\$ -	\$ -	\$ -
Start Preliminary Plans	9/1/2024	Advertise Bid for Construction		6/15/2025		Construction	\$ -	\$ -	\$ -	\$ -
Start Working Drawings	11/1/2024	Award Construction Contract		9/1/2025		Equipment	\$ -	\$ -	\$ -	\$ -
Complete Working Drawings	2/1/2025	Advertise Bid for Equipment		10/1/2025		Total Costs	\$ -	\$ -	\$ -	\$ -
DSA Final Approval	5/13/2025	Complete Project		12/15/2026		% of SS Costs	-	-	SS Total	4,500,000

Board of Trustees Regular Meeting (VIII.D)

Meeting	August 19, 2025
Agenda Item	Resources (VIII.D)
Subject	Resources Committee - Riverside City College Cosmetology Project
College/District	Riverside City College
Funding	State Capital Outlay Funding Allocation and Measure CC
Recommended Action	Recommend approving the Cosmetology Project and its associated Secondary Effect project, and project budgets.

Background Narrative:

The Riverside City College Cosmetology project will construct a new two-story building that offers improved and modernized space. The existing cosmetology building, built in 1958, lacks adequate space, which limits the college's ability to serve and support the student demand for the program.

The new Cosmetology building will align with the Riverside College's Educational and Facilities Master Plans by focusing on key priorities such as increasing capacity, expanding study spaces, upgrading technology, consolidating related services, and improving building infrastructure and code compliance.

The facility will include an engagement center, expanded laboratory spaces, faculty and student services offices, and increased storage space.

The project will provide 21,675 assignable square feet (ASF) dedicated to instructional and support services, including the following:

- * 2,520 asf of Office space
- * 17,440 asf of Labrotary Space
- * 1,715 asf of Other spaces

The new facility will be constructed on the footprint of the existing Parking Lot G, resulting in the removal of approximately 120 parking stalls. As a result, the District is planning a Secondary Effects project that includes the demolition of the old Cosmetology building and the conversion of the site into a surface parking lot.

To fully evaluate the existing Cosmetology building's historical and cultural significance, the District has commissioned a comprehensive historical analysis and cultural resource assessment as required under the California Environmental Quality Act (CEQA). The draft report, including findings, recommendations, and potential impacts, will be presented to the Board for review in October 2025. The results of this assessment will assist in determining the course of action for the existing Cosmetology facility.

It is requested that the Board of Trustees approve the following:

1. The new Cosmetology project and project budget in the total amount of \$57,189,036, consisting of \$19,857,000 in State allocation and \$37,332,036 from Measure CC.
2. The Demolition of Old Cosmetology Building & Conversion to Parking Lot project and project budget in the total amount of \$8,000,000 from Measure CC.

Prepared By: Lynn Wright, Acting President, Riverside City College
Kristine DiMemmo, 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
Misty Griffin, Director, Business Services

Attachment(s):

[RCC Cosmetology Project Budget and Allocation Breakdown](#)

[RCC Old Cosmetology Demolition & Conversion to Parking Lot Allocation and Breakdown](#)

JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District		CAMPUS: Riverside City College		
Project Name: COSMETOLOGY BUILDING		Date Prepared: 5/20/2025	Budget/Midpoint CCI: 9876	CFIS Ref. #:
		Prepared By:	Budget/Midpoint EPI: 5455	Budget Ref. #:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$2,109,000	\$913,000	\$912,000	\$284,000
2 - A. Architectural Fees for Preliminary Plans	\$1,099,000			
2 - B. Project Management for Preliminary Plans	\$392,358			
2 - C. Division of the State Architect Plan Check Fee	\$0			
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$241,022			
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$376,971			
3. WORKING DRAWINGS (CCI: 9654)	\$1,735,000	\$704,000	\$705,000	\$326,000
3 - A. Architectural Fees for Working Drawings	\$1,256,000			
3 - B. Project Management for Working Drawings	\$0			
3 - C. Division of the State Architect Plan Check Fee	\$292,880			
3 - D. Community Colleges Plan Check Fee	\$112,102			
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$74,352			
(Total PW may not exceed 13% of construction)	\$0			
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$45,415,320	\$16,535,000	\$14,630,000	\$14,250,320
4 - A. Utility Service	\$3,384,000			
4 - B. Site Development - Service	\$6,224,000			
4 - C. Site Development - General	\$2,579,000			
4 - D. Site Development - Other	\$1,222,000			
4 - E. Reconstruction	\$0			
4 - F. New Construction (Building) (w/Group 1 equip)	\$23,549,000			\$6,429,320
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$636,320			
4 - H. Other	\$7,821,000			\$7,821,000
5. CONTINGENCY (CCI: 9876)	\$2,287,716	\$779,000	\$779,000	\$729,716
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$915,000	\$312,000	\$311,000	\$292,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$812,000	\$302,000	\$303,000	\$207,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$915,000	\$312,000	\$311,000	\$292,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$50,345,036	\$18,240,000	\$16,334,000	\$15,771,036
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$3,000,000	\$0	\$1,424,000	\$1,576,000
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$57,189,036	\$19,857,000	\$19,375,000	\$17,957,036

JCAF32 Cost Mid Point Summary

DISTRICT Riverside Community College District		CAMPUS Riverside City College		
Project Name: Demolition Old Cosmetology & Conversion to Surface Parking - New Cosmetology Secondary Effects – Non-State Supportable		Date Prepared: 7/21/2025	Budget/Midpoint CCI: N/A	CFIS Ref. #:
		Prepared By: Facilities Planning & Development	Budget/Midpoint EPI: N/A	Budget Ref. #:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9876)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)	\$305,000	\$0	\$0	\$305,000
2 - A. Architectural Fees for Preliminary Plans	\$100,000			\$100,000
2 - B. Project Management for Preliminary Plans	\$0			\$0
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$75,000			\$75,000
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$130,000			\$130,000
3. WORKING DRAWINGS (CCI: 9654)	\$213,000	\$0	\$0	\$213,000
3 - A. Architectural Fees for Working Drawings	\$130,000			\$130,000
3 - B. Project Management for Working Drawings	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$45,000			\$45,000
3 - D. Community Colleges Plan Check Fee	\$0			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$38,000			\$38,000
(Total PW may not exceed 13% of construction)				
4. CONSTRUCTION - HARD COSTS (CCI: 9876)	\$6,800,000	\$0	\$0	\$6,800,000
4 - A. Utility Service	\$0			\$0
4 - B. Site Development - Service	\$5,300,000			\$5,300,000
4 - C. Site Development - General	\$1,500,000			\$1,500,000
4 - D. Site Development - Other	\$0			\$0
4 - E. Reconstruction	\$0			\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$0			\$0
4 - H. Other	\$0			\$0
5. CONTINGENCY (CCI: 9876)	\$200,000	\$0	\$0	\$200,000
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)	\$95,000	\$0	\$0	\$95,000
7. TESTS AND INSPECTIONS (CCI: 9876)	\$187,000	\$0	\$0	\$187,000
8. CONSTRUCTION MANAGEMENT (CCI: 9876)	\$200,000	\$0	\$0	\$200,000
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)	\$7,482,000	\$0	\$0	\$7,482,000
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$0	\$0	\$0	\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$8,000,000	\$0	\$0	\$8,000,000

Board of Trustees Regular Meeting (VI.X)

Meeting	August 19, 2025
Agenda Item	Bid Awards (VI.X)
Subject	Bid Award - Corona Education Center Demolition and Abatement - Change Order No. 1 for Interior Demolition, Inc.
College/District	District
Funding	Measure CC
Recommended Action	Recommend approving Change Order No. 1 for the CEC Demolition and Abatement Project in Corona project with Interior Demolition, Inc., in the amount of \$92,070.

Background Narrative:

On April 15, 2025, the Board of Trustees approved the bid and contract award to Interior Demolition, Inc. for the demolition and abatement for the CEC on land located at Parkridge Avenue and Main Street in Corona, Bid No. 37-24/25-8. The project consisted of demolition and abatement of existing building and the removal of dead trees and debris on the property.

During the site abatement process, additional asbestos-containing materials (ACM) were discovered that had not been identified in the original environmental assessment. These unforeseen conditions required immediate abatement and removal, resulting in the need for additional labor, equipment, and time beyond the original contract scope.

It is recommended that the Board of Trustees approve Construction Change Order No. 1 with Interior Demolition, Inc. for \$94,011.17, bringing the total agreement amount to \$692,179.17.

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

Attachment(s):

[Change Order No. 1 - CEC Corona Site](#)

CONSTRUCTION PROJECT CHANGE ORDER

PROJECT: Corona Education Center Demolition and Abatement
SITE LOCATION: 813 North Main Street, Corona, CA. 92879
DSA No.: N/A
DSA File No.: N/A
RCCD P.O. #: C-0008690

CHANGE ORDER NO.: 1

CHANGE ORDER DATE: August 1, 2025

CONTRACTOR: Interior Demolition, Inc.
ADDRESS: 23508 Pine Street, Newhall, CA 91321

CONTRACT FOR: ☐ New Construction
☐ Renovation/Modernization
☐ Scheduled Maintenance
☐ System Upgrades
☐ Addition
☐ Other: _____

ARCHITECT: _____
ADDRESS: _____

ADJUSTMENT IN CONTRACT SUM

Original Contract Sum:	\$	598,168.00	
Prior Adjustments:			0.00%
Adjustment for this Change:	\$	94,011.17	15.72%
Revised Contract Sum:	\$	692,179.17	15.72%
Change Orders To-Date is within the Approved Budget:			Yes

ADJUSTMENT IN CONTRACT TIME

Original Contract Time:	90 days
Prior Adjustments:	0
Adjustments for this Change:	0
Revised Completion Days:	0
BOT Budget Augmentation Approval:	

This change represents full and complete compensation for all cost, direct and indirect, associated with the work and time agreed herein, including but not limited to, all costs incurred for extended overhead, disruption or suspension of work, labor inefficiencies, and the change's impact on the unchanged work. **The change order increase is within the Board of Trustees approved project budget.**

CHANGE ORDER DETAILS:

<u>Item No. 1</u>	Unforeseen transite pipe was discovered inside the buildings that had to be removed.	
<u>Reasons:</u>	B: Unforeseen Conditions	\$ 27,861.85
<u>Item No. 2</u>	Additional abatement was discovered, and needed to be removed.	
<u>Reasons:</u>	B: Unforeseen Conditions	\$ 84,208.32
<u>Item No. 3</u>	Remove the project allowance of \$20,000 that wasn't used for any unforeseen conditions.	
<u>Reasons:</u>	F: Unused Construction Allowances	\$ (20,000.00)
<u>Item No. 4</u>	The existing fence was vandalized and had to be repaired.	
<u>Reasons:</u>	I: Others - Vandalism	\$ 1,941.00
<u>Item No. 5</u>		
<u>Reasons:</u>		
<u>Item No. 6</u>		
<u>Reasons:</u>		

CONSTRUCTION PROJECT CHANGE ORDER

TOTAL ADD/CREDIT:

\$ 94,011.17

REVIEWED BY:

Mireya Vargas
Facilities and Planning Specialist/Accounting

DATE: _____

RECOMMENDED:

Andrew Regenberg
Andrew Regenberg
Construction Manager, GAFCON

DATE: 8/7/25

Principal Architect
Architect of Records

DATE: _____

Bart L. Doering
Bart L. Doering
RCCD FPD Facilities Development Director

DATE: 8/07/2025

HUSSAIN AGAH
Hussain Agah
Associate Vice Chancellor, Facilities Planning & Development

DATE: August 12, 2025

APPROVED BY:

Interior Demolition, Inc.
Contractor
Interior Demolition, Inc.

DATE: 8/7/2025

Aaron S. Brown
Vice Chancellor, Business & Financial Services

DATE: _____

Reasons for Change:	A: Owner Request (Added Scope; Design Enhancement; System Improvement; TCO; etc.) A-1 District request; A-2 College request
	B: Unforeseen Conditions
	C: Errors & Emissions (by the Architect & Design Team)
	D: Code Compliance (Code Changes by DSA and other agencies; etc.)
	E: Third Party Delay (Federal, State & Local Agencies; Public Owned Utilities; etc.)
	F: Unused Construction Allowances
	G: Liquidated Damages Assessed
	H: Back-charges for deficient work
	I: Others -----



Corporate Office
23508 Pine Street
Newhall, California 91321
www.interiordemolition.net

Change Order 1

June 17, 2025

And the Contractor: **Interior Demolition, Inc.**
23508 Pine Street
Newhall, California 91321
United States
CSLB# 603409
818.249.4932

For the Project: **CORONA EDUCATION CENTER DEMOLITION AND**
ABATEMENT
813 NORTH MAIN ST.
CORONA, California 92879

Scope of Work: Change Order 1

**Asbestos Abatement for Unforeseen Transite Panels for Buildings 833 A & B,
building 8 and building 18. Total of additional 350 sq ft.**

Acceptance of Agreement

Acceptance on this _____ day of _____, 20____.

Name

Owner Name

Contractor Signature

Owner Signature

Name	Description	Total Cost
Change Order 1		
Change Order 1 - Unforeseen Transite Panels		
Asbestos Laborer	5 Laborers for 4 Days	\$16,972.80
Asbestos Supervisor	1 Supervisor for 4 Days	\$3,356.16
AQMD Notification		\$200.00
Disposal		\$4,000.00
Materials		\$800.00
10% Markup		\$2,532.89
Change Order 1 - Unforeseen Transite Panels Subtotal:		
Change Order 1 Subtotal:		\$27,861.85
Grand Total		\$27,861.85



Corporate Office
23508 Pine Street
Newhall, CA 91321
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PROJECT NAME		PROJECT NO.	
CONTRACTOR	Interior Demolition, Inc.	CONTRACT NO.	
		DATE	3/19/2025

HOURLY LABOR RATE WORKSHEET

TRADE:	Asbestos Supervisor	CLASSIFICATION:	
--------	---------------------	-----------------	--

Item	% Rate	Prevailing Wage Rate			Notes
		Regular Time	Overtime	Double Time	
Base Labor Rate		\$ 43.88	\$ 65.82	\$ 87.76	
	Benefit Paid Benefit Provided				
	(put X in appropriate box)				
Fringe Benefits:					
Health/Welfare ¹	x	9.25	9.25	9.25	
Pension ¹	x	12.07	12.07	12.07	
Vacation/Holiday ¹	x	5.02	5.02	5.02	
Training/Certification ¹	x		-	-	
Other	x	0.51	0.51	0.51	
Fringe Benefits Subtotal		\$ 26.85	\$ 26.85	\$ 26.85	
Total Hourly Rate		\$ 70.73	\$ 92.67	\$ 114.61	= Base Labor Rate + Benefits Paid + Benefits Provided
Total Paid Hourly Rate		\$ 70.73	\$ 83.42	\$ 105.36	= Base Labor Rate + Benefits Paid
Burden: Taxes & Insurance ²					* Please checks for increases every July.
FICA	0.062	4.39	5.17	6.53	
Medicare	0.0145	1.03	1.21	1.53	
Federal Unemployment	0.060	4.24	5.01	6.32	
California Unemployment	0.062	4.39	5.17	6.53	
Workers Compensation ¹	0.2148	15.19	17.92	22.63	
General Liability Insurance	0.0695	4.92	4.92	4.92	
Burden Subtotal		\$ 34.15	\$ 39.40	\$ 48.47	
TOTAL HOURLY RATE (Total Hourly Rate + Burden)		\$ 104.88	\$ 132.07	\$ 163.08	



Corporate Office
23508 Pine Street
Newhall, CA 91321
www.interiordemolition.net

PROJECT NAME	
CONTRACTOR	Interior Demolition, Inc.

PROJECT NO.	
CONTRACT NO.	
DATE	3/19/2025

HOURLY LABOR RATE WORKSHEET

TRADE: Asbestos and Lead Abatement (Laborer)

CLASSIFICATION: Asbestos and Lead Abatement (Laborer)

Item	% Rate	Prevailing Wage Rate			Notes
		Regular Time	Overtime	Double Time	
Base Labor Rate		\$ 43.88	\$ 65.82	\$ 87.76	
	Benefit Paid Benefit Provided				
	(put X in appropriate box)				
Fringe Benefits:					
Health/Welfare ¹	x	9.25	9.25	9.25	
Pension ¹	x	12.07	12.07	12.07	
Vacation/Holiday ¹	x	5.02	5.02	5.02	
Training/Certification ¹	x	0.85	0.85	0.85	
Other	x	0.51	0.51	0.51	
Fringe Benefits Subtotal		\$ 27.70	\$ 27.70	\$ 27.70	
Total Hourly Rate		\$ 71.58	\$ 93.52	\$ 115.46	= Base Labor Rate + Benefits Paid + Benefits Provided
Total Paid Hourly Rate		\$ 71.58	\$ 84.27	\$ 106.21	= Base Labor Rate + Benefits Paid
Burden: Taxes & Insurance ²					* Please checks for increases every July.
FICA	0.062	4.44	5.22	6.59	
Medicare	0.0145	1.04	1.22	1.54	
Federal Unemployment	0.060	4.29	5.06	6.37	
California Unemployment	0.062	4.44	5.22	6.59	
Workers Compensation ¹	0.2148	15.38	18.10	22.82	
General Liability Insurance	0.0687	4.92	4.92	4.92	
Burden Subtotal		\$ 34.50	\$ 39.75	\$ 48.82	
TOTAL HOURLY RATE (Total Hourly Rate + Burden)		\$ 106.08	\$ 133.27	\$ 164.28	



Corporate Office
23508 Pine Street
Newhall, California 91321
www.interiordemolition.net

Itemized Proposal - Change Order 2

June 27, 2025

Between the Owner: **Riverside Community College District**

And the Contractor: **Interior Demolition, Inc.**
23508 Pine Street
Newhall, California 91321
United States
CSLB# 603409
818.249.4932

For the Change Order: **Change Order 2**

For the Project: **CORONA EDUCATION CENTER DEMOLITION AND**
ABATEMENT
813 NORTH MAIN ST.
CORONA, California 92879

Listed below is an itemized description for the above mentioned Proposal Request.

Description: Additional Abatement

Additional Time of **15 working** days will be added to the Projected Completion Date to accommodate this Proposal Request.

Name	Description	Qty	Cost	Markup	Amount
Abatement					
<i>Abatement Labor</i>	8 Laborers / 10 working days (640 total working hours)	640 hours	104.69/hr	10%	\$73,701.76
<i>Abatement Materials</i>		\$3094.71	LS	10%	\$3,404.18
<i>Abatement Equipment</i>	Negative Air Machine & Decon Chamber 10 working days	\$7500	LS	10%	\$5,500.00
<i>AQMD Notification</i>		\$1,456.71	Each	10%	\$1,602.38
TOTALS					\$84,208.32

Acceptance of Agreement

Acceptance on this _____ day of _____, 20____.

Name

Owner Name

Contractor Signature

Owner Signature



Corporate Office
 23508 Pine Street
 Newhall, CA 91321
 www.Interiordemolition.net

INVOICE

BILL TO	
Riverside Community College District Andrew Regenberg	
CLIENT PHONE	CLIENT FAX
714-469-2639	
CLIENT E-MAIL	
aregenberg@gafcon.com	

TIN: 95-4216657

DATE	INVOICE #
8/8/2025	2521-02

Contract No.	IDI PROJECT #
	2521* 813-839 ...

PROJECT LOCATION
813-839 N Main Street Corona CA 92878

DESCRIPTION	Rate	Total
The existing fence was vandalized and had to be repaired	1,941.00	1,941.00
TOTAL		\$1,941.00

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: Interior Demolition, Inc.

Name of Customer: Riverside Community College District

Job Location: 813 N Main Street Corona CA 92879

Owner: Riverside Community College District

Through Date: 08/08/2025

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: Riverside Community College District

Amount of Check: \$ 1,941.00

Check Payable to: Interior Demolition, Inc.

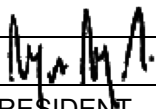
Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:



Claimant's Title: VICE PRESIDENT - MARCO MOLINA

Date of Signature: 08/08/2025

7/1/12

Board of Trustees Regular/Committee Meeting (IV.B)

Meeting	October 7, 2025
Agenda Item	Resources (IV.B)
Subject	Resources Committee - Measure C Closeout Report
College/District	District
Funding	N/A
Recommended Action	Information Only

Background Narrative:

In June 2004, voters of the Riverside Community College District approved Measure C, a \$350 million general obligation bond measure to fund improvements across the District. Measure C provided resources for the acquisition, design, construction, renovation, and modernization of classrooms, buildings, site infrastructure, and other essential facilities to support student learning and college operations.

Over the past two decades, Measure C has enabled significant capital facility investments at all three colleges and the district office. These projects have expanded instructional capacity, upgraded technology and infrastructure, and modernized learning environments to meet the evolving needs of students, faculty, and the community.

Now that Measure C has been fully expended, staff will present a close-out report of Measure C activities from 2004 through 2025 for the Board's review and information, highlighting key accomplishments and completed projects.

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

Attachment(s):

[Presentation - Measure C Closeout Report](#)

Measure C Closeout 2004 - 2025

Board of Trustees - October 7, 2025





2004 – 2025 Improved College Facilities

Measure C Passed

In 2004 Voters said “YES” to
investing in our collective future



\$350 Million

To modernize and construct
classrooms, labs and training
Centers

Renovation & Construction Begin

Projects started in 2006



College Facilities Improvement

Facilities enhancements and
construction based on the academic needs
of the colleges



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RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE



By The Numbers

15

New academic and student support facilities built

10

System upgrade projects completed

5

Old facilities demolished

6

Renovations of existing facilities completed

269K

Additional square feet added

11

Major modernization of existing facilities completed

2

Parking projects completed

8

Site improvement and accessibility projects completed

7

Buildings received LEED certification

100+

Local and non-local vendors/labor hired



District/Colleges Growth

Entity	Gross SF			Assignable SF			Efficiency	
	2004	2024	%	2004	2024	%	2004	2024
Moreno Valley College (includes BCTC)	131,772	251,338	91	89,037	154,614	74	68%	62%
Norco College	123,507	255,292	107	86,302	167,433	94	70%	66%
Riverside City College	638,663	1,391,166	118	444,049	531,652	20	70%	63%*
District Office	32,095	84,760	164	23,290	58,058	149	73%	68%
TOTAL	926,037	1,982,556	114	642,678	911,757	42	69%	65%

↑
Overall GSF
% Growth

↑
Overall ASF
% Growth

* Efficiency % at RCC excludes 541,592 GSF of Parking Structures (91,592 GSF Downtown Riverside + 450,000 GSF at the Main Campus). These structures contain no assignable space, except for limited office areas.

Note: Measure C added 551,592 GSF and 269,790 ASF in instructional/administrative facilities, plus 541,592 GSF in non-instructional facilities (parking structures).

Moreno Valley College



- **New**
 - Dental Education Center
 - Student Academic Services Building
 - Network Operation Center
 - School of Public Safety at Ben Clark Training Center
 - Student Services Welcome Center
- **Modernized**
 - Food Services
 - Science and Lecture Labs
 - Classrooms and Faculty Offices
 - Student Services Renovation
 - Organic Chemistry Lab (Science & Technology Bldg)
- **Improved & Upgraded**
 - Site Access and Parking Spaces
 - IT and Utilities Infrastructure
 - Campus Safety and Security
- **And more ...**



Norco College



- **New**
 - Industrial Technology
 - Center for Student Success
 - Network Operation Center
- **Modernized**
 - Athletic Facilities/Soccer Field
 - Information Technology Center
 - Student Services Center
 - Classrooms and Faculty Offices
- **Improved & Upgraded**
 - Site Access and Parking Spaces
 - IT and Utilities Infrastructure
 - Campus Safety and Security
 - Invested in Energy Saving Project (Fuel Cell)
- **And more ...**

Riverside City College



- **New**
 - Nursing, Math and Science Facility
 - Student Services and Administration Facility
 - School of the Arts and Culinary Arts Academy
- **Modernized**
 - Food Services
 - MLK High Tech Center
 - A.G. Paul Quadrangle
 - Wheelock PE Complex
 - Labs, Classrooms and Faculty Offices
 - Life Science/Physical Science for Business+CIS
- **Improved & Upgraded**
 - Site Access and Parking Spaces
 - IT and Utilities Infrastructure
 - Campus Safety and Security
 - Tennis Courts
- **Developed**
 - Stokoe Innovative Learning Center
- **And more ...**



2004 – 2025 Measure C Bond and Non Measure C Capital Construction Allocation

Entity	Measure C	Non Measure C	Total
Centrally Controlled Funds	\$18,623,140*	\$42,869	\$18,666,009
Moreno Valley College	\$80,780,322	\$22,873,170	\$103,653,492
Norco College	\$72,634,396	\$24,233,613	\$96,868,009
Riverside City College	\$192,171,048	\$134,055,628	\$326,226,676
District Office	\$22,101,774	\$1,447,988	\$23,549,762
TOTAL	\$386,310,680**	\$182,653,268***	\$568,963,948

* \$18,666,009 allocated for districtwide projects such as accessibility compliance, IT system upgrades, utility infrastructure programs, district design standards, etc.

** \$36,310,680 of interest, issuance premiums, donations and rebates

*** \$182,653,268 from capital outlay, scheduled maintenance, local contributions, etc.



Financial Stewardship

☐ Credit Rating



- ☐ Moody's – Aa1
- ☐ Standards and Poor's ("S&P") – AA

☐ Tax Rate



- ☐ At or under \$18 per \$100K every year from 2004 through 2024
- ☐ Currently \$14 per \$100K

☐ Historical Financing Costs



- ☐ 1.60% to .60%

☐ Taxpayer Savings through Refinancings



- ☐ 2005 - \$3,007,379
- ☐ 2014 - \$5,009,241
- ☐ 2015 - \$4,118,535
- ☐ 2019 - \$29,113,123
- ☐ Total \$41,248,278



Appendix

Measure C Detailed Project Listing



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**RIVERSIDE COMMUNITY
COLLEGE DISTRICT**

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Measure C

Detailed Project Listing

2004 - 2025

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**RIVERSIDE COMMUNITY
COLLEGE DISTRICT**

**MORENO
VALLEY
COLLEGE**

**NORCO
COLLEGE**

 **RCC**
RIVERSIDE CITY COLLEGE



Moreno Valley College

**MORENO
VALLEY
COLLEGE**

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COLLEGE DISTRICT





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Food Services Remodel – Lion's Den



4,321 GSF / 3,300 ASF

Measure C	\$2,649,606
Non-Measure C	\$ 28,000
Total	\$2,677,606

Project Opened: 2009

Architect: Higginson + Cartozian Architects, Inc.

Contractor: Contractor: Hinkley & Associates

Redesigned and modernized the food service facilities. This facility continues to provide full-service food bar for freshly prepared hot and cold meals, pre-packaged fare, drinks, and snacks for the campus community.



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Dental Education Center



31,500 GSF / 15,665 ASF

Measure C \$ 9,877,088

Facility Opened: 2011

Architect: HMC Architects, Inc.

Contractor: Rudolph & Sletten

Relocated program to the campus from former March Air Reserve Base. This facility houses Dental Assistant and Hygiene Programs, which includes dental classrooms, clinic, materials lab and office space.





Lion's Lot & Site Improvements



144 Parking Stalls / Roadway Access

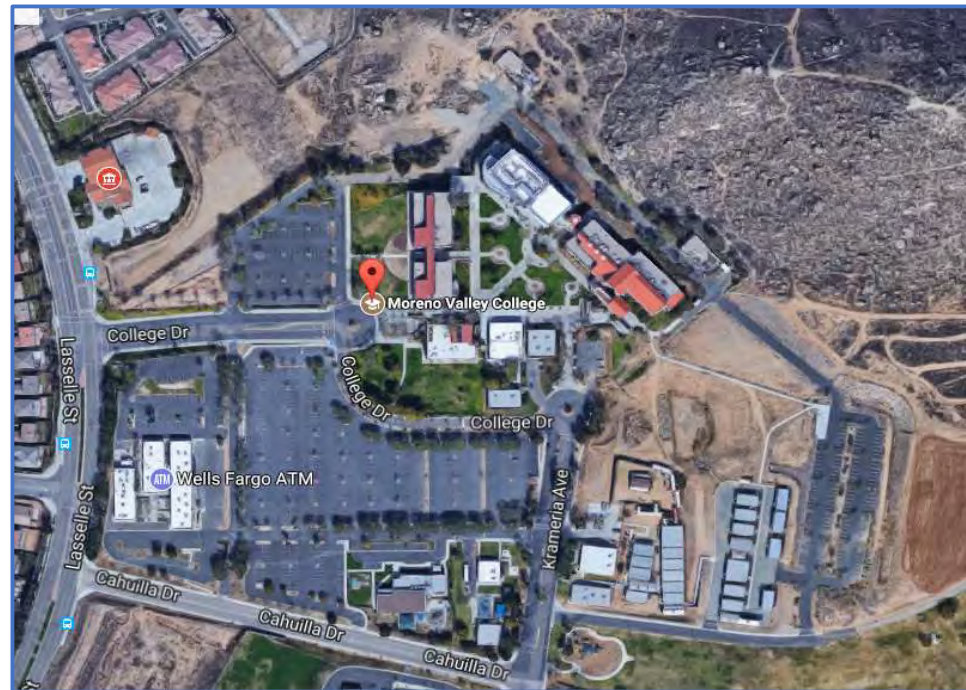
Measure C \$4,984,261

Project Completed: 2011

Architect: LPA Inc.

Contractor: C.W. Driver

Improved the front entrance to the campus, and included the construction of 144 space parking lot and access road, including demolition, grading, landscaping and other site improvements.



Student Academic Services Building



37,734 GSF / 24,092 ASF

Measure C	\$ 5,939,817
Non-Measure C	<u>\$14,036,000</u>
Total	\$19,975,817

Facility Opened: 2013

Architect: DLR Group

Contractor: C.W. Driver

This facility provides comprehensive services by consolidating multifunctional Student Services and Administration, along with classrooms, faculty offices, offices for leadership, and student services into a single location. Adjacent to the Humanities building, the SAS building completes a quadrangle that includes the Student Services and Library buildings.





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Network Operations Center



2,430 GSF / 1,773 ASF

Measure C \$2,931,707

Facility Opened: 2015

Architect: Higginson + Cartozian Architects, Inc.

Contractor: Adams Mallory Construction

The network operations center (NOC) houses central telephone and network operations equipment; provides offices for information technology staff and support space for equipment repair, storage and staging new equipment.



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Student Services Welcome Center



17,400 GSF ; 11,290 ASF

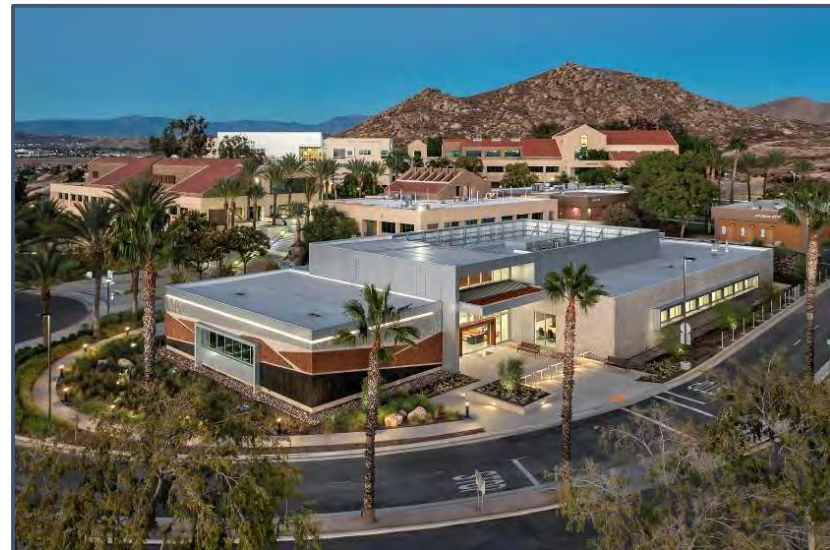
Measure C \$13,553,160

Facility Opened: Fall 2022

Architect: HPI Architecture

Contractor: Tilden-Coil Constructors, Inc.

The Welcome Center building houses Admissions, Assessment, Cashiers, Counseling, Dream Center, First Year Experience, Outreach, Student Employment and Student Financial Services. This center serves as a comprehensive integrated one stop service area focused on matriculation services and designed to welcome students, allow student ambassadors to guide and aid first time students, provide clear and easy wayfinding to service desks and departments.



Student Services Renovation



16,200 GSF / 9,000 ASF

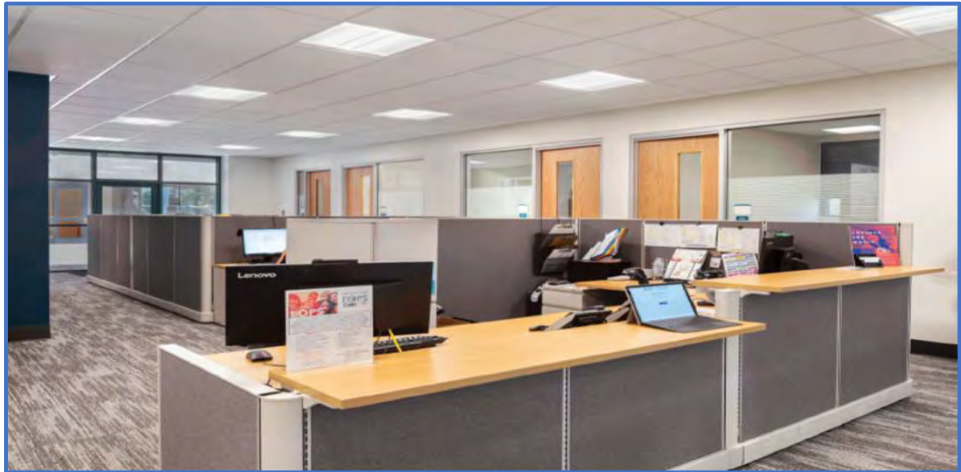
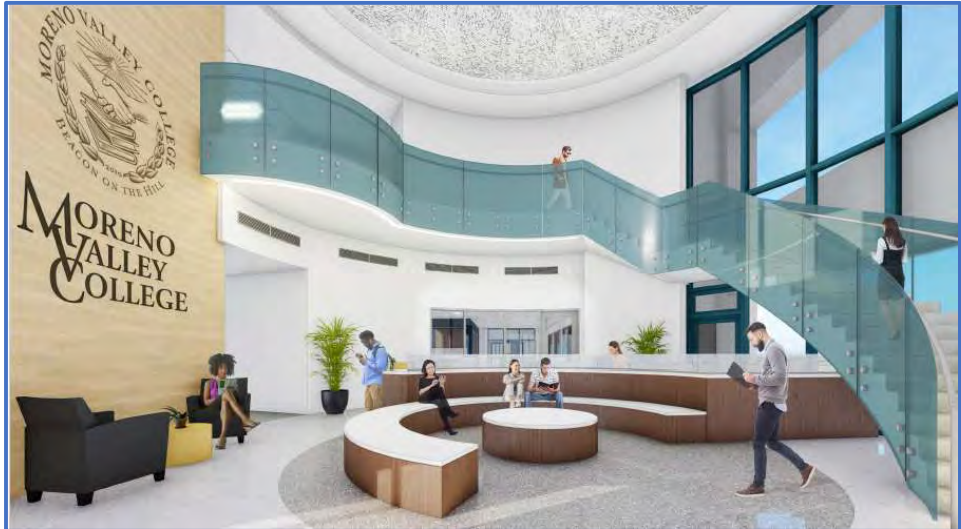
Measure C	\$7,600,000
Non-Measure C	<u>\$1,200,000</u>
Total	\$8,800,000

To be Opened: January 2025

Architect: 19Six

Contractor: Harik Construction, Inc.

Modernizes the existing Student Services Building. The Student Services renovation will consolidate the food pantry, wardrobe closet, art gallery, Student Health and Psychological services, Extended Opportunity Programs and Services (EOPS) including CARE and NextUp, Veterans Resouce Center, and Disability Support Services, that are currently housed in multiple locations throughout campus. Centralizing these services will provide a more functional space for student services.



Organic Chemistry Lab



4,500 GSF / 3,195 ASF

Measure C \$1,395,531

Non-Measure C \$3,779,172

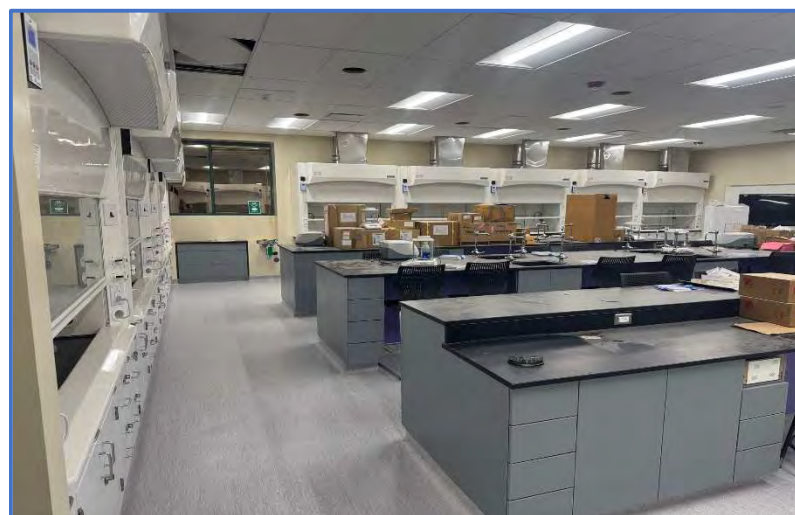
Total \$5,174,703

Opened: Fall 2025

Architect: Westberg & White Architecture

Contractors: JSB Builders; Caliba. Inc.

The project established a new Organic Chemistry Laboratory by relocating the Anatomy and Physiology Lab from the Science & Technology Building (Room 207) to the Humanities Building (Room 323) and converting Room 207 into a state-of-the-art lab with capacity for 28 students. The new lab include the renovation of prep room 203B/204, and equipped with 15 fume hoods, laboratory cabinets, and modern technology infrastructure, now allows Physical and Biological Science students to complete their organic chemistry courses on campus.



Ben Clark Training Center Phase 1 Education Building



13,650 GSF / 9,692 ASF

Measure C \$12,129,681

Facility Opened: 2022

Architect: SVA Architects

Contractor: Multi-Prime Contractor; CM- CW Driver

This is the first permanent facility at the Ben Clark Training Center (BCTC) and is the first phase that provides comprehensive Public Safety Education and Training for students who will serve our communities. Programs to be included are the Administration of Justice, EMT, Fire Technology and Homeland Security programs in addition to several general education courses that support the public safety programs.





Ben Clark Training Center Correctional Training Platform



4,000 GSF / 3,026 ASF

Measure C	\$ 677,594
Non-Measure C	<u>\$2,635,456</u>
Total	\$3,313,050

Facility Opened: 2020

Architect: Holt Architecture

Contractor: Multi-Prime Contractor; Tilden-Coil
Constructors, Inc.

The addition Correctional Scenario Training Building provides an in-house corrections scenario and simulation training capability, with infused scenario-based learning domains.





Other MVC Projects

COMPLETED	MEASURE C FUNDS	NON-MEASURE C
Hot Water Loop & Boiler Replacement	\$869,848	-
Master/Long Range Plan	\$289,985	-
Early Childhood Studies Building Upgrade	\$252,296	-
Modular Redistribution Projects	\$3,939,832	-
Network Upgrades	\$211,433	-
Scheduled Maintenance	\$954,782	\$708,099
Utility Retrofit (NORESO)	\$1,388,503	-
Physicians Assistant Lab Remodel	\$49,191	-
Mechanical Upgrades	\$660,245	-
Science Lab Remodel	\$302,804	-
District Phone & Voice Mail Upgrades	\$73,639	-
Nursing Portables	\$705,338	-
Emergency Phones	\$88,318	-
Misc. (ECS Secondary Effect + Admin Move)	\$312,217	-
Elevators Modernization & Fire Alarm Upgrade	\$979,093	\$273,855
Total	\$11,077,524	\$981,855

Norco College

NORCO
COLLEGE

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Industrial Technology Facility



44,862 GSF / 30,053 ASF

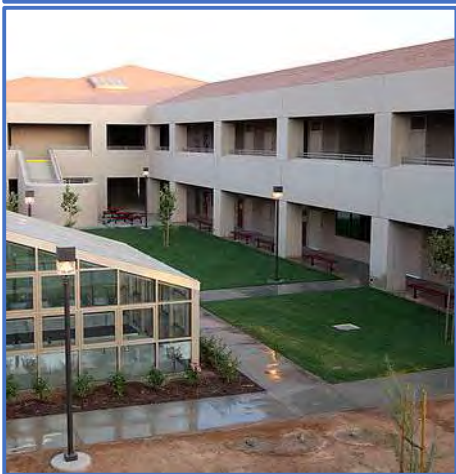
Measure C	\$ 9,715,350
Non-Measure C	<u>\$18,990,000</u>
Total	\$28,705,350

Facility Opened: 2009

Architect: tBP Architecture

Contractor: ProWest Constructors

The facility provides career-focused degree programs including: Architectural, Carpentry, Computer Information, Manufacturing, Engineering, Environmental Science, Logistics, Electronics, Electricity, Graphic Information System, Supply Chain Automation and Technology, new media and emerging technologies.





Brenda & William Davis Center For Student Success

25,025 GSF / 14,222 ASF

Measure C \$15,633,873

Facility Opened: 2010

Architect: Harley Ellis Devereaux (HED)

Contractor: ProWest Constructors

This facility houses the Corral dining hall and store-front offices for the Career/Transfer Center, Disabled Student Services, EOPS, and the Norco Voice student newspaper, Faculty Innovation Center, conference facilities, and a formal digitally-equipped seminar room.





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Soccer Field, Artificial Turf, and Locker Rooms



1,880 GSF / 1,018 ASF

Measure C \$3,879,314

Facility Opened: 2010

Architect: GKK Works

Contractor: CSI Construction Company

Synthetic turf soccer fields, new parking lot, restrooms, team room, concession facility, locker rooms, and landscaping.



NORCO
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Student Services Center & Information Technology



5 Buildings – 61,596 GSF / 41,732 ASF

Measure C \$16,028,180

Facility Opened: 2012

Architect: Hill Partnership

Contractor: Tilden-Coil Constructors, Inc.

A remodel that addressed secondary effects of 5 buildings accommodating computer lab space, languages and reading and writing space, lecture rooms, health care office and storage room, campus police office, student services and administrative offices, enlarged testing center, modernized art gallery, art storage, music rooms and upgraded of science labs. Buildings Included: Library, College Resource Center, Student Services, Science & Technology and Humanities



Operations Center



15,468 GSF / 12,366 ASF	
Measure C	\$11,277,010
Facility Opened: 2013	
Architect: Hill Partnership	
Contractor: Tilden-Coil Constructors, Inc.	
Facility includes warehouse, offices, repair shops, storage and meeting space for maintenance and operations, instructional media support and information technology, a dedicated room to store building plans, Network Operations Center (college computer and phone systems) and Emergency Operations Center.	

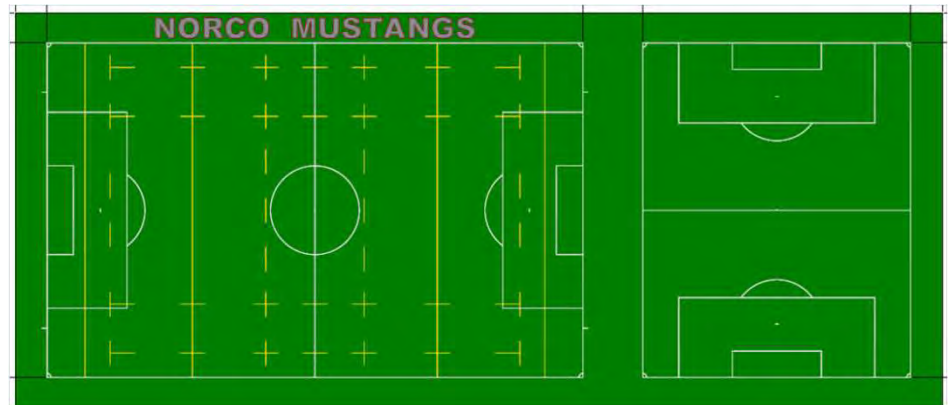




Soccer Field Turf Replacement



Measure C	\$ 250,324
Non-Measure C	\$ 257,324
Total	\$ 507,648
Facility Opened: 2021	
Contractor: FieldTurf	
The Norco College Soccer field was originally installed in 2008. The field was upgraded in 2020 by replacing the Field Turf and improving the accessibility path of travel.	



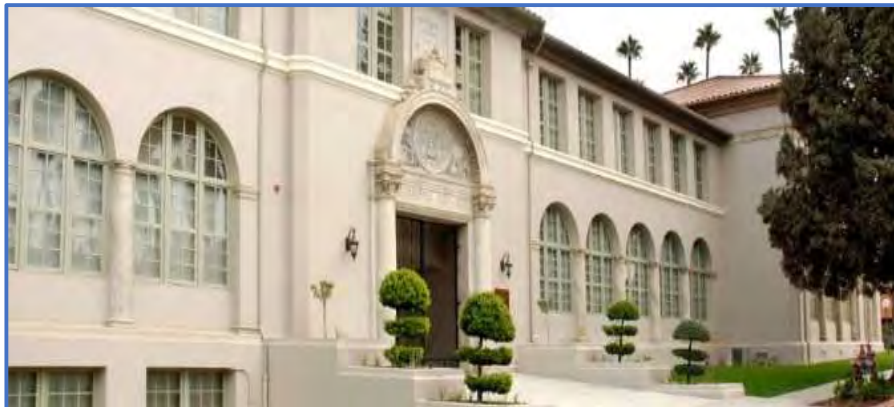
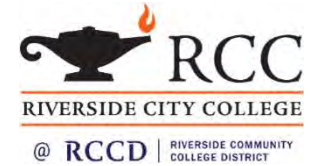


Other Norco College Projects



COMPLETED	MEASURE C FUNDS	NON-MEASURE C
Early Childhood Ed. Ctr.	\$137,265	-
Infrastructure Update	\$98,336	-
Master/Long Range Plans	\$362,670	-
Emergency Phones	\$102,773	-
Network Upgrades	\$203,417	-
Scheduled Maintenance	\$761,430	\$435,372
Utility Retrofit (NORESCO)	\$1,587,401	-
Central Plant Boiler Replacement	\$161,847	-
District Phone & Voice Message Upgrades	\$70,847	-
Modular Redistribution Project	\$2,109,572	-
Room Renovations	\$100,019	-
Site & Safety Improvements at 3 rd Street	\$967,442	-
Self Generating Inc. Program (Fuel Cell)	\$3,110,000	-
Total	\$9,773,019	\$435,372

Riverside City College





MLK High Tech Center Renovation

41,507 GSF / 25,677 ASF

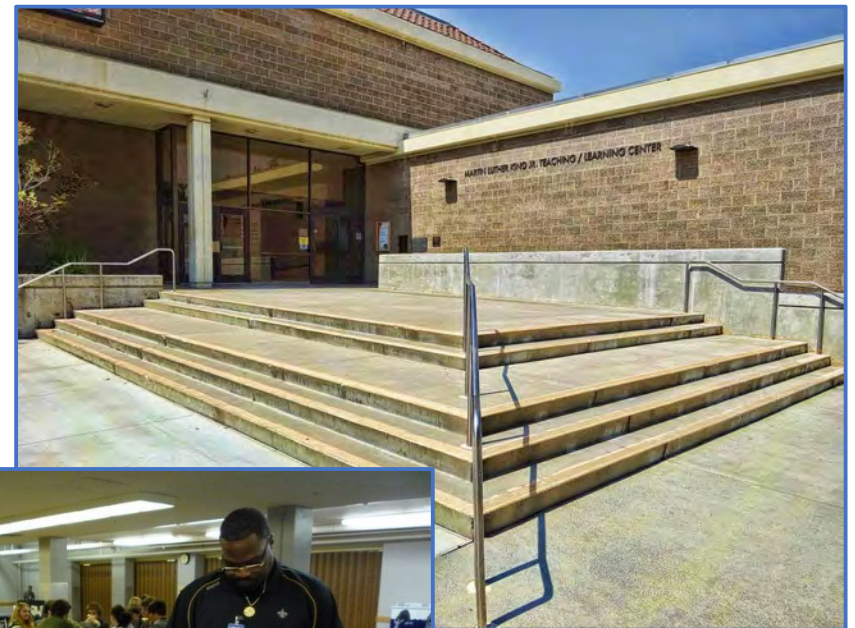
Measure C	\$1,010,614
Non-Measure C	<u>\$6,999,477</u>
Total	\$8,010,091

Facility Opened: 2005

Architect: tBP Architecture

Contractor: Perera Construction & Design, Inc.

Upgrades including modernization of all technical equipment and furniture in the Writing and Reading Center.



Parking Structure



450,000 GSF / 1,120 Parking Stalls	
Measure C	\$20,940,662
Facility Opened: 2006	
Architect: International Parking Design, Inc.	
Contractor: Bomel Construction Company	
Five-story parking structure with additional 1,120 parking spaces.	





STOKOE INNOVATIVE LEARNING CENTER (Phase I & Phase II)



16,000 GSF / 11,153 ASF

Measure C	\$7,399,505
Non-Measure C	<u>\$2,444,632</u>
Total	\$9,844,137

Facility Opened: 2008

Ph. I – Architect: HMC Architects
Contractor: ProWest Constructors

PH. II – Architect: Higginson, Cartozian Architects, Inc.
Contractor: Neff Construction

In partnership with Alvord Unified School District the Center was developed to prepare future teachers and other child development professionals by providing an integrated model for child development and teacher education.





RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

A.G. Paul Quadrangle Modernization



81,246 GSF / 46,134 ASF

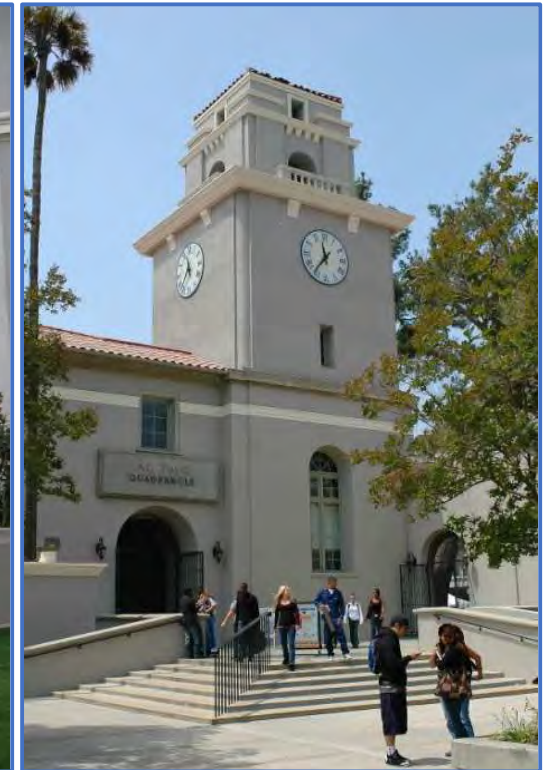
Measure C	\$ 9,171,807
Non-Measure C	<u>\$12,554,000</u>
Total	\$21,725,807

Facility Opened: 2010

Architect: The Steinberg Group

Contractor: ACS

Additions and renovations to the historic quad completed the fourth wing and added the originally designed clock tower. Building systems were upgraded/added (heating, ventilation and air conditioning system, electrical, elevators, and lighting).





Riverside Aquatics Complex

3,738 GSF / 2,243 ASF

Measure C	\$ 5,040,850
Public Contributions	\$ 5,833,383
TOTAL	\$10,874,233

(Contributors: County of Riverside, City of Riverside, Private Donations)

Facility Opened: 2011

Architect: AVRP Studios

Contractor: Tilden-Coil Constructors, Inc.

A broad community partnership that includes swimming pools, dive tower, lockers/team rooms serves competitive swim, dive and water polo teams as well as individual athletes.





Wheelock Complex & Gym Seismic Retrofit



33,105 GSF / 24,121 ASF

Measure C	\$ 12,918,309
Non-Measure C	\$ 9,165,000
Total	\$ 22,083,309

Facility Opened: 2012

Architect: GKK Works

Contractor: Tilden-Coil Constructors, Inc.

The facility received interior/exterior renovation that included essential seismic and accessibility improvements. Additionally, the complex includes state-of-the-art training facilities and replacement of the artificial turf field.



School Of Nursing, Science And Math Complex



131,450 GSF / 86,445 ASF	
Measure C	\$16,347,203
Non-Measure C	<u>\$45,439,400</u>
Total	\$61,786,603
Facility Opened: 2012	
Architect: GKK Works	
Contractor: Balfour Beatty Construction	
Increased the college's capacity to train and graduate nurses, and meet the needs of science and math disciplines.	





Lovekin Parking / Tennis Court Project



220 Parking Stalls / 10 Tennis Courts

Measure C \$4,351,724

Facility Opened: 2013 / 2014

Architect: Higginson + Cartozian Architects, Inc.

Contractor: Western Group, Inc. & Malibu Pacific Tennis Courts, Inc.

Relocating portable buildings, grading and construction of 10 new tennis courts, and restriping of the parking structure and 220 parking spaces.





Dr. Charles A. Kane Student Services & Administration Building

40,656 GSF / 28,729 ASF / 175 Parking Stalls

Measure C Phase I	\$20,751,844
Measure C Phase II	<u>\$ 1,550,000</u>
Total	\$22,301,844

Facility Opened: 2016

PH I – Architect: HMC Architects
Contractor: Bernards Construction

PH II – Architect: GHD
Contractor: ABNY, Inc. and Roadway Engineering

Unified student services and administration into one location at the College's "front-door" along Magnolia Ave. including Testing & Assessment, Counseling, Admissions & Records, Student & Auxiliary Services, a large assembly style classroom. The second phase of this project demolished the old Nobel Administration Building and created additional 175 parking spaces.





Henry W. Sr. & Alice Edna Coil School For The Arts



30,390 GSF / 23,331 ASF / 224 Parking Stalls

Measure C	\$25,736,077
Non-Measure C	<u>\$16,812,858</u>
Total	\$42,548,935

Facility Opened: 2016

Architect: LPA Inc.

Contractor: Tilden-Coil Constructors, Inc.

State-of-the-Art facility provides 450 seat concert hall, music practice rooms, piano lab, recording rooms, MIDI lab, classrooms and faculty offices to showcase outstanding education and world-class performances for RCC's music department. This project also includes a 4-story parking structure with 224 parking stalls.



Culinary Arts Academy



15,796 GSF / 12,623 ASF

Measure C	\$16,854,928
Non-Measure C	\$ 812,379
Total	\$17,667,307

Facility Opened: 2016

Architect: LPA Inc.

Contractor: Tilden-Coil Constructors, Inc.

The first floor houses the Culinary Arts and second/third floors house the District Office. The RCC Culinary Arts Academy offers professional quality demonstration and teaching kitchens, a bakery, classrooms, and a public dining room where Culinary students can gain experience and the community can sample delicious fare. The fourth level features a rooftop setting and open space to hold special District events.





RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Lovekin Portable Complex



34,560 GSF / 29,735 ASF

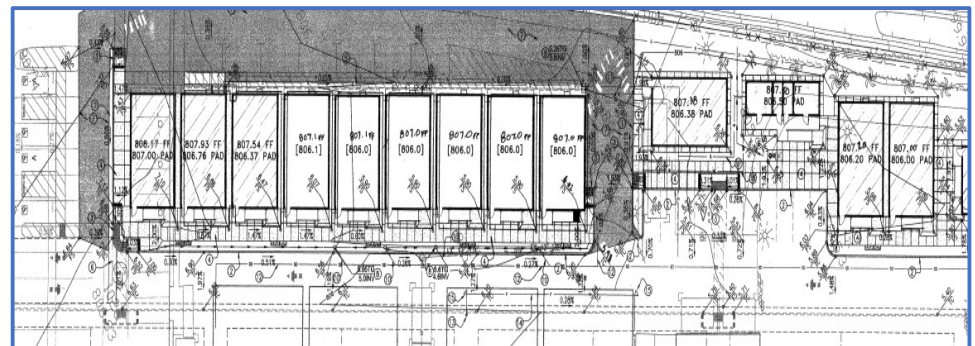
Measure C \$4,273,734

Facility Opened: 2004

Architect: Higginson + Cartozian

Contractor: Hinkley & Associates

48 modular buildings serving as swing space for classrooms relocated during the Quad Modernization project. Upon completion of the project, the Lovekin Complex continued to serve as a home for Workforce Preparation program, staff and faculty offices and classrooms.





RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Greenhouse



1,510 GSF / 1,129 ASF

Measure C	\$	500,000
Non-Measure C	\$	103,500
Total	\$	603,500

Facility Opened: 2021

Architect: Westberg+White

Contractor: Snyder & Snyder Construction

A Greenhouse facility that is part of the Life Science Program including the installation of a pre-engineered Greenhouse and Head house building including all related site accessibility improvement and utilities work. The facility placed in the existing garden area east of the Math and Science Building.





Life Science/Physical Science Reconstruction For Business Education + CIS



57,231 GSF / 34,055 ASF

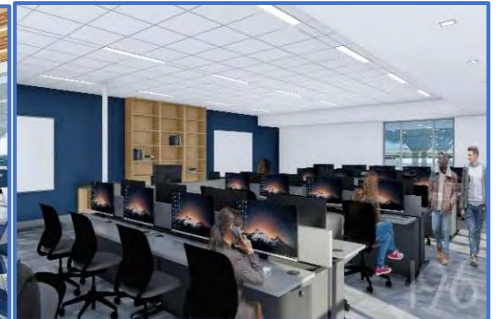
Measure C	\$ 6,100,649
Non-Measure C	<u>\$32,336,351</u>
Total	\$38,437,000

Facility to Open: June 2024

Architect: 19Six Architects

CM: CW Driver; Contractor: Soltek Pacific

Designed to support the Business and Computer Information System (CIS) programs. The facility reconstructed and modernized the old Physical & Life Science Building. An Engagement Center will provide spaces for students to study, interact and collaborate including 7 classrooms, 4 computer laboratories, 2 distance learning classrooms and 1 multi-purpose room equipped with a high-quality learning environment.





RCCD

RIVERSIDE COMMUNITY
COLLEGE DISTRICT

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

Football Field & Running Track Renovation



15,796 GSF / 12,623 ASF

Measure C	\$ 620,675
Non-Measure C	\$ 7,079,325
Total	\$ 7,700,000

Facility to Open: FALL 2023

Architect: LPA Inc.

Contractor: LA Engineering, Inc.

Replaced the existing football field artificial turf and running track surface including the long jump, triple jump and two pole vaults with a full replacement to the subsurface area and infrastructure system upgrades as well as site accessibility improvements.





Other RCC Funded Projects



COMPLETED	MEASURE C FUNDS	NON-MEASURE C
Bridge Space	\$1,175,132	-
District Phone & Voice Message Upgrades	\$183,923	-
Master/Long Range Plans	\$786,422	-
Emergency Phones	\$178,626	-
Modular Redistribution	\$2,376,458	-
PBX Building	\$428,119	-
Network Upgrades	\$528,081	-
Emergency Electrical – Bradshaw	\$366,353	-
Scheduled Maintenance (total match)	\$2,378,093	\$1,685,261
Utility Retrofit (NORESCO)	\$3,205,284	-
Athletic Office Remodel (Wheelock)	\$95,942	-
Master/Long Range Plans	\$786,422	-
Black Box Theatre Remodel	\$10,955	-
Quad Basement Remodel	\$352,941	-
Wheelock Filed (Phase I) & Gym, Seismic Retrofit	\$4,707,066	-
Food Services Remodel	\$987,705	-
Total	\$18,547,522	\$1,685,261



District Office

41,258 GSF / 27,971 ASF

Measure C	\$16,472,929
Non-Measure C	\$ 812,378
Total	\$ 17,285,307

Facility Opened: 2015

Architect: LPA Inc.

Contractor: Tilden-Coil Constructors, Inc.

The second/third floors house the District Offices, which provides for all district operations, including board of trustees public meetings (on the first floor) to be centrally located under one roof. The fourth level features a unique rooftop garden setting and open space to hold special District/College events.





Other Districtwide Funded Projects

COMPLETED	MEASURE C FUNDS
District Phone and VM Upgrades	\$20,589
RCCD Systems Office (Market St)	\$2,629,981
Emergency Phones	\$10,000
Infrastructure (IT Upgrade)	\$28,580
District Computer/Network Update	\$59,121
Swing Space – Market St. Properties	\$737,303
Scheduled Maintenance	\$168,740
Alumni Carriage House Restoration	\$122,270
Total	\$3,776,584

**FACILITIES PLANNING AND DEVELOPMENT
PROJECT SUMMARY STATUS UPDATES (October 09, 2025)**

Measure C 2004

Moreno Valley College (MVC)	
Organic Chemistry Lab	This project added a new organic chemistry lab to the Science & Technology building. The renovation includes: 1) converting Humanities Classroom 323 to Anatomy Laboratory and relocating Anatomy Lab 207 from Science & Technology to Humanities Classroom 323, and 2) converting Science & Technology 207 for a new Organic Chemistry lab. Both the Anatomy Lab conversion and the new Organic Chemistry Lab were completed and opened for students in Fall 2025. All Measure C funding for this project was expended by June 30, 2025.

Measure CC 2024

Moreno Valley College (MVC)	
Library Learning Resource Center	This is a state and Measure CC-funded facility project. Programming and design are currently in progress, with preliminary plans scheduled for submission to the state by mid-December 2025.
Norco College (NC)	
Center for Human Performance & Kinesiology	This is a state and Measure CC-funded facility project. The project is currently under construction as of the second week of July 2025.
Library Learning Resource Center & Student Services	This is a state and Measure CC-funded facility project. Programming and design are currently in progress, with preliminary plans scheduled for submission to the state by mid-December 2025.
Corona Education Center (CEC)	This project is funded by Measure CC. Buildings demolition and site clearance have been completed, and both the security fence and surveillance cameras have been installed.
Riverside City College (RCC)	
Cosmetology	This is a state and Measure CC-funded facility project. Programming and design are currently in progress, with preliminary plans scheduled for submission to the state by mid-December 2025.

Riverside Community College District
Citizens' Bond Oversight Committee

2024-25
ANNUAL REPORT





CITIZENS' BOND OVERSIGHT COMMITTEE

Riverside Community College District (RCCD) appreciates the community's support for students and its colleges. The passage of Measure C in March 2004 and Measure CC in November 2024 provided funding for much-needed projects to accommodate the growing number of students in the District.

Proceeds from these bonds are designated to help pay for the acquisition, construction, improvement, and renovation of various college facilities as outlined in the ballot measures.

The Citizens' Bond Oversight Committee (CBOC) of appointed citizens oversees the expenditure of funds and the annual performance audit and financial audit of bond funds and projects. The CBOC, consisting of seven members, is responsible for ensuring that Measures C and CC expenditures follow Proposition 39, and informing how the bonds' proceeds are used through annual reports to the RCCD Board of Trustees and the public.

2024-25 CBOC Members:

Michael Vahl, *Chair*, Senior Citizen Organization Representative

Patricia Reynolds, *Vice Chair*, Taxpayers Representative

Monica Delgadillo-Flores, College Advisory Organization Representative

Gabriel Graves, RCCD Student Representative

Don Kindred, Business Representative

Sheryl Plumley, Community Member At-Large Representative

Jordan Wright, Community Member At-Large Representative

Proceedings and Activities

Meetings of the Citizens' Bond Oversight Committee

The CBOC conducts its meetings in accordance with the provisions of the Ralph M. Brown Public Meeting Act Government Code Sections 54950 et seq. Meeting notices and agendas are sent to members of the Committee within the required period and are posted at RCCD campuses and education centers. Meeting notices, agendas, minutes, documents, and reports received by the Committee are a matter of public record and are available through the RCCD website: <http://rccd.edu/cboc> or by emailing the RCCD Office of Institutional Advancement & Economic Development at CBOC@rccd.edu.

MEETING: JULY 11, 2024

Riverside Community College District
Held In-Person at the District Office

Measure C Financial Update - Project Commitments Summary Report

Project Commitments Summary Report - June 2024

Director Misty Griffin presented the Project Commitments Summary report. The report's highlighted sections reflect financial transaction changes as of Jun. 30, 2024. The highlighted sections highlight financial transaction changes since the last CBOC meeting. The cash on hand is reduced to \$1.24M due to the expenditures related to the Moreno Valley College (MVC) Student Services Welcome Center. The Projects Commitments section has changed due to the completion of the football field and track renovation project which is a change of \$620K and the in-progress projects is due to the football completion project and the Districtwide firewall project went to the Board of Trustees (BOT) in Apr. The Program Contingency section has experienced a decrease in \$137K due to the Districtwide firewall project budget augmentation. There were changes to non-Measure C funding due to the completion of the football field project at Riverside City College (RCC) difference in the amount of \$1.4M and there is an addition of \$600K for the Districtwide firewall other funding. Chair Vahl inquired if the stands will be open for the fall football season. Associate Vice Chancellor (AVC) Agah and VC Brown elaborated on the football field stands at RCC.

Measure C Financial Update - CPES

Capital Program Executive Summary Report (CPES) - April through June 2024

The CPES Report was presented by Director Griffin and reflects budgetary changes. The remaining uncommitted fund has been reduced by \$314K due to the budget setup of the District's firewall project. The highlighted section shows a reduction of \$1.4M non-Measure C funds due to the completion of the football field project completion. There was an increase of \$600K for the Districtwide firewall setup and these went to the Apr. BOT. Member Reynolds inquired about donations for projects over the years and VC Brown elaborated that most of the donations were received for aquatics.

Measure C Projects Update - Board Reports

Board Reports Using Measure C Funding - April 2024

AVC Hussain Agah presented three BOT reports from Apr. 16, 2024 for the BOT to approve the construction management services agreement Amendment No. 1 with C.W. Driver LLC for the not to exceed amount of \$40,774.

Measure C Project Summary Status Updates

Measure C Project Summary - July 2024

The Project Summary Updates Report was presented by AVC Agah. The RCC Life Science/Physical Science Reconstruction Project for Business Education + CIS project is now complete and occupied by the college. The District is in the process of finalizing a change order and completing construction closeout by the end of Aug. A grand opening ceremony is being planned for fall 2024. The MVC Student Service Welcome Center project is currently under construction with anticipated completion by Jan. 30, 2025. The project architect has finalized the furniture plan and selection with the college and procurement is scheduled to begin in Aug.

Review of Draft 2023-24 CBOC Annual Report

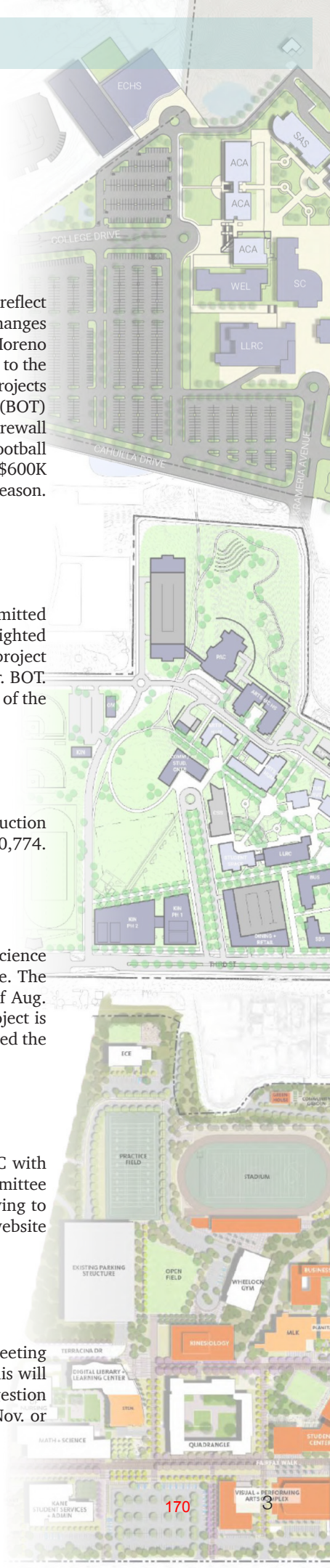
2023-24 CBOC Annual Report

VC Goldware presented the 2023-24 CBOC Annual Report. Annually the report is shared with the CBOC with a synopsis of the previous CBOC meeting minutes. Chair Vahl was invited to attend the Sep. BOT Committee meeting to speak about the report to the BOT. Member Delgadillo inquired about the BOT meetings moving to different locations at the District. VC Goldware shared that the annual reports are available on the CBOC website and if the Bond is successful current CBOC members might be asked to serve on two committees.

Business from Committee Members

Other Business

VC Goldware highlighted that the CBOC Bylaws only require the CBOC to meet once a year and the meeting structure might want to be changed to shift to twice a year to update the CBOC members of activities. This will be agendaized for the next CBOC meeting for discussion to incorporate the audit and annual report (suggestion to meet mid-Nov. and sometime in Aug.). VC Brown will provide an update about audit timing for late Nov. or early Dec.





MEETING: OCTOBER 10, 2024

Riverside Community College District
Held In-Person at the District Office

Proposition 39 - Audit Update

Proposition 3 Governance Letter and Audit Report

Bill Rauch from EideBailly presented the annual Proposition 39 governance letter and audit report. Per the Financial Statement there were no audit findings or recommendations reported in the prior year. The expenditures snapshot was highlighted with \$8.8M spent by the District as of Jun. 30, 2024.

Measure C Financial Update - Project Commitments Summary Report

Project Commitments Summary Report – Sep. 2024

Director Griffin presented the Project Commitments Summary report. The report's highlighted sections reflect financial transaction changes as of Sep. 30, 2024. The highlighted sections highlight financial transaction changes since the last CBOC meeting. The cash on hand has been reduced to \$1.78M due to the expenditures related to the MVC Student Services Welcome Center and the firewall project at the District office. The interest is higher by \$387K due to the yield from the county Treasurer being higher than expected. The fair market value of investments improved by approximately \$224K over past fiscal years due to the market being better compared to former years. In progress projects section is up by \$28K due to a staffing adjustment. In the contingency there is an increase in about \$574K due to the other items discussed. Member Vahl inquired about the cash on hand and the projects in process financials. VC Brown elaborated that the cash on hand is the list of individual projects that are currently being worked on.

Measure C Financial Update - CPES

Capital Program Executive Summary Report - September 2024

The CPES Report was presented by Director Griffin and reflects budgetary changes. There was an increase of \$490K due to the staffing allocation to complete the existing projects.

Measure C Projects Update - Board Reports

Board Reports Using Measure C Funding – Sep. 2024

AVC Agah presented one BOT reports from Sep. 17, 2024 for the BOT to approve the architectural services agreement with Ruhnuu Clarke Architects for the MVC Park's soccer field lighting and accessibility and parking improvement project in the total amount of \$230K.

Measure C Project Summary Status Updates

Measure C Project Summary – Oct. 2024

The Project Summary Updates Report was presented by AVC Agah. There is only one project left at the MVC Student Service Welcome Center project. The project is currently under construction, with anticipated substantial completion on Jan. 30, 2025. Member Delgadillo inquired about the soccer fields at MVC and there was discussion with District staff about the fields.

Business from Committee Members

Other Business

The 2025 and 2026 CBOC meeting schedule was discussed. It was discussed to shift meetings to twice a year during May and Nov. to capture the audit and annual report. Member Avery motioned to move the next CBOC meeting to the second Thursday in May which reflects May 8, 2025 and member Delgadillo seconded (5 Ayes). At the next CBOC meeting, the committee will discuss a fall meeting date to capture the annual audit and annual CBOC report.





MEETING: MAY 8, 2025

Riverside Community College District
Held In-Person at the District Office

Welcome and Introduce Members

Welcome and Introduce New CBOC Members

CBOC members were welcomed and introduced.

Chair and Vice Chair Vote for 2025

Vote for 2025 Chair and Vice Chair

Member Reynolds nominated member Vahl as chair and member Wright seconded (5 ayes). Member Plumley nominated member Reynolds as vice chair and member Wright seconded (5 ayes).

Measure C/CC Overview

Overview

VC Brown led an introduction on Measure C/CC and introduced the Business and Financial Services team that support the CBOC. Chair Vahl inquired about the Wheelock stadium.

Measure C Financial Update - Project Commitments Summary Report

Project Commitments Summary Report – Apr. 2025

VC Brown requested the agenda be reordered for this section for the future meetings. Director Griffin presented the Measure C Project Commitments Summary report. The report's highlighted sections reflect financial transaction changes as of Apr. 30, 2025. The highlighted sections highlight financial transaction changes since the last CBOC meeting. The cash on hand has been reduced to \$3.45M due to the expenditures related to the Student Services Welcome Center at MVC plus some smaller other payments going out for staffing. The completed projects increased by \$5.7M due to two projects being moved from in-progress to completed projects. The in-progress projects decreased to \$2.6M and there have been two projects added to the list from MVC. The contingency has increased about \$60K due to the interest rate. The highlighted items are due to one scheduled maintenance match from one group to another and the projects at MVC.

Measure C Financial Update - CPES

Capital Program Executive Summary Report – Oct. 2024 to Apr. 2025

The CPES Report was presented by Director Griffin and reflects budgetary changes between Oct. and Apr. There was an increase of \$1.1M due to the income distribution and closing out of work projects. The report highlights change to the non-Measure C budget due to the projects at MVC. VC Brown provided feedback regarding the CPES Report.

Measure CC Financial Update – Project Commitments Summary Report

Project Commitments Summary Report – Apr. 2025

Director Griffin presented the Measure CC Project Commitments Summary report. The report's highlighted sections reflect financial transaction changes as of Apr. 30, 2025. The highlighted sections highlight financial transaction changes since the last CBOC meeting. \$954M was approved for Measure CC and the cash on hand is \$183M. There is no budget information available as the information will be included for the adopted budget in Sep. VC Brown shared that the BOT Reports will go before the BOT in Aug. with the allocated projects and budget.

Measure C/CC Projects Update - Board Reports

Board Reports Using Measure C Funding – Apr. 2025

AVC Agah presented the BOT reports. The BOT Dec. 2024 report recommended approval of the MVC Organic Chemistry Laboratory project and approve the project budget of \$3,911,600. The BOT Feb. 2025 report recommended approval of construction management services agreement with C.W. Driver in the total amount of \$1,303,715. The BOT Mar. 2025 report recommended approval of the Construction Management Services Agreement with Kitchell/CEM, Inc. for the total amount of \$312,952. The BOT Apr. 2025 report recommended approval of Resolution No. 80-24/25 for the General Contractors Prequalification Package for the Norco College (NC) Center for Human Performance & Kinesiology project. The BOT Apr. 2025 report recommended approval of the general contractors' prequalification list for the NC Center for Human Performance & Kinesiology Project, RFQ No. 25-24/25-4.

Measure C Project Summary Status Updates

Measure C Project Summary – May 2025

The Project Summary Updates report was presented by AVC Agah. The MVC Student Service Welcome Center project was substantially completed on Apr. 7, 2025 and is now occupied by college stakeholders. The MVC Organic Chemistry Lab project adds a new organic chemistry lab to the Science & Technology building. The renovation includes: 1) converting Humanities Classroom 323 to Anatomy Laboratory and relocating Anatomy Lab 207 from Science & Technology to Humanities Classroom 323, and 2) converting Science & Technology 207 for a new Organic Chemistry Laboratory. Project was approved by the BOT in Dec. 2024 and will open by fall 2025. The NC Center for Human Performance & Kinesiology is a state-funded project, approved in FY 21–22 pending a local contribution, is now in the procurement phase following the passage of Measure CC. The project is targeting a bid award in Jun. 2025 and start construction in Jul. 2025.

Business from Committee Members

Other Business

VC Goldware shared that traditionally the CBOC has meet quarterly and VC Brown suggested to continue to meet in Oct. It was motioned for the CBOC to meet in Jan., Apr., Jul. and Oct. on the second Thursday at 3pm annually by member Kindred and seconded by member Plumley (7 ayes). VC Goldware shared about CBOC correspondence from CBOC@rccd.edu the CBOC website and the resources available on the site. VC Goldware will inquire with the bond counsel to provide an update for the members roles and responsibilities. VC Goldware will ask RCCD legal counsel to provide an overview about the Brown Act.



Statement of Compliance

This Annual Report is submitted to the RCCD Board of Trustees by the Riverside Community College District Citizens' Bond Oversight Committee. This Committee advises that, to the best of its knowledge, the Riverside Community College District complies with the requirements in Article XIII A, Section 1(b) (3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure C and no funds were used for any teacher or administrative salaries or other operating expenses as prohibited by Article XIII A, Section (b) (s) (a) of the California Constitution.

Respectfully submitted by:

Michael Vahl, Chair

Citizens' Bond Oversight Committee

Date: October 21, 2025





2024-25 Annual Report

Submitted to the
Riverside Community College District Board of Trustees

Date: October 21, 2025



<http://rccd.edu/committees/cboc>

**FACILITIES PLANNING AND DEVELOPMENT
PROJECT SUMMARY STATUS UPDATES (October 09, 2025)**

Inland Empire Technical Trade Center (IETTC)	This project is funded by Measure CC. Site demolition and clearance has been completed, and both the security fence and surveillance cameras have been installed. Working with the City on Jurupa Valley on site entitlement.
Ben Clark Training Center	
Education Building 2-A	This is a state and Measure CC-funded facility project. Programming and design are currently in progress, with preliminary plans scheduled for submission to the state by mid-December 2025.