



PROGRAMS | IN-PERSON EVENT

THE NEXT GENERATION OF COMMUNITY COLLEGE FACILITIES: PROGRAMS, PRIORITIES & OPPORTUNITIES

2026 CMAA PROGRAM
NORTHERN CALIFORNIA CHAPTER

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UPCOMING EVENTS



Meet the Primes, In-Person
Networking Event
Thu, Aug 06 | Nido's Backyard



2026 Past Presidents Golf
Tournament
Thu, Aug 27 | Chardonnay Golf ...



Education Program: Inside..
Thu, Sep 24 | Aurora Rooftop



CMAA NorCal and HABITAT
FOR HUMANITY join force..
Sat, Oct 10 | Holy Cross Parish



CCM/CMIT Workshop
Webinar
Wed, Oct 21 | ZOOM Meeting



CMAA Rising CM
Conference | Save the Date
Sat, Nov 14 | California State Po...

PANELISTS



REBEKAH KALLEEN

Vice President / Legislative Advocate

Murdoch, Walrath & Holmes
(MWH)



DANIEL BANOWETZ

Associate Vice President of Bond Programs

San Joaquin Delta
Community College District



JOSEF MEYER

Director of Facilities Planning and Construction

Los Rios Community College District



KELLY MOULTON

Director of Facilities Development and Construction Management
Sierra Joint Community College District



DONATA GILLILAND

SFLA, CPSM
Regional Leader, Principal

FLINT

MODERATOR

PROGRAMS THE NEXT GENERATION OF COMMUNITY COLLEGE FACILITIES
PROGRAMS, PRIORITIES, & OPPORTUNITIES



CCFC Legislative Update: Delivery Methods

Rebekah Kalleen

Community College Facility Coalition

CMAA Community College Panel
American River College – July 23, 2026

K-12 LLB Statutory Authority

17406. (a) (1) Notwithstanding Section 17417, the governing board of a school district may let, for a minimum rental of one dollar (\$1) a year, to a person, firm, or corporation real property that belongs to the school district if the instrument by which this property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the use of the school district during the term of the lease, and provides that title to that building shall vest in the school district at the expiration of that term. The instrument may provide for the means or methods by which that title shall vest in the school district before the expiration of that term, and shall contain other terms and conditions as the governing board of the school district may deem to be in the best interest of the school district.

(2) An instrument created pursuant to paragraph (1) shall be awarded based on a competitive solicitation process to the proposer providing the best value to the school district, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required. Before awarding an instrument pursuant to this section, the governing board of the school district shall adopt and publish required procedures and guidelines for evaluating the qualifications of proposers that ensure the best value selections by the school district are conducted in a fair and impartial manner. These procedures and guidelines shall be mandatory for the school district when awarding an instrument pursuant to this section. The required procedures shall include, at a minimum, the following:

(A) The school district shall prepare a request for sealed proposals from qualified proposers. The school district shall include in the request for sealed proposals an estimate of price of the project, a clear, precise description of any preconstruction services that may be required and the facilities to be constructed, the key elements of the instrument to be awarded, a description of the format that proposals shall follow and the elements they shall contain, the standards the school district will use in evaluating proposals, the date on which proposals are due, and the timetable the school district will follow in reviewing and evaluating proposals.

(B) The school district shall give notice of the request for sealed proposals in the manner of notice provided in Section 20112 of the Public Contract Code and in a trade paper of general circulation published in the county where the project is located, with the latest notice published at least 10 days before the date for receipt of the proposals.

(C) A proposer shall be prequalified in accordance with subdivisions (b) to (m), inclusive, of Section 20111.6 of the Public Contract Code in order to submit a proposal. If used, electrical, mechanical, and plumbing subcontractors shall be subject to the same prequalification requirements for prospective bidders described in subdivisions (b) to (m), inclusive, of Section 20111.6 of the Public Contract Code, including the requirement for the completion and submission of a standardized prequalification questionnaire and financial statement that is verified under oath and is not a public record. These prequalification requirements shall be included in an instrument created pursuant to paragraph (1).

(D) The request for sealed proposals shall identify all criteria that the school district will consider in evaluating the proposals and qualifications of the proposers, including relevant experience, safety record, price proposal, and other factors specified by the school district. The price proposal shall include, at the school district's discretion, either a lump-sum price for the instrument to be awarded or the proposer's proposed fee to perform the services requested, including the proposer's proposed fee to perform preconstruction services or any other work related to the facilities to be constructed, as requested by the school district. The request for proposals shall specify whether each criterion will be evaluated pass-fail or will be scored as part of the best value score, and whether proposers must achieve any minimum qualification score for award of the instrument under this section.

(E) For each scored criterion, the school district shall identify the methodology and rating or weighting system that will be used by the school district in evaluating the criterion, including the weight assigned to the criterion and any minimum acceptable score.

(F) Proposals shall be evaluated and the instrument awarded under this section in the following manner:

(i) All proposals received shall be reviewed to determine those that meet the format requirements and the standards specified in the request for sealed proposals.

(ii) The school district shall evaluate the qualifications of the proposers based solely upon the criteria and evaluation methodology set forth in the request for sealed proposals, and shall assign a best value score to each proposal. Once the evaluation is complete, all responsive proposals shall be ranked from the highest best value to the lowest best value to the school district.

(iii) The award of the instrument shall be made by the governing board of the school district to the responsive proposer whose proposal is determined, in writing by the governing board of the school district, to be the best value to the school district.

(iv) If the selected proposer refuses or fails to execute the tendered instrument, the governing board of the school district may award the instrument to the proposer with the second highest best value score if the governing board of the school district deems it to be for the best interest of the school district. If the second selected proposer refuses or fails to execute the tendered instrument, the governing board of the school district may award the instrument to the proposer with the third highest best value score if the governing board of the school district deems it to be for the best interest of the school district.

(v) Notwithstanding any other law, upon issuance of a contract award, the school district shall publicly announce its award, identifying the entity to which the award is made, along with a statement regarding the basis of the award. The statement regarding the school district's contract award and the contract file shall provide sufficient information to satisfy an external audit.

(G) The governing board of the school district, at its discretion, may reject all proposals and request new proposals.

(3) Following the award of an instrument created pursuant to paragraph (1), and if the price proposal is not a lump sum for the instrument awarded, the successful proposer shall provide the school district with objectively verifiable information of its costs to perform the services requested under the instrument and shall select subcontractors as set forth in paragraph (4). Once any preconstruction services are completed and subcontractors are selected, and upon approval of the plans and specifications for work on the site by the Department of General Services' Division of the State Architect, if required, the successful proposer and the school district shall finalize the price for the services to be provided under the instrument. The successful proposer shall provide the school district with written rationale for the price, and the school district shall approve or reject the final price at a public meeting before the successful proposer may proceed with any further work under the instrument. The contract file shall include documentation sufficient to support the final price determination.

(4) (A) The school district, in the request for sealed proposals, may identify specific types of subcontractors that must be included in the proposal. All subcontractors that are identified in the proposal shall be afforded the protections of the Subletting and Subcontracting Fair Practices Act (Chapter 4 (commencing with Section 4100) of Part 1 of Division 2 of the Public Contract Code).

(B) Following the award of an instrument created pursuant to paragraph (1) and for subcontractors not identified in the proposal, the successful proposer shall proceed as follows in awarding construction subcontracts with a value exceeding one-half of 1 percent of the price allocable to construction work:

(i) Provide public notice of availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process of the school district, including a fixed date and time on which qualifications statements, bids, or proposals will be due.

(ii) Establish reasonable qualification criteria and standards.

(iii) Award the subcontract either on a best value basis or to the lowest responsible bidder. The process may include prequalification or short-listing. The process shall not apply to subcontractors listed in the original proposal. Subcontractors awarded construction subcontracts under this subdivision shall be afforded all the protections of the Subletting and Subcontracting Fair Practices Act (Chapter 4 (commencing with Section 4100) of Part 1 of Division 2 of the Public Contract Code).

(5) Paragraph (2) shall not preclude a school district from segregating the request for proposals into a request for qualifications, followed by a request for proposals with price information from the proposers deemed most qualified by the school district, provided that the procedures specified in paragraphs (2), (3), and (4) are otherwise followed.

(b) (1) Notwithstanding Sections 17297 and 17402, for purposes of using preconstruction services, a school district may enter into an instrument created pursuant to paragraph (1) of subdivision (a) before written approval by the Department of General Services' Division of the State Architect only if the instrument provides that no work for which a contractor is required to be licensed in accordance with Article 5 (commencing with Section 7065) of Chapter 9 of Division 3 of the Business and Professions Code and for which Division of the State Architect approval is required can be performed before receipt of the required Division of the State Architect approval.

(2) This subdivision does not waive the requirements of Section 17072.30 or Section 17074.16, or any other applicable requirements of Chapter 12.5 (commencing with Section 17070.10) of Part 10.

(c) A rental of property that complies with subdivision (a) as it reads on the day that the lease is entered into shall be deemed to have thereby required the payment of adequate consideration for purposes of Section 6 of Article XVI of the California Constitution.

(d) (1) This subdivision shall apply to a project for the construction, alteration, repair, or improvement of any structure, building, or other improvement of any kind that was leased through an instrument pursuant to this section before July 1, 2015. If at any time the instrument is determined to be invalid by a court of competent jurisdiction because it fails to fall within the competitive bidding exception pursuant to paragraph (1) of subdivision (a), as it read on December 31, 2016, the contractor who entered into the instrument with the school district may be paid the reasonable cost, specifically excluding profit, of the labor, equipment, materials, and services furnished by the contractor before the date of the determination that the instrument is invalid if all of the following conditions, as determined by the court, are met:

(A) The contractor proceeded with construction, alteration, repair, or improvement based upon a good faith belief that the instrument was valid.

(B) The school district has reasonably determined that the work performed is satisfactory.

(C) Contractor fraud did not occur in the obtaining or performance of the instrument.

(D) The instrument does not otherwise violate state law related to the construction or leasing of public works of improvement.

(2) In no event shall payment to the contractor pursuant to this section exceed either of the following:

(A) The contractor's costs as included in the instrument plus the cost of any approved change orders.

(B) The lease payments made, less profit, at the point in time the instrument is determined to be invalid by a court of competent jurisdiction.

(3) Notwithstanding paragraph (1), this subdivision shall not affect any protest and legal proceedings, whether contractual, administrative, or judicial, to challenge the award of the public works contract, nor affect any rights under Section 337.1 or 337.15 of the Code of Civil Procedure.

(e) This section shall become inoperative on July 1, 2027, and, as of January 1, 2028, is repealed, unless a later enacted statute, that becomes operative on or before January 1, 2028, deletes or extends the dates on which it becomes inoperative and is repealed.

(Amended (as amended by Stats. 2016, Ch. 521, Sec. 2) by Stats. 2021, Ch. 666, Sec. 5. (AB 486) Effective January 1, 2022. Inoperative July 1, 2027, by its own provisions. Repealed as of January 1, 2028, by its own provisions. See later operative version, as amended by Sec. 6 of Stats. 2021, Ch. 666.)

Community College LLB Authority

81335. The governing board of a community college district may let, at a minimum rental of one dollar (\$1) a year, to any person, firm, or corporation any real property which belongs to the district if the instrument by which such property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the use of the community college district during the term thereof, and provides that title to such building shall vest in the community college district at the expiration of such term. Such instrument may provide for the means or methods by which such title shall vest in the community college district prior to the expiration of such term, and shall contain such other terms and conditions as the governing board may deem to be in the best interest of the community college district.

(Enacted by Stats. 1976, Ch. 1010.)

Alternative Delivery Method Considerations

- ▶ Can alternative delivery methods be used for **state-funded** capital outlay projects?
 - Design-Build – Long Beach CCD x2
 - Follow Public Contract Code
 - PW and C phases align with Design-Bid-Build
- ▶ Skilled and trained workforce requirements
- ▶ What about **Progressive Design-Build**?
 - Vs. K-12 “Alternative Design-Build” – Education Code Sec. 17250.60

Best Value – SB 1154 (Reyes)

- ▶ Establishes new “best value” delivery method for community college construction projects that exceed \$1 million
 - Extension of authority granted to K-12 school districts in 2025
 - Would sunset Dec. 31, 2030
- ▶ Bidder selected on the basis of objective criteria, where the resulting selection represents the best combination of **price** and **qualifications**
- ▶ Requires the use of a skilled and trained workforce or PLA
- ▶ Must submit an independent third-party report to the Legislature on the use of the best value method
- ▶ Sponsored by San Bernardino CCD
- ▶ Status: Pending on Assembly Floor

Job Order Contracting – AB 1809 (Fong)

- ▶ **Makes job order contracting permanent** for K-12 school districts and community colleges
 - Authority currently sunsets Jan. 1, 2027
- ▶ Alternative procurement method to deliver smaller projects, allowing for award of contracts to the lowest responsible bidder based on prices for specific construction tasks rather than bids for specific projects
 - Contractors are prequalified and bid an adjustment factor to the preset unit prices
- ▶ Must have a **PLA** that applies to all public works awarded through JOC *and* to all other public works of the district – regardless of delivery method – that exceed a monetary threshold set by the district
- ▶ Sponsored by LAUSD
- ▶ Status: Pending on Senate Floor

Status of State Bond – CCC Funding

- ▶ Prop 2 (passed Nov. 2024) provided **\$1.5 billion** for CCC facilities
- ▶ Funding cycles (total State funding):
 - FY 2025-26: \$775.8 million – 29 new starts
 - FY 2026-27: \$399 million – 10 new starts
 - FY 2027-28: Reserves/remainder (~\$200 million)
- ▶ New projects (FPPs) submitted in July 2026 **need a new funding source** to receive state funding

CCFC looks forward to engaging in conversations about a new bond in a future election cycle.

Contact Information



Rebekah Kalleen, Executive Director

Community College Facility Coalition

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Sacramento, CA 95814

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Rebekah Kalleen is a partner and Vice President at Murdoch, Walrath & Holmes and a legislative advocate for education entities including the Coalition for Adequate School Housing (CASH) and the County School Facilities Consortium (CSFC), as well as the Executive Director of the Community College Facility Coalition (CCFC).

She has approximately two decades of experience in the State advocacy sector, helping clients from small associations to large companies navigate the State budget, legislative, and regulatory processes. She previously served as a consultant to school districts participating in the State School Facility Program, assisting them with accessing state grant dollars for facility projects.

Rebekah has a B.A. in Political Science from the University of California, Berkeley.





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Sierra College Overview

Multi-Campus District

Rocklin, Nevada County, Tahoe-Tahoe-Truckee, and online programs

~18,000 Students

Classes split 50/50 online and virtual

Active Capital Program

Rocklin campus bond-funded projects plus ongoing operational improvements improvements across all sites

Forecasted Professional Services Opportunities

Sierra College is establishing **pre-qualified vendor lists** for professional services on smaller capital and facilities projects. Qualified encouraged to apply early.

Inspector of Record Record (IOR)

Construction inspection
services for capital projects

Special Testing & Inspection

Materials testing and third-
third-party inspections

Architect (Small Projects)

Design and planning
support for minor
renovations

Rental Rates & Fee Study

Consulting services for
facilities valuation



MAJOR CAPITAL PROJECT

Public Safety Training Center

Location

West Placer County — Sunset and
Fiddymont area

Delivery Method

Progressive Design-Build **or** CM at
Risk — final method TBD

Procurement Timeline

Anticipated solicitation release: **Fall 2026**

LOOKING AHEAD

Future Capital Projects

Beyond 2026, Sierra College has identified the following projects in its capital planning pipeline. These will be procured through standard public through standard public processes — register now to receive early notification.



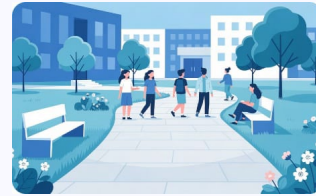
Weaver Hall Modernization

Renovation and upgrade of a key academic building on the Rocklin Campus (schedule TBD) TBD)



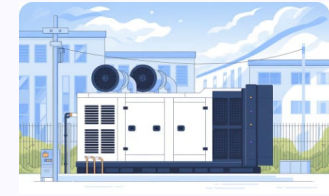
Parking Lots J & K Updates

Resurfacing, lighting, and infrastructure improvements to campus parking areas (bid winter 2026)



Campus Pathways & Courtyards

Improvements to pedestrian pathways and courtyard spaces across campus (bid winter 2026)



NCC and TCC Generator Installation

Installation of backup generator systems at Nevada County Campus and Tahoe-Truckee Campus (bid summer 2026)



Measure K

Daniel Banowetz, Associate Vice President of Bond
Programs





Measure K

\$598 million bond passed in November 2024

Phase 1

Energy Efficiency Project

- Installing 3.94 megawatt solar array system
- Replacing approx. 1.75 million square feet of parking surfaces
- Original building HVAC renovations

Currently under construction



Phase 1

Technology Cabling Project

- Replacing data cables with CAT 6 in original buildings
- Installing cell phone Distributed Antenna System (DAS)
- Currently in the Request for Qualification (RFQ) stage

Mountain House Building

- Approx. 63,000 square foot building to replace current campus buildings
- Currently in the Request for Qualification (RFQ) stage

Safety Training Center

- Emergency Vehicle Operation Course (EVOC)
- Shooting range
- Classroom, armory, and storage
- Site Work



Phase 2

Lodi Center/Health Sciences

Police Building Replacement

Manteca Farm Wet Labs

Roof Replacements

Danner Hall Renovations



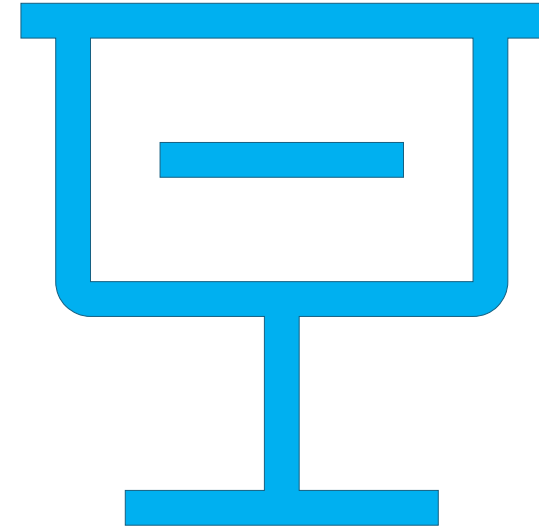
Questions?

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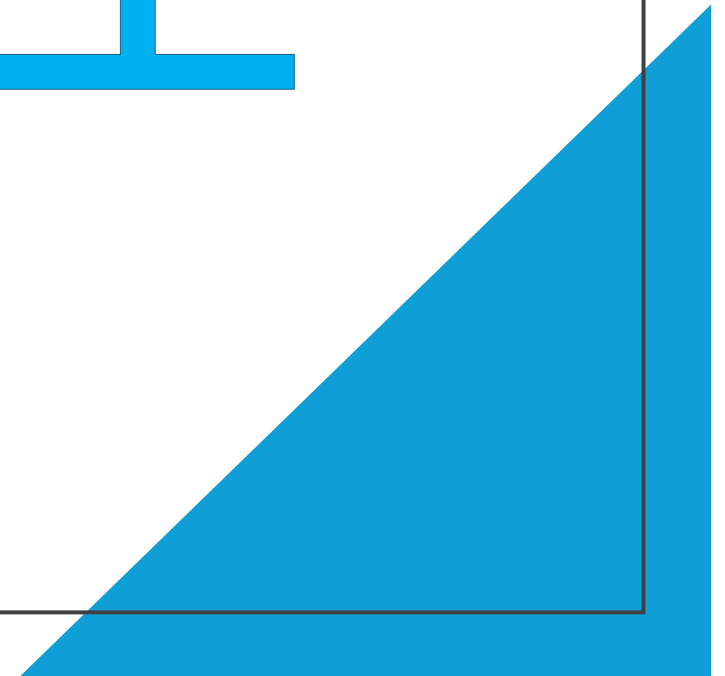




LOS RIOS
COMMUNITY
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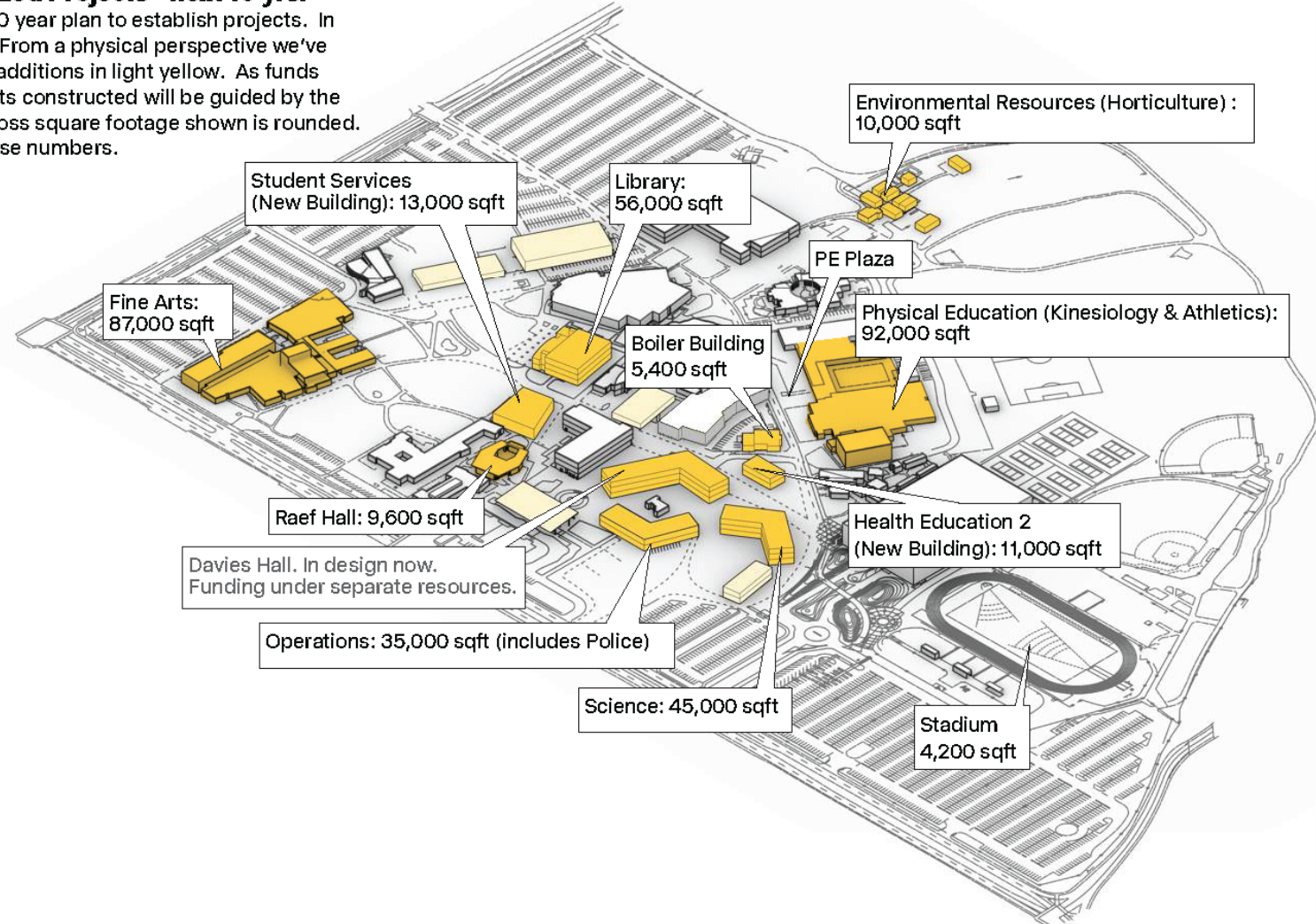
Facilities Master Plan



10 yr. Outlook

4.10.1 Facilities Master Plan - Prioritized Projects - next 10 yrs.

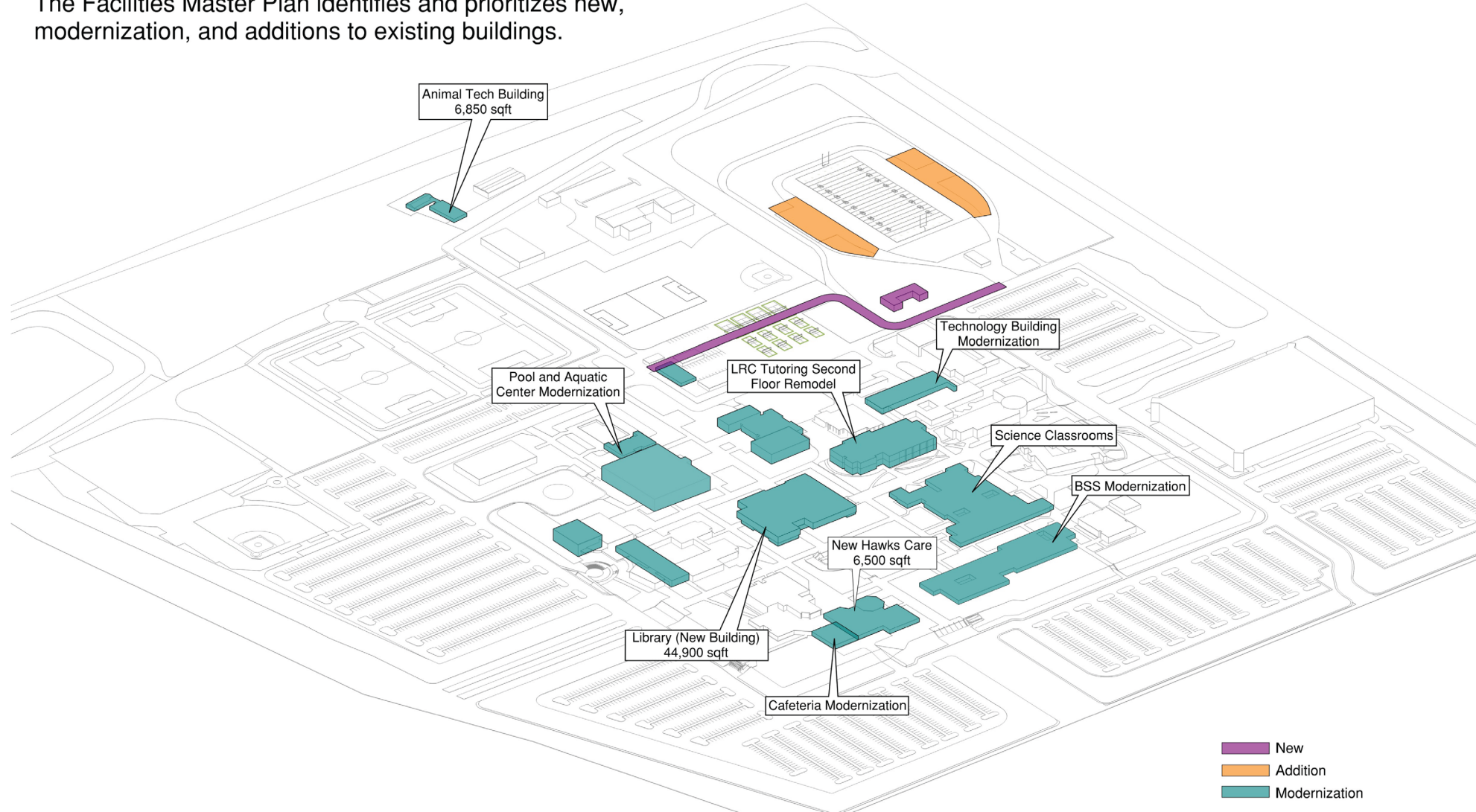
The Master Plan takes a look at the financial 10 year plan to establish projects. In the diagram they are denoted in dark yellow. From a physical perspective we've envisioned a 25 year plan which includes the additions in light yellow. As funds become available the prioritization of what gets constructed will be guided by the plan and the ARC Campus Administrators. Gross square footage shown is rounded. See Fusion Facilities Condition Index for precise numbers.



0 yr. and 10 yr. Outlook

Facilities Master Plan - Prioritized Projects 1 through 9

The Facilities Master Plan identifies and prioritizes new, modernization, and additions to existing buildings.



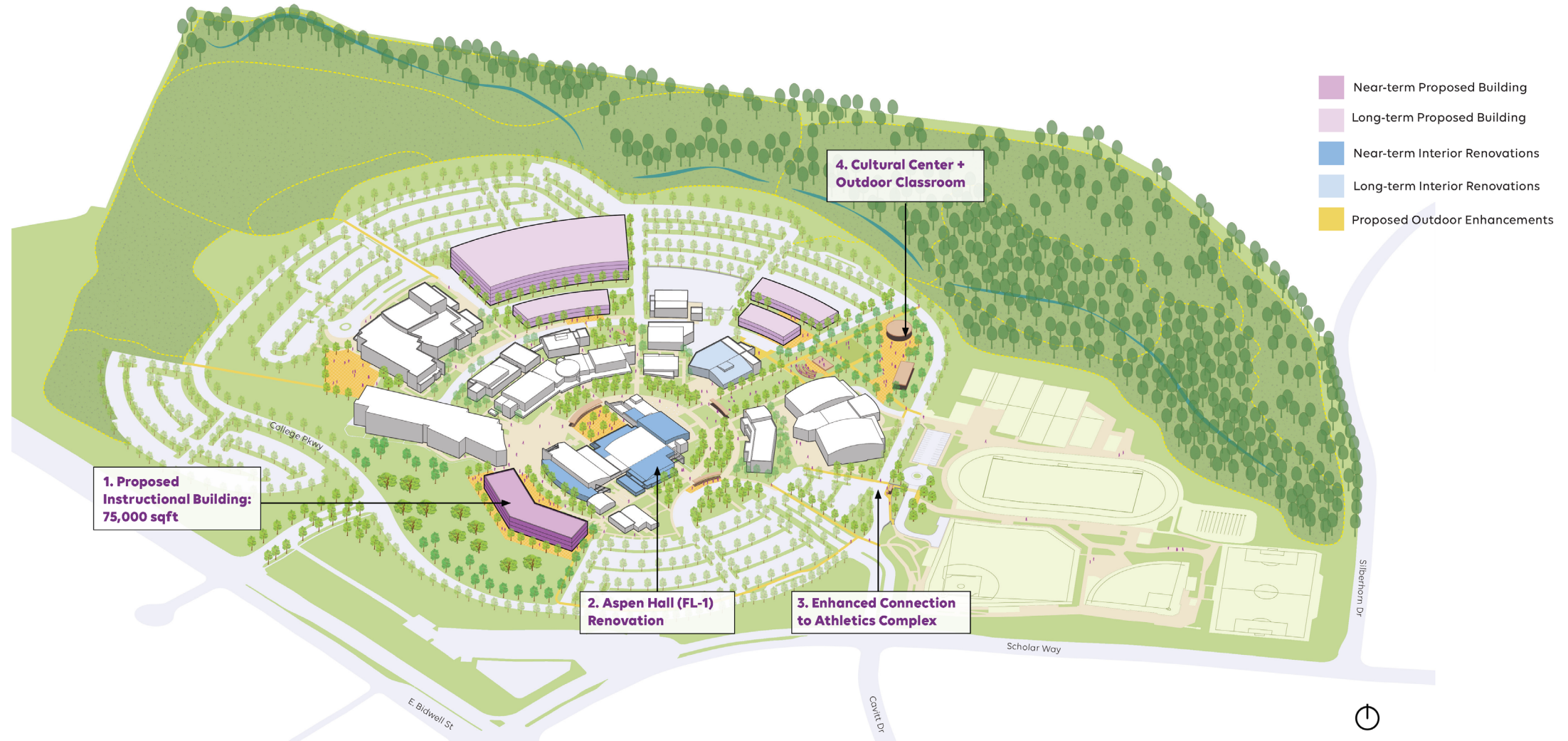
10 Year Outlook

Prioritized Projects

(Phasing Plan)

Facilities Master Plan - Prioritized Projects (1-4)

The Facilities Master Plan for Folsom Lake College's main campus details 19 projects designed to enhance the campus's functionality and appeal. Prioritizing impact, Projects 1 through 4 are identified as immediate priorities, with Projects 1 and 2 benefiting from state funding, positioning them as key drivers of campus development. Future development will align with the Master Plan's strategic directives, ensuring cohesive and progressive facility enhancements. Additionally, the plan specifies gross square footages for new buildings and renovations, offering a clear framework for spatial improvement to foster a vibrant learning environment.



10-year Outlook

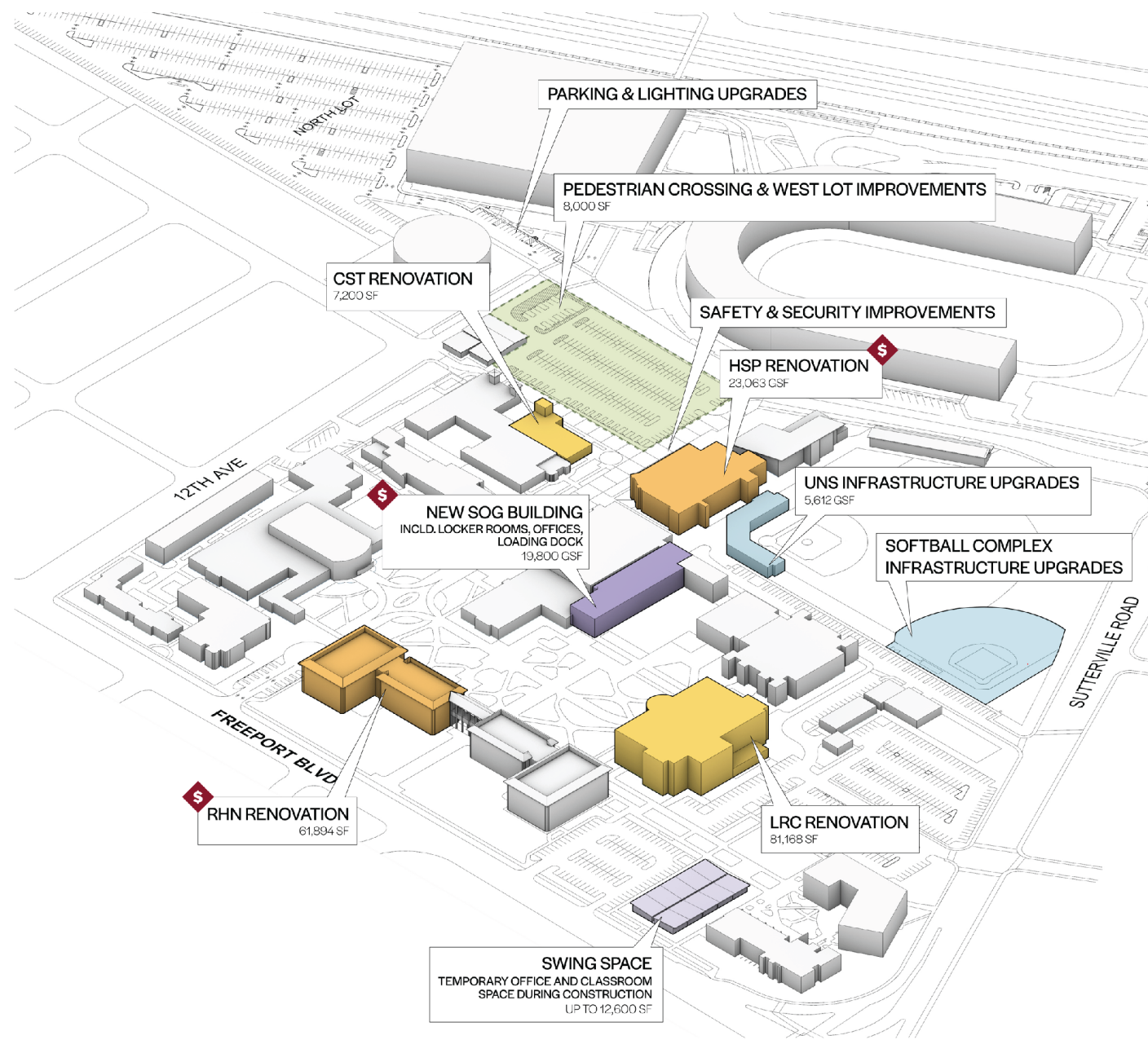
MAIN CAMPUS: PHASED DEVELOPMENT

The 10- and 25-year outlook provides a framework for how the campus can grow and adapt over time. It outlines a series of renovations, new buildings, infrastructure improvements, and open space enhancements that align with the district's long-term goals and evolving program needs.

Strategic phasing ensures these improvements can be implemented efficiently, supporting a more equitable, functional, and connected campus for students and the broader community.

LEGEND

-  POTENTIAL STATE FUNDED PROJECTS
-  MAJOR RENOVATION PROJECTS
(Structural, interior, and systems upgrades)
-  MINOR RENOVATION PROJECTS
(Interior and maintenance upgrades)
-  NEW BUILDING
-  INFRASTRUCTURE IMPROVEMENT PROJECTS





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