

## Agenda Item (VI-B-5-a)

Meeting	1/19/2016 - Regular
Agenda Item	Consent Agenda Action (VI-B-5-a)
Subject	RFP Award for Piano and Piano Lab Instruments for the Coil School for the Arts
College/District	Riverside
Funding	Measure C, Redevelopment, La Sierra
Recommended Action	It is recommended that the Board of Trustees award the Piano and Piano Lab Instruments, RFP No. 2015/16-09, in the total amount of \$223,292.40 to SoCal Pianos.

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### Background Narrative:

On June 19, 2012, the Board of Trustees approved the Culinary Arts Academy & District Office Building and Coil School for the Arts (CAADO/CSA) building projects. Construction is expected to be completed by March 2016. Purchase and installation of furniture and equipment is one of the final phases of this project.

In December 15, 2015, the District issued a Request for Proposal (RFP) for the purchase of Piano and Piano Lab Instruments for the Riverside City College - Coil School for the Arts. On January 6, 2016, one (1) proposal was received from SoCal Pianos. It is recommended that the Board of Trustees approve the award of the piano and piano lab instrument purchase to SoCal Pianos. References for SoCal Pianos were checked by District staff and found to be satisfactory.

Prepared By: Wolde-Ab Isaac, President, Riverside  
Mazie Brewington, Vice President, Business Services (Riv)  
Majd Askar, Director of Business Services

### Attachments:

01192016\_SoCal Pianos Proposal Summary

## Agenda Item (VI-B-5-b)

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Meeting	1/19/2016 - Regular
Agenda Item	Consent Agenda Action (VI-B-5-b)
Subject	Bid Award for Tile Replacement for Buildings A & C Project
College/District	Norco
Funding	Measure C
Recommended Action	It is recommended that the Board of Trustees award Tile Replacement for Buildings A & C Bid No. 2015/16-08 in the total amount of \$129,520 to Best Contracting Services, Inc.

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### Background Narrative:

On December 22, 2015, the District received bids in response to an Invitation for Bid solicitation for the Tile Replacement for Buildings A & C Project at Norco College. The project consists of removal and replacement of the existing roof system for Buildings A & C. See the attached Lowest Responsive and Responsible Bidders summary, exercising deductive alternate #1.

References for Best Contracting Services, Inc. were checked by District staff and found to be satisfactory.

Prepared By: Paul Parnell, President, Norco College  
Beth Gomez, Vice President, Business Services (Norco)  
Steve Monsanto, Director, Facilities  
Majd Askar, Director of Business Services

### Attachments:

01192016\_Lowest Responsive and Responsible Bidders Summary

**Lowest Responsive and Responsible Bidders  
Tile Replacement for Buildings A & C  
at Norco College**

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<b><u>Contractor</u></b>	<b><u>Location</u></b>	<b><u>Base Bid</u></b>	<b><u>Alt #1</u></b>	<b><u>Total Bid</u></b>
Best Contracting Services, Inc.	Gardena, CA	\$ 148,520	\$ (19,000)	\$ 129,520
Letner Roofing, Inc.	Orange, CA	\$ 181,920	\$ ( 8,044)	\$ 173,876
Commercial Roofing, Inc.	Arcadia, CA	\$ 268,203	\$ (11,352)	\$ 256,851



## Agenda Item (III-A-1)

Meeting	6/26/2012 - Special
Agenda Item	Committee - Resources (III-A-1)
Subject	Refined Project Scope and Tentative Budget for Culinary Arts Academy and District Offices
College/District	District
Funding	Riverside City College and District Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the refined project scope and tentative budget in the amount of \$33,350,761 for the Culinary Arts Academy and District Offices.

### Background Narrative:

At the Board's June 19th meeting, the agenda item was presented and discussed. Question of use of Measure C for the project arose, and as such the agenda item was not approved on a 3-2 vote; however, it was noted at the meeting that if the District secured an opinion from bond counsel that use of Measure C funds is proper use for the project, it would be rescheduled for a special meeting.

On June 22, 2012, Bond Counsel issues an opinion by letter to Dr. Jim Buysse, Vice Chancellor of Administration and Finance for the District. A copy of the letter is attached, along with the original staff report narrative below, and attachments.

#### Original Staff Report Narrative Presented June 5th and June 19th

Initial planning concepts were presented to the Board for consideration in 2010. With the Board's approval to move forward on the Culinary Arts Academy/District Offices (CAA/DO) the planning process commenced with staff and the academic program to develop the facility to support the academic program needs, district operation consolidations, and to plan for new opportunities that the downtown site presents. As such, the planning process developed a comprehensive and multi-purpose facility, which encapsulates features that the initial concept plans did not capture.

The facility will boast a state-of-the-art culinary facility with four kitchens (including one multimedia-rich demonstration kitchen), a corner venue dining area, multi-purpose classroom(s) / board room with media integration for presentations and other uses, architecturally design façades selected by the Board given the significant corner location in downtown Riverside, offices and conference rooms to support the consolidated district operations with shared facilities and services to enhance efficiencies of operation, a rooftop pavilion for assembly, dining or other uses, a vegetated green roof, and elements of LEED certification are incorporated into the design, along with other features.

A project budget outline and tentative construction schedule are attached (Attachments A and B).

Additionally, planning CAA/DO construction concurrent with the Coil School for the Arts project (Attachment C) eliminates disruption of Culinary and District Office operations and the future need for off-site parking, and should produce significant cost savings due to the combined project's improved economies of scale. In as much as the project refinements have been reviewed with Riverside City College administration and faculty, as well as District administration, staff recommends the Board of Trustees approve the refined scope of work and project budget to reflect the current project scope of work in the amount of \$33,350,761.

Prepared By: Cynthia Azari, President, Riverside City College  
Greg Gray, Chancellor  
Chris Carlson, Chief of Staff  
Orin Williams, Associate Vice Chancellor, Facilities Planning & Development

**Attachments:**

CAADO Elevations and Floor Plans\_06\_26-12  
Attachments - CAADO\_06-26-12  
June 22 2012 Bond Counsel Opinion

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## Agenda Item (VIII-D-1)

Meeting	1/19/2016 - Regular
Agenda Item	Committee - Resources (VIII-D-1)
Subject	Budget Augmentation for Construction, FFE and Management Services for the Culinary Arts Academy and District Offices Project
College/District	District
Funding	District Centrally Controlled Measure C and Redevelopment Pass-Through Funds
Recommended Action	It is recommended that the Board of Trustees augment the budget for the Culinary Arts Academy and District Offices Project by \$1,853,515 for additional Construction, Group II and Construction Services.

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### Background Narrative:

At the June 26, 2012 Special Meeting, the Board of Trustees approved a project scope and budget in the amount of \$33,350,761 for the Culinary Arts Academy and District Offices (CAA/DO). On October 15, 2013, the Board of Trustees approved adding parking revenue in the amount of \$48,000 to the budget. Then on June 17, 2014, the Board approved an allocation of \$650,000 to the CAA/DO project to serve as additional contingency funding, to cover construction bids.

As the CAA/DO project progressed, the following conditions developed:

-Information Technology Budget was an estimate. To outfit and support the entire technology plan, additional funding is needed for the instructional programs and the inclusion of the District IT staff currently located on the Riverside City College campus.

-Instructional Media and Audio Visual Equipment and Services including integration services are more extensive and need to accommodate changes in product lines.

-Equipment needs and changes in the area of parking meters, point of sale system for culinary, kitchen hoods, and kitchen equipment.

-Street improvements and repairs uncovered with the installation of public works improvements and city requirements were expansive and beyond scope.

-Furniture, Fixture and Equipment scope for District Offices need to accommodate the inclusion of the District IT staff incorporated into the project.

-Funds for project closeout.

-Additional months for construction management and inspection services as the project delivery time frame has extended, due to construction delivery impacts in the schedule.

Costs for the items listed above totals an amount not to exceed \$1,853,515, which would bring the project total to \$35,902,276. The additional cost breakdown is attached (Exhibit I). District Centrally Controlled Measure C and Redevelopment Pass-Through Funds, to be split 50%-50% have been identified to support the augmentation. At this time, it is requested that the Board of Trustees augment the budget for the CAA/DO project in the amount not to exceed \$1,835,515 for additional Construction and FF&E Services.

Chris Carlson, Chief of Staff & Facilities Development  
Bart Doering, Facilities Development Director

**Attachments:**

Augmentation and Project Budget Exhibit

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## Agenda Item (VIII-E-1)

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Meeting	1/19/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Order No. 2 for Culinary Arts Academy and District Office Building with Kamran and Co., Inc.
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve 1) Project Change Order No. 2 with Kamran and Co., Inc. in the amount of \$42,297.20; and 2) the change order in excess of ten percent by a total of \$57,540.38.

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### Background Narrative:

On December 9, 2014, the Board of Trustees approved Change Order No. 1 for Kamran and Co., Inc. in the amount of \$106,243.18 for Food Services for the Culinary Arts Academy and district Office Building (CAA/DO), which was in excess of ten percent of the original contract contingency by a total of \$15,243.18.

At this time it is requested the Board of Trustees approve change Order No. 2 with Kamran and Co., Inc. in the amount of \$42,297.20 amending their contract to \$1,058,540.33, now exceeding the allowable change order contingency by a total amount of \$57,540.38. The added costs are for kitchen equipment upgrades/additional equipment. Detailed costs are listed on the attached Change Order Summary (Exhibit I).

Cost for the requested change order is within the project budget approved by the Board of Trustees and will be paid from project contingency funds.

Prepared By: Wolde-Ab Isaac, President, Riverside  
Chris Carlson, Chief of Staff & Facilities Development  
Bart Doering, Facilities Development Director

### Attachments:

Change Order Summary\_Kamran No 2



## Agenda Item (VIII-E-2)

Meeting	1/19/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Agreement for Ben Clark Training Center Preliminary Site Analysis with Holt Architecture
College/District	Moreno Valley
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the agreement with Holt Architecture in the amount not to exceed \$15,280 to provide a Preliminary Site Analysis for a new classroom building for the Ben Clark Training Center.

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### Background Narrative:

There has been several alternative sites examined for the potential location of the new building. Holt Architects will finalize the conceptual site plans including vehicular and pedestrian patterns, site drainage and water retention, underground infrastructure and beneficial adjacencies to the other proposed buildings. They will also work with and obtain consensus with our counterparts the Riverside Sheriffs' Department and California Fire Department.

At this time it is requested that the Board of Trustees approve the agreement with Holt Architecture in the amount not to exceed \$15,280. Detailed scope of work is outlined in the attached agreement (Exhibit I).

Prepared By: Sandra Mayo, President, Moreno Valley College  
Norm Godin, Vice President, Business Services, MVC  
Chris Carlson, Chief of Staff & Facilities Development  
Lynn Purper, Facilities Development Director

### Attachments:

Agreement\_Holt Architecture

## Agenda Item (VI-B-5-a)

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Meeting	2/16/2016 - Regular
Agenda Item	Consent Agenda Action (VI-B-5-a)
Subject	Proposal to Award Furniture for the Riverside City College Student Services & Administration Building
College/District	Riverside
Funding	Measure C
Recommended Action	It is recommended that the Board of Trustees award Request for Proposal (RFP) Number 2015/16-10 -Furniture for the Riverside City College Student Services & Administration Building, in the total amount of \$578,372 to Interior Office Solutions.

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### Background Narrative:

On April 17, 2012 the Board of Trustees approved the Riverside City College Student Services & Administration Building project. Construction is expected to be completed by April, 2016. Purchase and installation of furniture and equipment is one of the final phases of this project. District and college staff worked with an interior design consulting firm to develop a list of furniture and finishes to furnish the Student Welcome Center, classrooms, Assessment Testing Center, faculty and administrative offices, conference rooms, lounges, and computer labs.

On January 12, 2016, the District issued a Request for Proposal (RFP) for the purchase and installation of furniture for the Riverside City College Student Services & Administration Building project. The RFP required the use of a competitively awarded piggyback contract to achieve added price savings through volume discounting. Manufacturers were provided an opportunity to pre-qualify their product lines to ensure they met District and college technical performance standards and aesthetics.

On January 26, 2016, the District received five responses to the RFP solicitation. The RFP was evaluated based on product offering, design, quality, pricing proposal responsiveness, and experience. It was determined that Interior Office Solutions, partnering with the manufacturer Haworth, would best serve the needs of the District for this project. See the attached Lowest Responsive and Responsible Bidders summary.

References for Interior Office Solutions were checked by District staff and found to be satisfactory.

Prepared By: Chris Carlson, Chief of Staff & Facilities Development  
Wolde-Ab Isaac, President, Riverside  
Majd Askar, Director of Business Services  
Laurens Thurman, District Consultant

### Attachments:

02162016\_Lowest Responsive and Responsible Bidders Summary

**Lowest Responsive and Responsible Bidders  
Furniture for the Riverside City College  
Student Services & Administration Building  
RFP# 2015/16-10**

<u>Vendor</u>	<u>Manufacturer</u>	<u>Business Location</u>	<u>Total Bid Amount</u>
Interior Office Solutions	Haworth	Irvine	\$578,372
BKM OfficeWorks	Steelcase	San Diego	\$669,148
G/M Business Interiors	Herman Miller, Inc.	Riverside	\$681,029
Tangram	Steelcase	Newport Beach	\$691,357
Corporate Business Interiors	Allsteel	Newport Beach	\$713,760

## Agenda Item (VIII-E-1)

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Meeting	2/16/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Agreement Amendment No. 3 for Network Operations Center with Inland Inspections and Consulting
College/District	Moreno Valley
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve Agreement Amendment No. 3 for the Network Operations Center project at Moreno Valley College for additional inspection services with Inland Inspections & Consulting in the amount not to exceed \$2,640.

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### Background Narrative:

On September 15, 2014, the District entered into an agreement with Inland Inspections & Consulting in the amount of \$62,000 for the Network Operations Center (NOC) project at Moreno Valley College. The original contract and project duration was to cover a six month period but has been amended twice by the Board of Trustees due to ongoing delays attributed to the contractor.

It is requested that the Board of Trustees approve Agreement Amendment No. 3 in the amount not to exceed \$2,640 for extended services and as final payment to bring closure to the agreement between the District and Inland Inspections & Consulting for the NOC at Moreno Valley College. This amendment would bring the total cost of inspection services rendered by Inland Inspections & Consulting to \$130,960. All costs associated with delays will be back charged to the contractor.

Cost for the requested amendment is within the project budget approved by the Board of Trustees and no augmentation of the project budget is required.

Prepared By: Sandra Mayo, President, Moreno Valley College  
Norm Godin, Vice President, Business Services, MVC  
Chris Carlson, Chief of Staff & Facilities Development  
Bart Doering, Facilities Development Director  
Calvin Belcher, Project Manager

### Attachments:

Amendment 3\_Inland Inspections & Consulting

## Agenda Item (VI-B-5-b)

Meeting	3/15/2016 - Regular
Agenda Item	Consent Agenda Action (VI-B-5-b)
Subject	RFP to Award Chairs for the Riverside City College Student Services & Administration Building
College/District	District
Funding	Measure C
Recommended Action	It is recommended that the Board of Trustees award Request for Proposal Number 2015/16-13 -Chairs for the Riverside City College Student Services & Administration Building in the total amount of \$124,875 to bkm OfficeWorks.

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### Background Narrative:

On April 17, 2012 the Board of Trustees approved the Riverside City College Student Services & Administration Building project. Construction is expected to be completed by April, 2016. Purchase and installation of furniture and equipment is one of the final phases of this project. District and college staff worked with an interior design consulting firm to develop a list of furniture and finishes to furnish the Student Welcome Center, classrooms, Assessment Testing Center, faculty and administrative offices, conference rooms, lounges, and computer labs.

On February 1, 2016, the District issued a Request for Proposal (RFP) for the purchase and installation of chairs for the Riverside City College Student Services & Administration Building project. The RFP required the use of a competitively awarded piggyback contract to achieve added price savings through volume discounting.

Manufacturers were provided an opportunity to pre-qualify their product lines to ensure they met District and college technical performance standards and aesthetics. Global was selected as the approved manufacturer of chairs.

On February 11, 2016, the District received six responses to the RFP solicitation. It was determined that bkm OfficeWorks, partnering with the manufacturer Global, would best serve the needs of the District for this project. See the attached Lowest Responsive and Responsible Bidders summary.

References for bkm OfficeWorks were checked by District staff and found to be satisfactory.

Prepared By: Chris Carlson, Chief of Staff & Facilities Development  
Wolde-Ab Isaac, President, Riverside  
Majd Askar, Director of Business Services  
Laurens Thurman, District Consultant

### Attachments:

03152016\_Lowest Responsive and Responsible Bidders Summary

**Lowest Responsive and Responsible Bidders  
Chairs for the Riverside City College  
Student Services & Administration Building  
RFP# 2015/16-13**

<u>Vendor</u>	<u>Business Location</u>	<u>Total Bid Amount</u>
bkm OfficeWorks	San Diego	\$124,875
G/M Business Interiors	Riverside	\$125,093
Tangram	Newport Beach	\$125,782
Corporate Business Interiors	Newport Beach	\$126,893
Interior Office Solutions	Irvine	\$138,325
Systems Source Inc.	Irvine	\$155,147

## Agenda Item (VIII-E-1)

Meeting	3/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Land Use Covenant for the Groundwater Monitoring Wells Compliance Project with the Department of Toxic Substances Control
College/District	Norco
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the Land Use Covenant with the Department of Toxic Substances Control.

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### Background Narrative:

On June 21, 2011, the Board of Trustees approved the initial budget of \$100,000 for the purpose of locating and re-constructing the original (3) Water Monitoring Wells located at the Norco College. At the August 20, 2013 meeting, the Board of Trustees approved the request to augment the initial budget in an amount of \$417,660 to continue efforts to bring the Monitoring Wells into compliance. On November 19, 2013, the Board approved an agreement for the five-year groundwater sampling/monitoring program with DUDEK, in an amount not to exceed \$135,213.

RCCD has worked in conjunction with DTSC, and has reviewed the LUC. The Board of Trustees is now being requested to approve the attached Land Use Covenant (LUC). From this point forward, Norco College will be responsible for maintaining and implementing the requirements of this on-going LUC.

Prepared By: Irving Hendrick, Interim President, Norco College  
Beth Gomez, Vice President, Business Services (Norco)  
Chris Carlson, Chief of Staff & Facilities Development  
Bart Doering, Facilities Development Director

### Attachments:

Land Use Covenant

## Agenda Item (VIII-E-2)

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Meeting	3/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Agreement Amendment 1 for the Dr. Charles A. Kane Student Services and Administration Building with The Vinewood Company, LLC
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve Agreement Amendment 1 for the Dr. Charles A. Kane Student Services and Administration Building project at Riverside City College for additional inspection services with The Vinewood Company, LLC in the amount not to exceed \$11,268.

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### Background Narrative:

On November 18, 2014, the District entered into an agreement with The Vinewood Company, LLC in the amount of \$193,352 for the Dr. Charles A. Kane Student Services and Administration Building at Riverside City College. The original contract and project duration was to cover a period from November 19, 2014 to July 9, 2016.

It is requested that the Board of Trustees approve Agreement Amendment 1 in the amount not to exceed \$11,268 for extended and overtime services of the agreement between the District and The Vinewood Company, LLC for the Dr. Charles A Kane Student Services and Administration Building at Riverside City College. This amendment would bring the total cost of inspection services rendered by The Vinewood Company, LLC to \$204,620. No change in the term of the agreement is requested.

Cost for the requested amendment is within the project budget approved by the Board of Trustees and no augmentation of the project budget is required.

Prepared By: Wolde-Ab Isaac, President, Riverside  
Mazie Brewington, Vice President, Business Services (Riv)  
Chris Carlson, Chief of Staff & Facilities Development  
Laurens Thurman, District Consultant

### Attachments:

Amendment 1\_The Vinewood Company LLC