

Board of Trustees Regular Meeting (VI.P)

Meeting	April 16, 2019
Agenda Item	Grants, Contracts and Agreements (VI.P)
Subject	Grants, Contracts and Agreements Agreement for Construction Management Services for the Welcome Center and Ben Clark Correction Training Platform Projects
College/District	Moreno Valley College
Funding	Title V Grant and Measure C
Recommended Action	Recommend approving the selection of Tilden Coil to provide construction management services for the Welcome Center and Ben Clark Correction Training Platform projects at Moreno Valley College; and the Agreement with Tilden Coil in the total amount of \$1,850,040 - \$1,384,240 for the Welcome Center Project and \$465,800 for the BCTC Correctional Platform Project.

Background Narrative:

In November, 2018, the Board of Trustees approved a Pre-Qualified list of (12) construction management (CM) firms to be eligible to provide construction management services on a project specific basis. On February 7, 2019, the District issued a Request for Proposal (RFP) solicitation to its Pre-Qualified CM firms for the Moreno Valley College's Welcome Center and Ben Clark Correction Training Platform projects. The RFP requested written qualifications, including in-depth supporting material, to identify construction management firms to provide CM services and a proposed fee proposal.

The District received ten (10) submittals in response to the District's RFP. All submittals were reviewed and screened by a committee, consisting of the college Vice President of Business Services, Director of Facilities, Dean of Instruction for Public Safety Training, and the District office Facilities Development Director. Proposals were evaluated based on criteria consisting of: experience of the firm; understanding of the District's educational goals, objectives and management methods; capacity and capability of firm; experience working with state agencies on state-funded and locally funded projects; various project delivery methods; project approach and controls; references; overall quality of the proposal; and fee.

The committee recommends the selection of Tilden Coil for construction management services for Moreno Valley College's Welcome Center and Ben Clark Correction Training Platform projects.

Prepared By: Robin Steinback, President, President, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Nathaniel Jones, Vice President, Business Services, Moreno Valley College
Bart Doering, Facilities Development Director
Majd S. Askar, Director, Business Services

Board of Trustees Regular Meeting (IX.D)

Meeting	May 21, 2019
Agenda Item	Planning and Operations (IX.D)
Subject	Planning and Operations RCC Greenhouse Building
College/District	Riverside City College
Funding	College Allocated Measure C
Recommended Action	Recommend approving the allocation of \$500,000 of Measure C funds for the RCC Greenhouse Building project.

Background Narrative:

Through the college's program review and strategic planning process, the Riverside City College Life Science Department faculty request the construction of a Greenhouse Building to support academic instruction.

The college evaluated multiple sites for this project. One of the sites included the location identified within the 2018 Facilities Master Plan (North Hall). As the college explored this option, estimated costs for construction of the new Greenhouse facility on this site totaled over \$1.7 million dollars, exceeding the current available budget. The majority of the costs of the project related to factors outside of the scope of work, including site access, ADA, required restrooms, and other peripheral considerations. Given these financial challenges and the necessity to address the instructional need in a timely manner, an alternate interim site was identified through mutual consultation with Life Science faculty.

Life Science Faculty approved development of a Greenhouse Building on the site located adjacent to the Math and Science Building. Currently, the Community Garden is located on that site. Fortunately, by mutual agreement within the department, the new Greenhouse Building will share the site with the Community Garden.

RCC has interviewed and selected the architectural firm Westberg & White to design the new Greenhouse building, contingent upon Board approval of the project budget.

At this time, RCC is requesting an allocation of \$500,000 from their allocated Measure C funds to cover design, construction and any contingencies.

Prepared By: Gregory Anderson, President, Riverside City College
Carol Farrar, Vice President, Academic Affairs, Riverside City College
Chip West, Vice President, Business Services, Riverside City College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Bart Doering, Facilities Development Director

Board of Trustees Regular Meeting (VIII.J)

Meeting	June 11, 2019
Agenda Item	Resources (VIII.J)
Subject	Resources Measure C Allocation Augmentation
College/District	Moreno Valley College
Funding	District/Centrally Controlled Measure C Allocation
Recommended Action	Recommend approving the allocation from the District/Centrally Controlled Measure C Bond funds in the total amount of \$8 million for the following projects at Moreno Valley College: Elevator Modernization and Fire Alarm System Upgrades - \$1 million; Student Services Building Renovation - \$5 million; and the Education Center Building Phase 1 at Ben Clark Training Center - \$2 million.

Background Narrative:

On April 23, 2019, a request was received from Moreno Valley College President, Dr. Robin Steinback, to augment Moreno Valley College's (MVC) Measure C allocation. Since becoming a college, significant executive leadership turnover has delayed full implementation of MVC's capital construction program. During that time period, construction cost escalation of approximately 4.0% per year as shown in the attached information has eroded the purchasing power of MVC's Measure C allocation and has necessitated a request to augment three critical facilities projects as follows:

Fire Alarm System and Elevators - \$1,000,000

Repair, modernization and upgrade of these systems address critical fire/life/safety and disability accessibility issues. This project seeks to modernize the elevator controllers, safety features, and interior cabin call buttons to be compliant with the Americans with Disabilities Act (ADA) standards and upgrade other system components of the elevators in the Humanities, Student Services/Library and Science Technology buildings. The upgrades are particularly high priority due to many of the existing system components in the elevators no longer being available. The Fire Alarm System Repairs and Upgrades portion of the project would include replacing and adding fire alarm devices to meet current fire and life safety codes. The devices to be installed were noted as issues in a recent fire alarm inspection and consist of addressable smoke detectors, annunciator panels, key pads, and pull stations throughout the Humanities, Student Services/Library, and Science Technology and Multi-purpose buildings.

Student Services Welcome Center and Existing Building Renovation - \$5,000,000

The Student Services Building Renovation project seeks to provide more functional space for student success services and Guided Pathway implementation. Following the completion of a Student Services Remodel Feasibility Study, the plan for the development of adequate space for student services functions included a new Welcome Center building and renovation to portions of the existing Student Services building. The project had been budgeted at \$11 million but the combined project was estimated at approximately \$19 million. An additional \$3 million was set-aside from MVC's Measure C allocation to be able to proceed with the Welcome Center portion of the project only. The renovation portion of the Student Services project was deferred until other funding could be found to complete this needed development to support student success and Guided Pathways. The College is now seeking to fold the existing building renovation into the project which is estimated to cost an additional \$5 million. The project was developed through review of college plans (Strategic, Student Success, Equity and Access, Guided Pathways, Comprehensive Master Plan, and 5 Year Capital Improvement

Plans), State Facilities Data and information in the Fusion system, along with facilities operation and maintenance data.

BCTC Phase I Education Center Building - \$2,000,000

In January 2019, the Board of Trustees approved a Revised Ground Lease for the Education Center at Ben Clark Training Center with the County of Riverside. The Ground Lease provided the possessory interest needed to design and build the first permanent MVC building at BCTC. MVC and the County of Riverside have worked collaboratively to identify options for siting of the Phase I facility, in advance of the County's Development Plans. MVC is now able to proceed with the project to design and build the Phase 1 Education Center Building in conformity with the MVC Educational Master Plan. After allocating \$14 million for the MVC Student Services Welcome Center, MVC was left with \$11 million of their Measure C allocation to construct the BCTC Phase 1 Education Center, leaving a shortfall of approximately \$2 million needed to construct the facility.

The remaining amount of uncommitted Measure C funds in the District/Centrally Controlled allocations is \$12.17 million. Of this amount, approximately \$2.50 million is needed to offset the allocation deficit for Norco College and approximately \$1.70 million is needed for project contingency, salaries to the completion of Measure C, and development of Sustainability, Infrastructure, and Utilities Master Plans. This leaves \$8 million available to allocate to Moreno Valley College to assist with completing the three projects identified above.

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

Board of Trustees Regular Meeting (VIII.K)

Meeting	June 11, 2019
Agenda Item	Resources (VIII.K)
Subject	Resources Elevators Modernization and Fire Alarm System Repair and Upgrade Projects
College/District	Moreno Valley College
Funding	District/Centrally Controlled Measure C Allocation
Recommended Action	Recommend approving the Moreno Valley College Elevators Modernization and Fire Alarm System Repair and Upgrade projects and the allocation of \$1,000,000 from District/Centrally Controlled Measure C bond funds.

Background Narrative:

The Elevators Modernization and Fire Alarm System Upgrades project seeks to modernize the elevator controllers, safety features, and interior cabin call buttons to be compliant with the Americans with Disabilities Act (ADA) standards and upgrade other system components of the elevators in the Humanities, Student Services/Library and Science Technology buildings. The upgrades are particularly high priority due to many of the existing system components in the elevators are no longer available. Replacement and upgrade is needed to ensure safe and continued operation.

The Fire Alarm System Repair and Upgrade project includes replacing and adding fire alarm devices to meet current fire and life safety codes. The devices to be installed were noted as issues in a recent fire alarm inspection and consist of addressable smoke detectors, annunciator panels, key pads, and pull stations throughout the Humanities, Student Services/Library, and Science Technology and Multi-purpose buildings.

The project was developed through careful review of college plans (Scheduled Maintenance, Comprehensive Master Plan, and 5-Year Capital Improvement plans), State Facilities Data and information in the Fusion system, along with facilities operation and maintenance data. The proposed project is consistent with the funding requirements of the District Centrally Controlled Measure C General Obligation Bond. Further, the project supports our commitment to ensure a safe learning and work environment for students and employees.

At this time, it is requested that the Board of Trustees approve the Moreno Valley College Elevator Modernization and Fire Alarm System Repair and Upgrade projects in the Humanities, Student Services/Library and Science and Technology buildings and allocation of \$1,000,000 from District/Centrally Controlled Measure C bond funds.

Prepared By: Robin Steinback, President, Moreno Valley College
Nathaniel Jones III, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Board of Trustees Regular Meeting (VIII.L)

Meeting	June 11, 2019
Agenda Item	Resources (VIII.L)
Subject	Resources Ben Clark Training Center Education Center Building, Phase 1 Project
College/District	Moreno Valley College
Funding	Moreno Valley College Measure C Allocation and District/Centrally Controlled Measure C Allocation
Recommended Action	Recommend approving: 1) the Ben Clark Training Center Education Center Building, Phase 1 Project total budget in the amount of \$13,000,000; 2) the agreement with SVA Architects in the amount not to exceed of \$717,869 for architectural services; and 3) the allocation of \$2,000,000 from District/Centrally Controlled Measure C bond funds.

Background Narrative:

Riverside Community College District (RCCD) has been in partnership with the County of Riverside for public safety education training since 1952. The program was first offered through Riverside City College and then from the Moreno Valley College. The goal of the District has been to have the Ben Clark Public Safety Training Center (BCTC) be an education center of Moreno Valley College. Many steps have been taken over the past several years to prepare for this endeavor. Towards this effort, Moreno Valley College (MVC) was accredited as the 111th college in California in January 2010. In March of that same year, the RCCD Board of Trustees adopted Resolution Number 40-09/10 Authorizing Establishment of an Educational Center.

On June 16, 2010, RCCD sent a Letter of Intent issued to the State Chancellors Office, to have BCTC designated as an education center of MVC. That same month, due to the state budget crisis a moratorium on Centers by State Chancellor's Office was announced. In recognition of advancing the goals and understanding of the partners for BCTC, the Board of Trustees and the Board of Supervisors of the County of Riverside entered into a Memorandum of Agreement (MOA) in September 2010. The MOA outlined implementation elements to make a center come to fruition. For several months a draft ground lease (Ground Lease) was being prepared and negotiated between the lead staff for each agency on real estate matters. The County of Riverside cleared the Ground Lease in April 2012, but it was not processed at the time. The Ground Lease included performance measures dependent upon State funding. The State funding eligibility would be contingent upon MVC receiving Center status for BCTC, which could not be met at the time. Since then, the State Chancellor's Office has lifted the moratorium on Education Centers, and both the County of Riverside (County) along with Moreno Valley College have Master Plans for facilities development. The MVC Master Plan is linked to its Educational Master Plan, and including BCTC. The partnership has reviewed options for siting a Phase I facility to be located at BCTC. The key in identifying a Phase I location is to develop the site in advance of the County's Development Plans, while not impacting existing facilities, the County needs to utilize until such time their facility plans are able to proceed and to minimize the costs of infrastructure development for this initial construction phase.

In January 2019, the Board of Trustees approved a Revised Ground Lease for the Education Center at Ben Clark Training Center with the County of Riverside, which also approved by their Board of Supervisors in February 2019. The Ground Lease provided the possessory interest the District needs to design and build a facility, and apply for Center Status. Thus, we are now able to proceed with the project to design and build the Education Center Building 1, at Ben Clark.

On April 10, 2019, the District issued a Request for Qualifications (RFQ) to identify qualified design professionals for architectural services for Moreno Valley College's Ben Clark Education Training Center. The selected firm would provide architectural design consultation, project programming, design development, construction document and construction administration services. Additionally, the firm will be expected to provide a project estimate to ensure that the design of the facility can be constructed within the budget approved for the project.

On April 25, 2019, the District received seven (7) submittals in response to the RFQ. All submittals were reviewed and screened by a committee, consisting of the Associate Vice Chancellor of Facilities Planning & Development, Facilities Development Director, VP of Business Services and Facility Director. Proposals were evaluated based on criteria consisting of: ability to meet budgets and timelines; ability to address each of the project needs; ability to provide superior support in construction; understanding of the educational goals, objectives and management methods; professional excellence and demonstrated experience; specialized experience of the firm; training and experience of key personnel; staff capacity, depth, and workload nature and quality of the firm's completed work; reliability and continuity of the firm; experience working with State agencies on State-funded, and locally funded projects; other considerations deemed relevant by the District/College; and fee proposal.

At this time, it is requested that the Board of Trustees approve the Ben Clark Training Center Education Center Building Phase 1 Project total budget in the amount of \$13,000,000, the agreement with SVA Architects in the amount not to exceed of \$717,869 for architectural services, and the allocation of \$2,000,000 of District/Centrally Controlled Measure C bond funds.

Prepared By: Robin Steinback, President, Moreno Valley College
Carlos Lopez, Vice President, Academic Affairs, Moreno Valley College
Nathaniel Jones III, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Majd S. Askar, Director, Business Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Bart Doering, Facilities Development Director

Board of Trustees Regular Meeting (VIII.M)

Meeting	June 11, 2019
Agenda Item	Resources (VIII.M)
Subject	Resources Moreno Valley College Student Services Building Renovation Project
College/District	Moreno Valley College
Funding	District/Centrally Controlled Measure C Allocation
Recommended Action	Recommend approving the addition of the Moreno Valley College Student Services Renovation Project into the Student Services Welcome Center Project; approving a revised total project budget to \$19,000,000; and the allocation of \$5,000,000 of District/Centrally Controlled Measure C bond funds.

Background Narrative:

The Student Services Building Renovation project seeks to provide more functional space for student success services and Guided Pathway implementation. Following the completion of a Student Services Remodel Feasibility Study, the plan for the development of adequate space for student services functions included a new Welcome Center building and renovation to portions of the existing Student Services building. The project had been budgeted at \$11,000,000. The estimated project cost came in at \$19,000,000, due to cost escalation and inflation that occurred as a result of delayed project implementation. Moreno Valley College Cabinet approved an additional \$3,000,000 from its Measure C allocation to the project budget to be able to proceed with the Welcome Center portion of the project only. The Welcome Center project is currently in design and is scheduled to be completed in 2021. The renovation portion of the Student Services project was deferred until additional funding could be found to complete this needed development to support student success and Guided Pathways.

The project was developed through careful review of college plans (Strategic, Student Success, Equity and Access, Guided Pathways, Comprehensive Master Plan, and 5 Year Capital Improvement Plans), State Facilities Data and information in the Fusion system, along with facilities operation and maintenance data. The proposed project renovation is consistent with the funding requirements of the District/Centrally Controlled Measure C General Obligation Bond. Further, the project aligns with and supports our goal of a comprehensive student success focused campus as envisioned in Moreno Valley College draft Comprehensive Master Plan, currently being developed. It is anticipated that this project will provide benefits to the campus for many years to come and helps us meet the space needs of our students, faculty and staff.

At this time, it is requested that the Board of Trustees approve the addition of the Moreno Valley College Student Services Renovation project into the Student Services Welcome Center project, revising the total project budget to \$19,000,000, and the allocation of \$5,000,000 of District/Centrally Controlled Measure C bond funds.

Prepared By: Robin Steinback, President, Moreno Valley College
Dyrell Foster, Vice President, Student Services, Moreno Valley College
Nathaniel Jones III, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Bart Doering, Facilities Development Director