

Agenda Item (VIII-E-1)

Meeting	10/18/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Agreement Amendment No. 1 for the Henry W. Coil, Sr., and Alice Edna Coil School for the Arts Building and Parking Structure with GLUMAC
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve Amendment No. 1 with GLUMAC for additional time and LEED Commissioning Services in the amount of \$1,590 for the Coil School for the Arts and Parking Structure project.

Background Narrative:

On October 21, 2014, the Board of Trustees approved an agreement with GLUMAC for LEED Commissioning Services for the Culinary Arts Academy/District Office Building (CAA/DO) in the amount of \$39,180 and also for the Coil School for the Arts Building (CSA) and Parking Structure project in the amount of \$19,960.

Due to unforeseeable construction issues with the CSA Building and Parking Structure project pertaining to system functionality, the scope of services increased beyond that defined in the original agreement. At this time, it is requested that the Board of Trustees approve Amendment No. 1 with GLUMAC in the amount of \$1,590 for additional time and testing for the CSA Building and Parking Structure project, extending the completion date to November 30, 2016. This amendment will bring their total agreement for CSA and the Parking Structure to \$21,550.

Details are explained in Exhibit I on the attached amendment.

Prepared By: Michael Burke, Ph.D., Chancellor
Aaron Brown, Vice Chancellor, Business and Financial Services
Wolde-Ab Isaac, President, Riverside
Chris Carlson, Chief of Staff & Facilities Development
Bart Doering, Facilities Development Director

Attachments:

Amendment No 1_CSA and Parking Structure_GLUMAC

Agenda Item (VIII-E-1)

Meeting	11/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Order No. 1 for the Charles A. Kane Student Services and Administration Building with Southern California Landscape, Inc.
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No. 1 with Southern California Landscape, Inc. in the amount of \$26,492; and 2) the change order in excess of ten percent by a total of \$7,052.

Background Narrative:

On November 18, 2014, the Board of Trustees approved award of bids for the Riverside City College Student Services and Administration Building (RCC-SSA) in the amount of \$14,873,438 for Bid Categories 01 through 18. Included in the award was a contract with Southern California Landscape, Inc. in the amount of \$194,400.

At this time it is requested that the Board of Trustees approve change Order No. 1 with Southern California Landscape, Inc. in the amount of \$26,492 for the RCC-SSA project. Change Order No. 1 will amend their contract total to \$220,892, exceeding the allowable change order contingency by a total amount of \$7,052. The change order amount derives from revisions and additional irrigation, shrubs and catch basins to accommodate existing grade and new planting areas. See attached Change Order Summary.

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

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

Attachments:

Change Order No 1 Summary-Southern California Landscape

Agenda Item (VIII-E-2)

Meeting	11/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Agreement Amendment No. 3 for the Charles A. Kane Student Services and Administration Building with Bernards Builders Management Services
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve Agreement Amendment No. 3 for the Charles A. Kane Student Services and Administration Building for construction management services with Bernards Builders Management Services in the amount not to exceed \$12,192.

Background Narrative:

On December 11, 2012, the Board of Trustees approved an agreement with Bernards Builders Management Services in the amount of \$1,181,338 for the Student Services and Administration Building (SSA) project at Riverside City College. Services under the agreement included management and oversight of bid preparation; cost estimating; construction execution; ensuring contractor compliance with bid drawings and specs; code compliance; and compliance with Division of the State Architect (DSA) requirements. On September 16, 2014, the Board approved both Amendment No. 1 for a three-month extension of construction duration and Amendment No. 2 for LEED & Cal Green commissioning for the SSA project.

At this time it is requested that the Board of Trustees approve Agreement Amendment No. 3 with Bernards in the amount not to exceed \$12,192 for additional scope items that have arisen late in the SSA project initiating extended construction management services time (see Exhibit I). The additional scope items are as follows: 1) initial IMC system bid as part of the project was changed by the college Multi-Media Department from an Extron product to an enhanced Extron product, which is being beta tested at the RCC campus at no additional product cost; 2) however, Bernards has expended additional man hours due to the systems modifications, software upgrades and coordination of the work on site. Lastly, the initial casework and countertops in the President's office which were fabricated, installed and completed, were later requested to be removed. Per the President's request, new casework and countertops were designed, fabricated and installed.

With the approval of Amendment No. 3, this would bring Bernards revised contract amount to \$1,286,098. 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
Chris Carlson, Chief of Staff & Facilities Development
Lynn Purper, Facilities Development Director

Attachments:

Amendment No 3_Bernards Builders Management Services

Agenda Item (VIII-E-3)

Meeting	11/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Agreement Amendment 3 for the Culinary Arts Academy/District Office Building and Agreement Amendment 3 for the Henry W. Coil Sr. and Alice Edna Coil School for the Arts Building Projects with Tilden-Coil Constructors, Inc.
College/District	District
Funding	College and District Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) Agreement Amendment 3 with Tilden-Coil Constructors, Inc., in the amount of \$205,812 for the Culinary Arts Academy/district Office Building project; and 2) Agreement Amendment 3 with Tilden-Coil Constructors, Inc., in the amount of \$205,812 for the Coil School for the Arts project.

Background Narrative:

On September 21, 2010 the Board of Trustees approved an agreement with Tilden-Coil Constructors, Inc. (TCC) for Construction Management Services for the Culinary Arts Academy/District Office Building (CAA/DO) project in the amount of \$2,489,924. In addition, on June 19, 2012, the Board of Trustees approved an agreement with Tilden-Coil Constructors, Inc. (TCC) for Construction Management Services for the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts (CSA) project in the amount of \$4,216,062. Both projects generated an Amendment 1 to the General Conditions without additional budget costs.

On June 21, 2016, the Board of Trustees approve Amendment 2 with TCC for CAA/DO and CSA increasing the General Conditions in the amount of \$41,500 for each project, and removing the reference to the General Conditions allowance, as TCC had used the remaining allowance due to extension of the construction projects time.

At this time, it is requested that the Board of Trustees approve Agreement Amendment 3 with Tilden-Coil Constructors, Inc. replenishing the General Conditions in the amount of \$205,812 for the CAA/DO project. This amendment will bring their total agreement for CAA/DO to \$2,737,236. It is also requested that the Board of Trustees approve Agreement Amendment 3 with TCC replenishing the General Conditions in the amount of \$205,812 for the CSA project bringing their total agreement to \$4,463,374.

Detailed revisions to the General Conditions are outlined in Exhibit I along with the cost breakdown in Exhibit II on both of the attached amendments with Tilden-Coil Constructors for the CAA/DO and CSA projects.

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

Attachments:

Amendment No 3_CAADO_TCC
Amendment No 3_CSA_TCC

Agenda Item (VIII-E-4)

Meeting	11/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-4)
Subject	Change Order No. 5 for the Henry W. Coil Sr. and Alice Edna Coil School for the Arts Project with McGuire Contracting
College/District	Riverside
Funding	Riverside City College/Program Reserve Measure C Funds, Redevelopment Funds, and La Sierra Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No. 5 with McGuire Contracting in the amount of \$754.98; and 2) the change order in excess of ten percent by a total of \$16,119.59.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for twenty-two (22) scopes of work in the amount of \$50,266,678 for the Culinary Arts Academy & District Offices (CAA/DO), Coil School for the Arts (CSA), and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25). Included in the award was a contract with McGuire Contracting in the amount of \$395,655.00.

At this time it is requested that the Board of Trustees approve Change Order No. 5 with McGuire Contracting in the amount of \$754.98 for the CSA project, amending their contract to \$451,340.09, exceeding the allowable change order contingency by a total amount of \$16,119.59. The change order costs derive from owner requesting yellow contrasting paint at the rolling gate guiderails. See attached Change Order Summary.

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

Attachments:

Change Order No 5_Summary_McGuire Contracting

Agenda Item (VIII-E-5)

Meeting	11/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-5)
Subject	Change Orders No. 5 and No. 6 for the Culinary Arts Academy and District Offices Project with Inland Building Construction Companies, 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. 5 with Inland Building Construction Companies, Inc. in the amount of \$18,123.00; 2) project Deductive Change Order No. 6 with Inland Building Construction Companies, Inc. in the amount of -\$504.02; and 3) the change orders currently in excess of ten percent by a total of \$101,493.19.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for twenty-two (22) scopes of work in the amount of \$50,266,678 for the Culinary Arts Academy & District Offices (CAA/DO), Coil School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25). Included in the award was a contract with Inland Building Construction Companies, Inc. in the amount of \$968,839.

At this time it is requested that the Board of Trustees approve the following for the Culinary Arts Academy and District Offices Project: 1) Change Order No. 5 with Inland Building Construction Companies, Inc. (IBCC) in the amount of \$18,123; 2) Deductive Change Order No. 6 in the amount of -\$504.02; and 3) amending their contract to \$1,167,216.09, exceeding the allowable change order contingency by a total amount of \$101,493.19.

The added costs conveyed in Change Order No. 5 pertains to the demolition of the existing floor and (4 each) dais floor boxes (room 140) in order to install new conduit and dais floor boxes capable of supporting the new data and microphone requirements. Contractor to complete the demolition and pour back of concrete components. Installation of one (1) each additional laptop shelf and monitor mount was requested by owner for the demonstration kitchen. Owner requested Audio Visual (AV) equipment protection in room 104. Owner revised building signage logo at the lobby east facing window. Lastly, IBCC furnished and installed the pressure treated wood along the top of the Okubo parapet as a nailer for the expansion joint.

Deductive Change Order No. 6 is for the kitchens, including the inside of appliances/freezers and floors, to be re-cleaned and sanitized by IBCC per the Health Department requirements and Owner request. Also, the gate hardware for the roof top mechanical access door was updated. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Orders No 5 and 6_Summary-Inland Building Construction Companies, Inc

Agenda Item (VIII-E-6)

Meeting	11/15/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-6)
Subject	Change Order No. 9 for the Culinary Arts Academy and District Offices Project with J.M. Farnan
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. 9 with J.M. Farnan in the amount of \$4,105.43; and 2) the change order in excess of ten percent by a total of \$13,979.84.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for twenty-two (22) scopes of work in the amount of \$50,266,678 for the Culinary Arts Academy & District Offices (CAA/DO), Coil School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25). Included in the award was a contract with J.M. Farnan in the amount of \$645,336.

At this time it is requested that the Board of Trustees approve Change Order No. 9 with J.M. Farnan in the amount of \$4,105.43 for the CAA/DO project, amending their contract to \$723,849.44, exceeding the allowable change order contingency by a total amount of \$13,979.84 to date. The change order amount stems from the following: 1) Owner requested plumbing modifications to make ready for owner provided soft water system; 2) Core drill for relocated lavatory waste; and 3) Another core drill for relocated lavatory waste (different location). Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Order No 9_Summary_J M Farnan

Agenda Item (XII-A)

Meeting 11/15/2016 - Regular
Agenda Item Business From Board Members (XII-A)
Subject Presentation of 2015-16 Annual Report by Measure C Citizens' Bond Oversight Committee
College/District District
Information Only

Background Narrative:

Proposition 39 and the Bylaws of the RCCD Measure C Citizens' Bond Oversight Committee require that the Committee submit an annual report to the Board of Trustees. The report is submitted as an information item and details activities of the Committee during the past year in a format determined by Committee members. The RCCD administrator who staffs the Committee prepares the report; Its content is reviewed and approved by the Committee prior to presentation to the Board of Trustees.

Prepared By: Chris Carlson, Chief of Staff & Facilities Development
Peggy Cartwright, AVC, Strategic Communications and Institutional Advancement

Attachments:

CBOC Annual Report 2015-16

Agenda Item (VIII-E-1)

Meeting	12/13/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Agreement for Professional Design Services for Demolition of the O.W. Noble Administration Building and Surface Parking Lot Construction with GHD Inc.
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the agreement for professional design services for demolition of the O.W. Noble Administration Building and subsequent construction of a surface parking lot at Riverside City College with GHD Inc. in the amount not to exceed \$144,422.

Background Narrative:

On April 28, 2016, the District issued a Request for Proposals (RFP) seeking Professional Design Services for Noble Demolition and Parking Lot Construction. On May 11, 2016, the District issued an Addendum (No. 1) extending the deadline by three weeks. GHD Inc. was the only response received.

At this time, it is requested that the Board of Trustees approve the selection of GHD Inc. for design services for the demolition of the O. W. Noble Administration Building and surface parking lot construction. It is also requested that the Board of Trustees approve the agreement with GHD in the amount of \$144,422. If approved, GHD Inc. will provide professional engineering services for the preparation of the demolition plans for the Noble Administration building as well as design plans for a new surface parking lot in its place on the project site. ADA accessible parking will be provided in accordance with standard requirements and GHD Inc. will coordinate with the Department of the State Architect to ensure compliance with Path of Travel requirements. Following District's approval of concept, GHD Inc. will submit plans to DSA and coordinate with the City of Riverside as needed regarding driveways on Ramona Avenue.

The detailed scope of work is outlined in Exhibit I of the attached agreement. Cost for the requested agreement is within the original project budget approved by the Board of Trustees and no augmentation of the project budget is required.

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

Attachments:

Agreement with GHD Inc - Noble Demolition and Parking Lot construction_r_1

Agenda Item (VIII-E-2)

Meeting	12/13/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Professional Services Agreement for Feasibility Study for Student Services Building with Hill Partnership, Inc.
College/District	Moreno Valley
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the agreement for professional services for a Feasibility Study for the Student Services Building at Moreno Valley College with Hill Partnership, Inc. in the amount not to exceed \$57,950.

Background Narrative:

On January 25, 2016, the District issued a Request for Proposals (RFP) seeking Architectural Design Services for the remodel and modernization of the Moreno Valley College (MVC) Student Services Building. Fourteen (14) responses were received from various firms.

After all proposals were screened by a panel, consisting of the Chief of Staff & Facilities Development; the District Facilities Development Director; the MVC Vice President of Student Services; the MVC Facilities Director; and MVC Health Services Supervisor; eight (8) firms were selected to be interviewed.

On May 5 and 6, 2016, interviews and presentations took place. It was then decided by the screening committee to bring back three (3) of the firms for a final presentation with specific items to be addressed including a comparison of creating a new student services building vs. renovation/repurposing portions of the existing student services building. The final three (3) presentations took place on June 28, 2016. The screening committee concluded it would be beneficial to have a feasibility study conducted to determine how to proceed.

At this time, it is requested that the Board of Trustees approve the agreement with Hill Partnership, Inc. (HPI) in the amount not to exceed \$57,950 to conduct a feasibility study for the MVC Student Services Building. Detailed scope of work is outlined in Exhibit I of the attached agreement.

Prepared By: Irving Hendrick, Interim President, Moreno Valley College
Nathaniel Jones, Vice President, Business Services (MVC)
Dyrell Foster, Vice President, Student Services (MVC)
Chris Carlson, Chief of Staff & Facilities Development
Lynn Purper, Facilities Development Director

Attachments:

Agreement with HPI-Feasibility Study_MVC Student Svs Bldg

Agenda Item (VIII-E-3)

Meeting	12/13/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Change Orders No. 7 and No. 8 for the Culinary Arts Academy and District Offices Project with Inland Building Construction Companies, 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. 7 with Inland Building Construction Companies, Inc. in the amount of \$222.55; 2) project Change Order No. 8 with Inland Building Construction Companies, Inc. in the amount of \$69,532.00; and 3) the change orders in excess of ten percent by a total of \$171,247.74.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for twenty-two (22) scopes of work in the amount of \$50,266,678 for the Culinary Arts Academy & District Offices (CAA/DO), Coil School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25). Included in the award was a contract with Inland Building Construction Companies, Inc. in the amount of \$968,839.

At this time it is requested that the Board of Trustees approve the following for the Culinary Arts Academy and District Offices Project: 1) Change Order No. 7 with Inland Building Construction Companies, Inc. (IBCC) in the amount of \$222.55; 2) Change Order No. 8 with IBCC in the amount of \$69,532.00; and 3) amending their contract to \$1,236,970.64, exceeding the allowable change order contingency by a total amount of \$171,247.74.

The added cost conveyed in Change Order No. 7 derives from IBCC being utilized to provide a man-lift for Saturday (12/5/15) in order to expedite placement of flooring material in the CAA/DO building on multiple floors. Change Order No. 8 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. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Orders No 7 and 8_Summary-Inland Building Construction Companies, Inc.

Agenda Item (VIII-E-4)

Meeting	12/13/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-4)
Subject	Change Order No. 12 for the Culinary Arts Academy and District Offices Project with Neal Electric
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. 12 with Neal Electric in the amount of \$8,954.60; and 2) the change order in excess of ten percent by a total of \$233,789.30.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for twenty-two (22) scopes of work in the amount of \$50,266,678 for the Culinary Arts Academy & District Offices (CAA/DO), Coil School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25). Included in the award was a contract with Neal Electric in the amount of \$3,434,259.

At this time it is requested that the Board of Trustees approve the following for the Culinary Arts Academy and District Offices Project: 1) Change Order No. 12 with Neal Electric in the amount of \$8,954.60; and 2) amending their contract to \$4,011,474.20, exceeding the allowable change order contingency by a total amount of \$233,789.30. The added costs conveyed in Change Order No. 12 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. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Order No 12-Summary_Neal Electric

Agenda Item (VIII-E-5)

Meeting	12/13/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-5)
Subject	Retention Reduction for the Culinary Arts Academy/District Office Building and Coil School for the Arts Building Projects with Inland Building Construction Companies, Inc.
College/District	District
Funding	District and College Allocated Measure C Funds/Program Reserve Measure C Funds, Redevelopment Funds and La Sierra Funds
Recommended Action	It is recommended that the Board of Trustees approve the request for retention reduction from five percent to two and one half percent by Inland Building Construction Companies, Inc. for the Culinary Arts Academy/District Office Building and Coil School for the Arts Building construction projects.

Background Narrative:

On June 17, 2014, the Board of Trustees approved award of bids for twenty-two (22) scopes of work in the amount of \$50,266,678 for both the Culinary Arts Academy/District Offices (CAA/DO) and the Coil School for the Arts (CSA) and Parking Structure projects (Phase 2 Construction Bid Categories 04 through 23 & 25). Included in the award was Inland Building Construction Companies, Inc., Category #18 - Miscellaneous, for a total bid amount of \$3,800,000 for both projects.

Upon acceptable completion of over ninety-nine percent (99%) of the CAA/DO and CSA Phase 2 construction projects, prime contractor, Inland Building Construction Companies, Inc. requests a reduction from five percent (5%) to two and one half percent (2.5%) of the retention withheld from their contract pursuant to Public Contract Code Section 9203(a). Exhibit I.

At this time it is recommended that the Board of Trustees approve this request as the District staff confirms the quality of work is acceptable, and Inland Building Construction Companies, Inc. has made satisfactory progress to warrant a retention reduction.

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

Attachments:

Public Contract Code 9203a