

# Board of Trustees Regular Meeting (VI.O)

Meeting	April 19, 2022
Agenda Item	Grants, Contracts and Agreements (VI.O)
Subject	Grants, Contracts and Agreements Architectural Services agreement Amendment No. 1 with 19six Architects for the Moreno Valley College Student Services Renovation Project
College/District	Moreno Valley College
Funding	Moreno Valley College Measure C Allocation, General Funds
Recommended Action	Recommend approving architectural services agreement Amendment No. 1 with 19six Architects in the amount of \$98,250 for a total agreement amount of \$478,250 and the new extended date of December 31, 2023.

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## Background Narrative:

On May 18, 2021 the Board of Trustees approved the selection of 19six Architects for Architectural Services for the Moreno Valley College Student Services Renovation project and related agreement in the amount of \$380,000, including allowances.

The college requested additional architectural and engineering services that were not part of the original scope of services as follows: eliminating the existing large lecture room 101 on the first floor of the Student Services building; relocating the lecture space to the PSC-13 and PSC-17 modulars; and converting the 2,888 gross square feet of space to accommodate Disability Support Services (DSS), the Clothing Closet, and Food Bank.

This change was necessary to consolidate all student services functions into adjacent spaces.

It is recommended that the Board of Trustees approve agreement Amendment No. 1 with 19six Architects in the amount of \$98,250 for a total agreement amount of \$478,250 and the new extended date of December 31, 2023.

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

FIRST (1) AMENDMENT TO AGREEMENT  
BETWEEN  
RIVERSIDE COMMUNITY COLLEGE DISTRICT  
AND  
19SIX ARCHITECTS  
*(Moreno Valley College Student Services Renovation)*

This document amends the original agreement between the Riverside Community College District and 19six Architects, which was originally approved by the Board of Trustees on May 18, 2021.

The agreement is hereby amended as follows:

Additional compensation of this amended agreement shall not exceed \$98,250 totaling the agreement to \$478,250. The term of this agreement shall be from the original agreement date of May 19, 2021, to the extended date of December 31, 2023.

Payments and final payment shall coincide with original agreement.

Additional scope of work shall be provided in Exhibit I, attached.

All other terms and conditions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written below.

19six ARCHITECTS

RIVERSIDE COMMUNITY COLLEGE  
DISTRICT

By: \_\_\_\_\_

By: \_\_\_\_\_

Monisha Adnani  
Principal  
250 East Rincon Street, Suite 108  
Corona, CA 92879

Aaron S. Brown  
Vice Chancellor  
Business and Financial Services

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## Exhibit I

*Project: Moreno Valley College Student Services Renovation*

*Added Scope of Work:* Renovate Lecture Hall STU 101 which is located in the first floor of the Student Services Building to house Disability Support Services (DSS), Clothing Closet and Food Bank, which is currently located in the modular buildings (PSC 13 and 17). The total added space is 2,888 square foot. Required spaces for the above programs are as follows: DSS department, which includes (1) Director Office, (2) Counselor Offices, (6) Classified FT Workstations, Test Proctoring Room w/ (15) test stations, and High-Tech Center w/ (15) computer stations. Added scope also includes spaces for Food Pantry/ Wardrobe Closet. The services includes FF&E design layout and specification.

## OWNER/ARCHITECT CONTRACT AMENDMENT No. 1

Date: January 7, 2022

Project: Riverside Community College District  
Moreno Valley College  
**Student Services**

Description: **Scope Addition – DSS and Food Pantry/ Wardrobe Closet**

19six Project No: 21062.01

Original Project Assignment Date: June 1, 2021

### **Modifications to Basic Contract:**

#### Project Description

Revisions to 100% Construction Documents include extending the scope to the existing 1<sup>st</sup> Floor Lecture Hall space for DSS department, which includes (1) Director Office, (2) Counselor Offices, (6) Classified FT Workstations, Test Proctoring Room w/ (15) test stations, and High-Tech Center w/ (15) computer stations. Added scope also includes spaces for Food Pantry/ Wardrobe Closet. The changes shall include:

1. Revise code plan
2. Revise demo floor plan and demo reflected ceiling plan
3. Revise floor plan
4. Revise reflected ceiling plan
5. Revise sections
6. Revise interior elevations
7. Revise finish plan
8. Revise door schedule
9. Revise storefront schedule
10. Revise details
11. Additional structural details as needed
12. Revised mechanical and plumbing drawings
13. Revised electricals drawings, photometrics, and fire alarm drawings

Proposed scope includes additional Site Visit and 3 owner meetings to review the design. Project scope includes development of design documents, construction documents, additional agency review and bidding, construction administration.

Scope of Service and Fees

Modify the contract as follows:

1. Revise construction documents in order to accommodate extension of existing Lecture Hall space to DSS Department and Food Pantry/ Wardrobe Closet

Design Development	\$	23,350
Construction Document	\$	43,550
Agency Approval	\$	7,250
Bidding	\$	5,500
Construction Administration	\$	18,600
<b>Total Fee Adjustment</b>	<b>\$</b>	<b>98,250</b>

The revised fee schedule is (**updated fees in bold**):

	<u>Previous Fee</u>	<u>Amendment #1</u>	<u>Revised Fee</u>
<b>BASIC SERVICES</b>			
Schematic Design	\$ 50,750	\$ 0	\$ 50,750
Design Development	\$ 54,300	\$ 23,350	\$ 77,650
Construction Documents	\$ 111,950	\$ 43,550	\$ 155,500
Agency Approval	\$ 19,200	\$ 7,250	\$ 26,450
Bidding	\$ 6,150	\$ 5,500	\$ 11,650
Construction Administration	\$ 88,450	\$ 18,600	\$ 107,050
Closeout	\$ 6,950	\$ 0	\$ 6,950
Furniture Fixture and Equip.	\$ 22,250	\$ 0	\$ 22,250
Design Allowance	\$ 20,000	\$ 0	\$ 20,000
<b>Amend #1 Fee</b>	<b>\$ 380,000</b>	<b>\$ 98,250</b>	<b>\$ 478,250</b>

**Updated Compensation Summary:**

Original Contract Sum	\$	380,000
<b>Amendment #1 – DSS and Food Pantry/Wardrobe Closet</b>	<b>\$</b>	<b>98,250</b>
<b>Total Fixed Fee</b>	<b>\$</b>	<b>478,250</b>

If this agreement is acceptable to you, please sign below, retain a copy for your records and return one to 19six Architects or prepare a project assignment.

Thank you for this opportunity to be of service.

Sincerely,

Monisha Adnani, Architect  
Principal Architect  
19six Architects

Accepted by:

Signature

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

## Board of Trustees Regular Meeting (VIII.B)

Meeting	April 19, 2022
Agenda Item	Resources (VIII.B)
Subject	Resources Moreno Valley College Student Services Renovation Project
College/District	Moreno Valley College
Funding	Moreno Valley College Measure C Allocation, General Funds and Scheduled Maintenance Funds
Recommended Action	Recommend approving a scope change and budget augmentation request for MVC Student Services Renovation Project in the total amount of \$1,700,000 as follows: \$1,000,000 General Fund, \$500,000 Measure C Fund, and \$200,000 from MVC 2021/2022 State Scheduled Maintenance Funds.

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### Background Narrative:

On June 11, 2019, the Board of Trustees approved the addition of the Moreno Valley College (MVC) Student Services Renovation Project in the total amount of \$5,000,000 to the previously approved \$14,000,000 MVC Welcome Center Project, and revised the total project budget to \$19,000,000 from Measure C allocation.

The MVC's comprehensive Master Plan identifies the new Welcome Center and Student Services Renovation project as part of the road map for developing one-stop shop service facilities. The Welcome Center offers a wide variety of student services designed to accommodate the needs of new, continuing, transferring, and returning students. The renovated Student Services facility will consolidate services, such as the food pantry, wardrobe closet, art gallery, Student Health and Psychological services, Extended Opportunity Programs and Services (EOPS) including CARE and NextUp, Veterans Resource Center, and Disability Support Services, that are currently housed in multiple locations throughout campus. Centralizing these services will provide a more functional space for student services and aligns to MVC Guided Pathway framework.

During the Preliminary Planning phase of the Student Services Renovation, it was determined that the total project budget exceeded the original \$5,000,000 allocation by \$200,000 due to construction escalation. The shortfall can be addressed by funding qualifying HVAC expenditures from the 2021/2022 State Schedule Maintenance funds allocation.

Additionally, and after the Working Drawings of the Student Services Renovation Project were completed, the college eliminated the existing large lecture room number 101, on the first floor of the Student Services building, relocated the lecture space to the PSC-13 and PSC-17 modulars, and converted the 2,888 gross square feet of space to accommodate Disability Support Services (DSS), the Clothing Closet, and Food Bank. This change was necessary to consolidate all student services functions into adjacent spaces. The change in scope will add \$1,500,000 to the project cost and will be funded as follows: \$1,000,000 of budget savings from the General Fund, \$200,000 from MVC Measure C from uncommitted funds, and \$300,000 reallocated from project savings related to the MVC Welcome Center Project funded by Measure C.

Reconstruction of PSC-13 and PSC-17 modulars is not part of this budget request and will be addressed as a stand-alone project.

The project budget was updated to reflect increased costs of \$1,700,000 for both construction escalation and converting the large lecture room.

It is requested that the Board of Trustees approve the scope change and budget augmentation request for the MVC Student Services Project in the total amount of \$1,700,000 as described above and to increase the total project budget from \$5,000,000 to \$6,700,000.

Prepared By: Robin Steinback, President, Moreno Valley College  
Christopher Sweeten, Vice President, Student Services, Moreno Valley College  
Majd S. Askar, Vice President, Business Services, Moreno Valley College  
Aaron S. Brown, Vice Chancellor, Business and Financial Services  
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development  
Mehran Mohtasham, Director, Capital Planning



### COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: **Riverside Community College District** College: **Moreno Valley College** CFIS Ref. #: 0  
 Project Name: **Student Services Renovation Project** Date Prepared: **3/2/2022** CCI: 6924 Budget Ref. #: \_\_\_\_\_  
 Request For:  A  P  W  C  E  DB EPI: 3737 Prepared by: Midpoint

#	Description	Total Cost	State Funded	District Funded	
				State Supportable	Non State Supportable
<input type="checkbox"/> Not Rounded <input checked="" type="checkbox"/> Escalate to Midpoint (FPD Only)					
<input checked="" type="checkbox"/> Rounded					
<b>0.</b>	<b>Feasibility Studies &amp; Pre-Planning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
A.	Feasibility and Pre-planning Costs	\$0		\$0	
B.	Other Costs	\$0		\$0	
<b>1.</b>	<b>Site Acquisition</b> Acres:	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
A.	Acquisition	\$0		\$0	
<b>2.</b>	<b>Preliminary Plans</b> Budget CCI: 6924	<b>\$194,075</b>	<b>\$0</b>	<b>\$194,075</b>	<b>\$0</b>
A.	Architectural Fees (for Preliminary Plans)	\$149,575		\$149,575	
B.	Project Management	\$0		\$0	
C.	Office of the State Architect, Plan Check fee	\$0		\$0	
D.	Preliminary Tests (Soils, hazardous materials)	\$37,500		\$37,500	
E.	Other Costs	\$7,000		\$7,000	
<b>3.</b>	<b>Working Drawings</b> Budget CCI: 6924	<b>\$264,000</b>	<b>\$0</b>	<b>\$264,000</b>	<b>\$0</b>
A.	Architectural Fees (for Working Drawings)	\$181,000		\$181,000	
B.	Project Management (for Working Drawings)	\$0		\$0	
C.	Office of the State Architect, Plan Check fee	\$73,000		\$73,000	
D.	Community Colleges Plan Check fee	\$0		\$0	
E.	Other Costs (for Working Drawings)	\$10,000		\$10,000	
<i>(Total PW may not exceed 13% of construction)</i>					
<b>4.</b>	<b>Construction</b> Budget CCI: 6924	<b>\$4,805,000</b>	<b>\$0</b>	<b>\$4,805,000</b>	<b>\$0</b>
A.	Utility Service	\$50,000		\$50,000	
B.	Site Development, Service	\$0		\$0	
C.	Site Development, General	\$0		\$0	
D.	Other Site Development	\$0		\$0	
E.	Reconstruction	\$4,525,000		\$4,525,000	
F.	New Construction (bldg) (w/Group I equip)	\$0		\$0	
G.	Board of Governor's Energy Policy Allowance (2% or 3%)	\$0		\$0	
H.	Other Costs	\$230,000		\$230,000	
<b>5.</b>	<b>Contingency (Construction-Related Allowances &amp; Fees)</b>	<b>\$252,650</b>	<b>\$0</b>	<b>\$252,650</b>	<b>\$0</b>
<b>6.</b>	<b>Architectural and Engineering Oversight</b>	<b>\$98,600</b>	<b>\$0</b>	<b>\$98,600</b>	<b>\$0</b>
<b>7.</b>	<b>Tests and Inspections</b>	<b>\$121,025</b>	<b>\$0</b>	<b>\$121,025</b>	<b>\$0</b>
A.	Tests	\$20,000		\$20,000	
B.	Inspections	\$101,025		\$101,025	
<b>8.</b>	<b>Construction Management &amp; Labor Compliance Program (if Justified)</b>	<b>\$624,650</b>	<b>\$0</b>	<b>\$624,650</b>	<b>\$0</b>
A.	Construction Management	\$624,650		\$624,650	
B.	Labor Compliance Program	\$0		\$0	
<b>9.</b>	<b>Total Construction Costs (items 4 through 8 above)</b>	<b>\$5,901,925</b>	<b>\$0</b>	<b>\$5,901,925</b>	<b>\$0</b>
<b>10.</b>	<b>Furniture and Group II Equipment</b> Budget EPI: 3737	<b>\$340,000</b>	<b>\$0</b>	<b>\$340,000</b>	<b>\$0</b>
<b>11.</b>	<b>Total Project Cost (items 1, 2, 3, 9, and 10)</b>	<b>\$6,700,000</b>	<b>\$0</b>	<b>\$6,700,000</b>	<b>\$0</b>

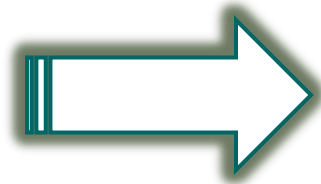
12. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	-	-	-	-	-	Acquisition	\$ -	\$ -	\$ -	\$ -
Reconstruction	13,846	6,320	46%	\$1,060	\$484	Preliminary Plans	\$ -	\$ 194,075	\$ -	\$ 194,075
<b>13. Anticipated Time Schedule</b>						Working Drawings	\$ -	\$ 264,000	\$ -	\$ 264,000
Start Preliminary Plans	1/26/2021	Advertise Bid for Construction		9/19/2022		Construction	\$ -	\$ 5,901,925	\$ -	\$ 5,901,925
Start Working Drawings	4/1/2021	Award Construction Contract		12/13/2022		Equipment	\$ -	\$ 340,000	\$ -	\$ 340,000
Complete Working Drawings	5/1/2022	Advertise Bid for Equipment		2/1/2023		Total Costs	\$ -	\$ 6,700,000	\$ -	\$ 6,700,000
DSA Final Approval	9/5/2022	Complete Project		8/30/2023		% of SS Costs	<b>0.00%</b>	<b>100.00%</b>	SS Total	<b>\$ 6,700,000</b>

# MVC STUDENT SERVICES RECONSTRUCTION PROJECT BUDGET BREAKDOWN

Board Approved Project Budget  
August 18, 2020

**\$5,000,000**

MVC Measure C



Board Approved Project Budget  
April 19, 2022

**\$6,700,000**

**\$5,000,000**

MVC Measure C

**\$1,700,000**

Project Budget Augmentation

**\$500,000**

MVC Measure C:

- \$300,000 - Welcome Center (project saving)
- \$200,000 - Uncommitted Funds

**\$1,000,000**

MVC General Funds

**\$200,000**

MVC Scheduled Maintenance  
Funds 2021/22 State Allocation



## PROGRAMMING LEGEND

- HEALTH CENTER
- UTILITY

Added Scope of Work to First Floor to accommodate Disability Support Services, Food Bank, and Clothing Closet.

# 1 LV. 1-PR-NEW FLOOR PLAN

1/16" = 1'-0"

MORENO VALLEY COLLEGE - STUDENT SERVICES RENOVATION



## PROGRAMMING LEGEND

- ART STUDIO
- CIRCULATION
- EOPS/ CARE/ GS
- SHARED SPACE
- STUDENT GATHER SPACE
- UTILITY
- VETERANS RESOURCE'S CENTER

# 1 LV. 2-PR-NEW FLOOR PLAN

1/16" = 1'-0"

MORENO VALLEY COLLEGE - STUDENT SERVICES RENOVATION



**PROGRAMMING LEGEND**

- DEAN'S SUITE
- SHARED SPACE
- STUDENT GATHER SPACE
- UB/ TRIO

**1 THIRD FLOOR - PROPOSED PLAN - OPTION 1 ( 2 DOORS TO UB/TRIO SPACE)**

1/16" = 1'-0"