

Agenda Item (IV-C-1)

Meeting 8/2/2016 - Committee

Agenda Item Committee - Planning and Operations (IV-C-1)

Subject Annual Presentation on Status Update of Project Labor Agreement by Padilla & Associates

College/District District

Information Only

Background Narrative:

On March 16, 2010, the Board of Trustees approved the Project Labor Agreement (PLA) for the District. Likewise, on June 15, 2010, the Board of Trustees approved an agreement with Padilla & Associates to provide administrative assistance as required by the PLA to ensure contractors comply with agreement requirements; mediate disputes between subcontractors and labor groups; help develop and monitor employment and training programs; as well as oversee State Division of Industrial Relations Labor Compliance requirements.

The PLA administrator, Padilla & Associates, now presents an annual presentation status update of the District's Project Labor Agreement oversight for the Board's review.

Prepared By: Michael Burke, Ph.D., Chancellor
Chris Carlson, Chief of Staff & Facilities Development

Attachments:

2015-2016 PLA Annual Status Update

Project Labor Agreement (PLA) Annual Status Update 2015/16

Presented by:
Facilities Planning & Development



August 2, 2016

1

Summary of RCCD's PLA

- The RCCD Board of Trustees voted to approve a five-year PLA on March 16, 2010.
- The Agreement covers all RCCD construction projects using \$1 million or more in Measure C funds.
- The RCCD Board of Trustees approved Padilla & Associates, Inc. as the PLA Administrator over a PLA that includes a labor compliance component on June 15, 2010.
- The Annual PLA Report covers the period of July 1, 2010 to July 01, 2016 and includes a status of achievements in meeting the RCCD Board's Economic Development Initiatives.

2

5 Major Components of the PLA

1. Uniform application of employment practices and wage standards.
2. Readily available skilled labor workforce
3. Labor Compliance Component
4. Fringe Benefit waiver provisions
5. Local Hire Goals

Added Economic Development Board Resolution

- Local Business Initiative
 - Board of Trustees Resolution Number 2-04/05

3

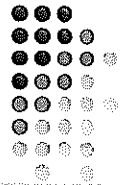
Uniform Employment Practices and Standards

PLA establishes uniformed employment practices and standards for adoption by all contractors performing work. As a result, the project contractors adopt uniform:

- work rules
- hours of work
- shift and alternate work schedules
- single dispute resolution process
- no strike/no lockout provisions
- rest period
- overtime
- show-up pay and make-up days

4

PLA ACCOUNTABILITY



- **RCCD PLA Steering Committee Oversight**
 - The RCCD PLA Steering Committee is made up of the :
 - RCCD Chancellor,
 - RCCD General Counsel,
 - RCC, MVC and Norco Vice Presidents of Business Services,
 - RCCD Associate Vice Chancellor of Facilities Planning and Development
 - 2 local open-shop contractors; and
 - 2 representatives of the San Bernardino and Riverside Building and Construction Trades Council.
- **Joint Labor Management Committee Meetings**
 - Pursuant to PLA Article 17, meetings have been held with the San Bernardino and Riverside Building and Construction Trades Council, Affiliate Unions, PLA Administrator and RCCD Facilities Planning and Development representatives and RCCD General Counsel.
 - The purpose of the meeting is to promote harmonious and stable labor management relations, ensure effective and constructive communication between labor and management parties, and evaluate and ensure an adequate supply of skilled labor for all RCCD Project Work.

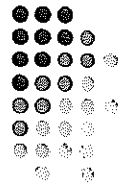
RCCD PLA/LCP Active Monitored Projects



Active Project During the Reporting Period of June 30, 2015 through July 1, 2016.

CURRENTLY ACTIVE PROJECTS	PROJECT NAME
	RCC Student Services Administration Project
	Culinary Academy And District Offices (CAADO) - Phase 2
	Coil School for the Arts (CSA) and Parking Structure
	MVC Network Operations Center Project

RCCD PLA/LCP Closed Monitored Projects

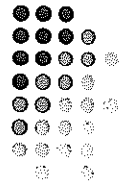


Completed Projects During the Reporting Period of July 1, 2010 through July 1, 2016.

COMPLETED PROJECTS	PROJECT NAME
	RCCD (RCC, Norco, MVC) ADA Transition
	RCCD Infrastructure (RCC 12KV & Norco Infrastructure)
	MVC Student Academic Services
	Norco Operations Center
	RCCD Culinary Arts Building*

*Demolition phase only

RCCD PLA/LCP Closed Monitored Projects

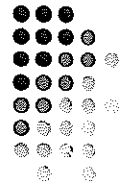


Completed Projects During the Reporting Period of July 1, 2010 through July 1, 2016.

COMPLETED PROJECTS	PROJECT NAME
	Lovekin Projects (Portables & Tennis Courts)
	Norco Secondary Effects
	RCC Wheelock Complex, Gymnasium, Seismic Retrofit
	MVC March Dental Education
	MVC Lions Lot
MVC Nursing Portables	

SUMMARY:

Non-Union vs. Union Contractors



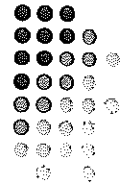
Summary of All Contractors (Prime and Subs) To Date Awarded Contracts Subject to the District's PLA

277 Non-Union (61%)

180 Union (39%)

9

PLA Labor Compliance Component

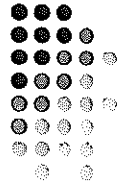


Labor Compliance monitoring activities undertaken in conformance with California Prevailing Wage Laws and the RCCD PLA which have served as a reduction in possible wage violations:

- early, visible and ongoing labor compliance
- pre-construction meetings with prime and subcontractors
- collection and review of contractor Certified Payroll Records
- performs site visits, observations and worker interviews
- prevailing wage audits and investigations
- reconciliation of worker interviews against reporting
- ongoing contractor technical assistance with California prevailing wage laws and reporting requirements

10

PLA Labor Compliance Achievements

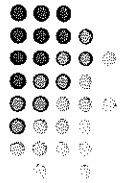


Labor Compliance Monitoring Achievements on the District's PLA Projects:

- ✓ 1082 Contractor Discrepancy Notices Issued
- ✓ 29 Contractor Prevailing Wage Violations Identified, Investigated and Resolved
- ✓ 35 Ongoing Investigation
- ✓ \$123,383.13 of Worker Wages Recovered
- ✓ 1 Finalized DIR approved Audit & Withholding

11

PLA Local Hire Initiative



District's PLA Requirement:

- *At least fifty percent (50%) of the positions for Project Work for a particular contractor (including contractor's "core workforce") are to be filled with residents of the Riverside and San Bernardino Counties, with a first priority provided to the residents of Riverside County.*

12

PLA Local Hire Program Achievements

Attainment Report: Cumulative
(Reporting Period: July 1, 2010 to July 1, 2016)



Average Local Hire To Date for Attainment For Active & Closed Projects	62%
---	------------

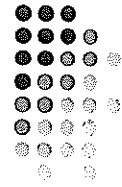
Total Workers Active & Closed Projects	TOTAL WORKERS REPORTED	TOTAL LOCAL WORKERS	Local worker increase from 2015 Board Report
		4846	2992

ACTIVE PROJECTS	PROJECT NAME	TOTAL WORKERS REPORTED	TOTAL LOCAL WORKERS	LOCAL HIRE ATTAINMENT (as of July 1, 2016)	Local worker increase from 2015 Board Report
	RCC Student Services Administration Project	457	265	58%	149
	Centennial Plaza (CAADO & CSA)	1547	888	57%	543
	MVC Network Operations Center Project	191	99	52%	47

13

PLA Local Hire Program Achievements

Attainment Report: Cumulative
(Reporting Period: July 1, 2010 to July 1, 2016)



Overall Average Local Hire Attainment For Active & Closed Projects	62%
---	------------

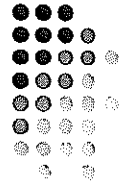
Closed PROJECTS	PROJECT NAME	TOTAL WORKERS REPORTED	TOTAL LOCAL WORKERS	ACTUAL LOCAL HIRE ATTAINMENTS
	Lovekin Projects	67	34	51%
	RCCD ADA Transition	88	62	70%
	RCCD Central Plant/Infrastructure	116	94	81%
	Norco Operations Center	380	250	66%
	MVC Student Academic Services	457	265	58%
	RCCD Market St. Cullnary Building*	49	33	67%

*Demolition phase only

14

PLA Local Hire Program Achievements

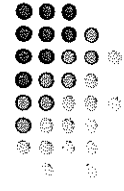
Attainment Report: Cumulative
(Reporting Period: July 1, 2010 to July 1, 2016)



**Overall Average Local Hire Attainment
For Active & Closed Projects** **62%**

CLOSED PROJECTS	PROJECT NAME	TOTAL WORKERS REPORTED	TOTAL LOCAL WORKERS	ACTUAL LOCAL HIRE ATTAINMENTS
	Norco Secondary Effects	419	224	53%
	RCC Wheelock Complex, Gymnasium, Seismic Retrofit	571	435	76%
	MVC March Dental Education	343	225	66%
	MVC Lions Lot	142	104	73%
	MVC Nursing Portables	19	14	74%

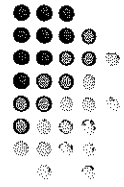
PLA Local Business Initiative



District's Resolution No. 2-04/05 "Support for Local Companies Working On Local Projects":

- *The Board of Trustees passed Resolution Number 2-04/05 on September 16, 2004, in support of local companies working on local projects. Riverside Community College District strives to promote and increase contracting opportunities and participation of local businesses within the Inland Empire's Riverside and San Bernardino counties on all RCCD projects.*

PLA Project Local Business Participation (Reporting Period: July 1, 2010 to July 1, 2016)



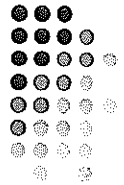
TOTAL LOCAL BUSINESS DOLLARS COMMITTED	TOTAL LOCAL BUSINESS COMMITMENT %
\$81,612,683.90	61%

ACTIVE PROJECTS	PROJECT NAME	TOTAL NUMBER OF LOCAL BUSINESSES	LOCAL BUSINESS COMMITMENT
	RCC Student Services Administration Project	29	70%
	RCCD Centennial Plaza Project	16	66%
	MVC Network Operations Center Project*	12	31%

* Project complete, final documents unavailable. Pending further action from District.

17

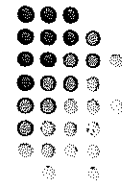
PLA Project Local Business Participation (Reporting Period: July 1, 2010 to July 1, 2016)



CLOSED PROJECTS	PROJECT NAME	TOTAL NUMBER OF LOCAL BUSINESSES	LOCAL BUSINESS COMMITMENT	ACTUAL LOCAL BUSINESS ATTAINMENT
	Lovekin Projects	2	9%	9%
	Norco Infrastructure	10	97%	97%
	RCCO ADA	16	64%	64%
	RCCD Market St. Culinary Building (Demo Phase)	5	35%	29%
	Norco Operations Center	27	92%	85%
	MVC Student Services Center	24	68%	69%
	Norco Secondary Effects	10	14%	16%
	MVC Lions Lot	13	52%	62%
	MVC Nursing Portables	7	100%	100%
	RCC Wheelock Complex, Gymnasium, Seismic Retrofit	22	38%	48%
	MVC March Dental Education	20	45%	71%

18

PLA Feature: Fringe Benefit Exemption Overview and Status



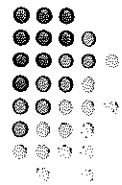
Intent of Fringe Benefit Exemption:
 • To level field and afford open and merit shops an equal opportunity to receive credit for existing benefit structure.

PLA Requirement:

- Bidders may qualify for an exemption to the PLA Fringe Benefit requirements if their benefit plan(s) (health, welfare and pension) meet or exceed the applicable Union fringe benefit individual plan(s) referenced in the Schedule A's.
- Bidders are informed of the opportunity to submit a PLA Fringe Benefit Exemption request at all project job-walk meetings.
- Contractor Fringe Benefit Exemption Requests are processed on a project by project basis, therefore providing all parties with the opportunity to be reconsidered based on the evaluation terms.

19

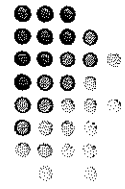
RCCD PLA Feature: Fringe Benefit Exemption Requests



FRINGE BENEFIT TRADE EXEMPTION REQUEST SUMMARY (Reporting Period: July 1, 2010 to July 1, 2016)	
Total Number of Prospective Bidders Filing Exemption Requests *	8
Total Number of Individual Trade Exemption Requests Processed	67
Full Trade Benefit Package Exemptions Granted	23
Partial Trade Benefit Package Exemptions Granted	40
Trade Benefit Package Exemptions Denied	4

**An Individual bidder may have submitted multiple requests.*

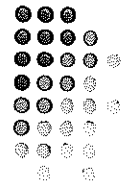
RCCD PLA ACCOMPLISHMENTS OVER THE COURSE OF 18 PLA PROJECTS



- 0 work stoppages
- \$123,383.13 in employee wages recovered
- 62% of employees who performed work on RCCD PLA projects were local residents
- 2991 Riverside and San Bernardino County local workers were employed on RCCD PLA projects.

21

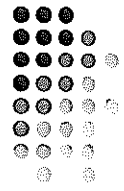
RCCD PLA ACCOMPLISHMENTS OVER THE COURSE OF 18 PLA PROJECTS



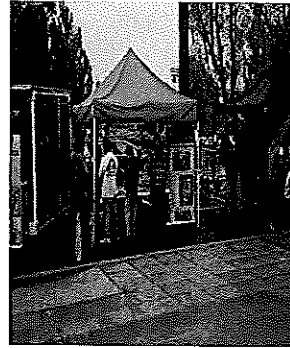
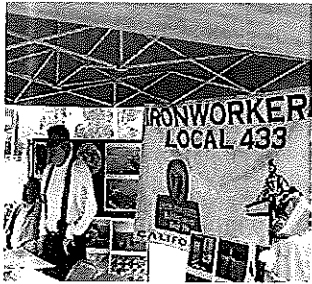
- 56% of Measure C construction dollars on closed projects have been paid to local businesses.
- \$37,297,435.91 have been paid to local businesses during the construction of all currently closed RCCD PLA projects.
- 61% of Measure C construction dollars on active and closed projects are committed to local businesses.

22

RCCD PLA ACCOMPLISHMENTS OVER THE COURSE OF 18 PLA PROJECTS

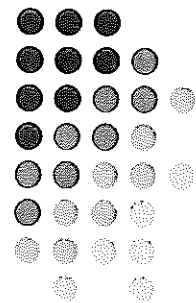


- Padilla & Associates participated in 5 career fairs, with over 4000 students in attendance, 30+ San Bernardino and Riverside County Local Building Trades and hundreds of national and local vendors.



QUESTIONS & ANSWERS

Thank You



Agenda Item (VIII-E-1)

Meeting	8/16/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Order No. 2 for the Henry W. Coil Sr. and Alice Edna Coil School for the Arts and Parking Structure with Continental Flooring, Inc.
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. 2 with Continental Flooring Inc. in the amount of \$17,682.40; and 2) the change order in excess of ten percent by a total of \$10,302.79.

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).

At this time it is requested that the Board of Trustees approve Change Order No. 2 with Continental Flooring, Inc. in the amount of \$17,682.40 amending their contract to \$572,043.09, exceeding the allowable change order contingency by a total amount of \$10,302.79 to date. The change order amount derives from the following: the subfloor and flooring at the parking garage elevator was not scoped at time of bid; contractor worked overtime to complete flooring in CSA building prior to owner celebration in March; and underlayment was installed due to movement issues at the Kinetics subfloor locations. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Order No 2_Continental Flooring Inc_Summary

Agenda Item (VIII-E-2)

Meeting	8/16/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Change Order No. 7 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. 7 with J.M. Farnan in the amount of \$10,663.74; and 2) the change order in excess of ten percent by a total of \$5,441.41.

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).

At this time it is requested that the Board of Trustees approve Change Order No. 7 with J.M. Farnan in the amount of \$10,663.74 amending their contract to \$715,311.01, exceeding the allowable change order contingency by a total amount of \$5,441.41 to date. The change order amount stems from contractor being requested to remove previously installed kitchen equipment so fiber reinforced panels (FRP) could be installed per Health Department requirements. Health Department approved the initial kitchen plans, but upon subsequent inspection, required the FRP. After the FRP installation, kitchen equipment was reinstalled. Also J.M. Farnan encountered additional costs for Building Information Modeling (BIM) rework that was necessary due to changes required. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Order No 7_J M Farnan Co_Summary

Agenda Item (VIII-E-3)

Meeting	8/16/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Change Orders No. 8, No. 9 and No. 10 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. 8 with Neal Electric in the amount of \$4,269.70; 2) project Deductive Change Order No. 9 with Neal Electric in the amount of -\$12,602.68; and project Change Order No. 10 with Neal Electric in the amount of \$74,439.03 and 4) the change orders currently in excess of ten percent by a total of \$193,667.19.

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).

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. 8 with Neal Electric in the amount of \$4,269.70; 2) Deductive Change Order No. 9 in the amount of -\$12,602.68; 3) Change Order No. 10 in the amount of \$74,439.03; and 4) amending their contract to \$3,971,352.09, exceeding the allowable change order contingency by a total amount of \$193,667.19. The added costs conveyed in Change Order No. 8 concerns revisions to the security system. Deductive Change Order No. 9 stems from Neal Electric installing the wrong light trim in several areas. Trim specified was a "tape-in" trim that should have been installed prior to the drywall process, resulting in removal and replacement to accommodate the taping and painting procedure. Change Order No. 10 is for the installation of Panasonic TV's in lieu of Sharp TV's. Since the original specifications were issued, Sharp as a company was sold and product lines changed. Therefore the product line offered by Sharp no longer met the specifications required by Riverside City College Instruction Media Center (IMC). Due to the change in company and product line, RCC IMC specified Panasonic products to be installed. With this change in product to assure performance standards specified by RCC IMC, costs are associated with this change. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

Change Orders No 8, 9 and 10_Summary-Neal Electric

Agenda Item (VIII-E-4)

Meeting	8/16/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-4)
Subject	Agreement Amendment 1 for the Culinary Arts Academy/District Office Building and Agreement Amendment 1 for the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts Building, and Parking Structure Projects with Inland Inspections & Consulting
College/District	District
Funding	College & District 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: 1) Agreement Amendment 1 with Inland Inspections & Consulting for additional inspection services in the amount of \$4,100 for the Culinary Arts Academy/District Office Building project; and 2) Agreement Amendment 1 with Inland Inspections & Consulting for additional inspection services in the amount of \$4,100 for the Coil School for the Arts and Parking Structure project; and 3) extend the end date of the contract to December 31, 2016.

Background Narrative:

On April 15, 2014, the Board of Trustees approved an agreement with Inland Inspections & Consulting for Inspection Services/Inspector of Record (IOR) Services for the Culinary Arts Academy/District Office Building (CAA/DO) project in the amount of \$166,680. In addition, on April 15, 2014, the Board approved an agreement with Inland Inspections & Consulting for Inspection Services/IOR Services for the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts (CSA) and Parking Structure project in the amount of \$294,200.

At this time, it is requested that the Board of Trustees approve Agreement Amendment 1 with Inland Inspections & Consulting in the amount not to exceed \$4,100 for the CAA/DO project and extend the end date of the contract to December 31, 2016 due to additional inspection services needed to complete the project. This amendment will bring their total agreement for CAA/DO to \$170,780. It is also requested that the Board of Trustees approve Agreement Amendment 1 with Inspections & Consulting in the amount not to exceed \$4,100 for the CSA and Parking Structure project and extend the end date of the contract to December 31, 2016, due to additional inspection services needed to complete the project. This amendment will bring their total agreement for CSA and the Parking Structure to \$298,300.

Details are explained in Exhibit I of the attached amendments.

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

Attachments:

Amendment No 1_CAADO_Inland Inspections & Consulting
Amendment No 1_CSA and Parking Structure_Inland Inspections & Consulting

Agenda Item (VIII-E-5)

Meeting	8/16/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-5)
Subject	Agreement Amendment 3 for Project Labor Administration with Padilla & Associates
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve Agreement Amendment 3 in the amount not to exceed \$105,000 for project labor administration with Padilla & Associates for the two remaining construction projects: 1) the Culinary Arts Academy/District Office Building; 2) the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts Building; and 3) extend their services through December 31, 2016 based on an anticipated Notice of Completion filed for both projects.

Background Narrative:

On June 15, 2010, the Board of Trustees approved an agreement with Padilla & Associates in the amount not to exceed \$1,600,000 to provide administrative assistance as required by the Project Labor Agreement (PLA) for Measure C projects within the Riverside Community College District. On November 18, 2014, the Board of Trustees approved Agreement Amendment 1 in the amount of \$200,000 as the number of projects exceeded the projects envisioned when the PLA was originally passed by the Board. In April, 2015 Amendment 2 was executed for time extension only for remaining projects without additional compensation.

At this time it is requested that the Board of Trustees approve Agreement Amendment 3 with Padilla & Associates in the amount not to exceed \$105,000 for additional administrative services, including Construction and Close-Out Tasks and Deliverables for the two remaining construction projects: 1) the Culinary Arts Academy/District Office (CAA/DO); 2) the Coil School for the Arts (CSA); and 3) extend their services through December 31, 2016 based on an anticipated Notice of Completion filed for both projects. Amendment 3 would bring the total contract amount to \$1,905,000. Details are listed on Exhibit A on the attached Amendment 3 for both CAA/DO and CSA.

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

Attachments:

Amendment No 3_Padilla and Associates

Agenda Item (VIII-E-1)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Order No. 3 for the Henry W. Coil Sr. and Alice Edna Coil School for the Arts and Parking Structure with Continental Flooring, Inc.
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. 3 with Continental Flooring, Inc. in the amount of \$3,729.18; and 2) the change order in excess of ten percent by a total of \$14,031.97.

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 22 & 25). Included in the award was a contract with Continental Flooring, Inc. in the amount of \$510,673.

At this time it is requested that the Board of Trustees approve Change Order No. 3 with Continental Flooring, Inc. in the amount of \$3,729.18 for the CSA project. Change Order No. 3 will amend their contract total to \$575,772.27, exceeding the allowable change order contingency by a total amount of \$14,031.97 to date. The change order amount stems from a potential tripping hazard that existed if the seating isle concrete remained as designed. Additional infill was placed at the isles that reduced the tripping possibility. 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 3 Summary_Continental Flooring

Agenda Item (VIII-E-2)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Change Order No. 4 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. 4 with McGuire Contracting in the amount of \$21,714.82; and 2) the change order in excess of ten percent by a total of \$15,364.61.

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. 4 with McGuire Contracting in the amount of \$21,714.82 for the CSA project, amending their contract to \$450,585.11, exceeding the allowable change order contingency by a total amount of \$15,364.61. The change order costs derive from McGuire's overtime work, approved by owner, to advance site work to stay ahead of inclement weather and meet grand opening date; provided slurry backfill at site concrete masonry unit walls to progress site paving; and returned and replaced one light bollard due to foundation failure, which occurred due to overnight vandalism to site backflow devices. Pursuant to direction received in Requests for Information (RFI's) and field directive correspondence, McGuire encountered additional costs for time and material to advance the project schedule. 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 4 Summary_McGuire Contracting

Agenda Item (VIII-E-3)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Change Order No. 4 for the Culinary Arts Academy and District Offices Project with Pro-Craft Construction, 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. 4 with Pro-Craft Construction, Inc. in the amount of \$275; and 2) the change order in excess of ten percent by a total of \$1,903.40.

Background Narrative:

On April 15, 2014, The Board of Trustees approved award of bids for the Culinary Arts Academy and District Offices (CAA/DO), Coil School for the Arts (CSA) and Parking Structure Phase 1 Ground Work, including Bid Category 03-Site Utilities awarded to Pro-Craft Construction, Inc. in the amount of \$52,084.

At this time it is requested that the Board of Trustees approve Change Order No. 4 with Pro-Craft Construction, Inc. in the amount of \$275 for the CAA/DO project, amending their contract to \$59,195.80, exceeding the allowable change order contingency by a total amount of \$1,903.40. The added costs are for Time & Material work completed by Pro-Craft Construction, Inc. for inspection of potential backflow problems at the OS&Y (outside screw & yoke) valves. Inspection proved backflow is operating properly and the assembly is sound. Inspection firm suspects there is a water hammer issue in the design of the water supply system. A Request for Information (RFI) has been issued and is tracking the correction to this issue. 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 4 Summary_Pro-Craft Construction

Agenda Item (VIII-E-4)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-4)
Subject	Change Order No. 4 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. 4 with Inland Building Construction Companies, Inc. in the amount of \$92,983.00; and 2) the change order in excess of ten percent by \$83,874.21.

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 Change Order No. 4 with Inland Building Construction Companies, Inc. in the amount of \$92,983 for the CAA/DO project, amending their contract to \$1,149,597.11, exceeding the allowable change order contingency by a total amount of \$83,874.21. Additional costs stem from changes to the window coverings in several rooms in the CAA/DO building. Furthermore, Inland Building Construction Companies, Inc. was to provide the project with a Man-lift for a six-month period. Due to delay issues by the structural steel contractor and schedule, the Man-lift duration needed to be extended approximately 3½ months totaling \$74,864 which will be a deductive change to Columbia Steel. 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 4 Summary_Inland Building Construction Companies, Inc.

Agenda Item (VIII-E-5)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-5)
Subject	Change Order No. 5 for the Culinary Arts Academy and District Offices Project 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. 5 with Kamran and Co., Inc. in the amount of \$2,344.74; and 2) the change order in excess of ten percent by a total of \$228,993.94.

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 Kamran and Co., Inc. in the amount of \$910,000.

At this time it is requested that the Board of Trustees approve Change Order No. 5 with Kamran and Co., Inc. in the amount of \$2,344.74 for the CAA/DO project, amending their contract to \$1,229,993.94, exceeding the allowable change order contingency by a total amount of \$228,993.94. Additional costs are for Owner requested kitchen changes including splash guards at fryers; cutting 2 ea. holes in stainless steel for pot fillers; and cutting down and re-welding wall shelves to fit the new applications. 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 5 Summary_Kamran and Co

Agenda Item (VIII-E-6)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-6)
Subject	Change Order No. 8 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. 8 with J.M. Farnan in the amount of \$4,433.00; and 2) the change order in excess of ten percent by a total of \$9,874.41.

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. 8 with J.M. Farnan in the amount of \$4,433.00 for the CAA/DO project, amending their contract to \$719,744.01, exceeding the allowable change order contingency by a total amount of \$9,874.41 to date. The change order amount derives from the initially installed gas line needing to be changed from ¼" to 1-1/4" to accommodate the new fryer in the production kitchen; and existing proofer in Bakery required a water connection and drain line run to it, that were not shown in plumbing drawings. Also kitchen equipment changes were made, so J. M. Farnan encountered further costs to remove and reinstall new fryers in the kitchens, along with additional work for the connection of added kitchen equipment. Lastly, connections were made for the added pot filler and fryers on a Time and Material (T&M) basis. 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 8_Summary_J M Farnan

Agenda Item (VIII-E-7)

Meeting	9/20/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-7)
Subject	Change Order No. 11 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. 11 with Neal Electric in the amount of \$31,167.51; and 2) the change order currently in excess of ten percent by a total of \$224,834.70.

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. 11 with Neal Electric in the amount of \$31,167.51; and 2) amending their contract to \$4,002,519.60, exceeding the allowable change order contingency by a total amount of \$224,834.70. The added costs conveyed in Change Order No. 11 stems from the pass through cables requiring Extron AAP plates and modules for end user connections, which the original bid documents did not call for. In addition, conference room credenza racks have been added. 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 11 Summary_Neal Electric