Board of Trustees Regular Meeting (VI.E)

Meeting September 20, 2022

Agenda Item Other Items (VI.E)

Subject Riverside City College Football Field & Running Track Renovation Project

College/District Riverside City College

Funding Riverside City College General Funds and Riverside City College Measure

C Allocation

Recommended Recommend approving the Football Field & Running Track Renovation Action

Project and project budget in the total amount of \$7,700,000 as follows: 1)

\$7,079,325 General Funds and; 2) \$625,675 RCC Measure C allocation

Background Narrative:

The reconstruction of the existing Wheelock Stadium Complex and expansion of the Kinesiology and Physical Education program was approved by the Board of Trustees in 2018 as part of the RCC Facilities Master Plan. The existing football field & running track facilities do not currently comply with up-to-date safety measures and the facility's artificial turf and running track surface have passed their useful lifecycle.

Due to the high cost of the reconstruction of the Wheelock Stadium Complex, the project will be a like-for-like replacement.

The renovation of the football field & running track will: 1) be designed to support continuous education on the existing football and running track and allow for RCC to host championships during the Fall seasons, and: 2) replace the football field artificial turf and running track rubberized surface with more durable and sustainable systems/materials.

The Football Field & Running Track Renovation Project was previously discussed under Riverside City College Priority Capital Projects presentation at the August 2, 2022 Board of Trustees Committee meeting.

It is recommended that the Board of Trustees approve the Football Field & Track Renovation Project and project budget in the total amount of \$7,700,000.

Prepared By: Rajen Vurdien, Interim President, Riverside City College

Kristine DiMemmo, Vice President of Planning & Development, Riverside City College

Aaron S. Brown, Vice Chancellor, Business and Financial Services

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Mehran Mohtasham, Director, Capital Planning



FOOTBALL FIELD & RUNNING TRACK RENOVATION PROJECT

- PAYTON WILLIAMS ATHLETICS DIRECTOR
- JIM MCCARRON PROFESSOR, KINESIOLOGY
- KRISTINE DI MEMMO VICE PRESIDENT, PLANNING & DEVELOPMENT
- HUSSAIN AGAH ASSOCIATE VICE CHANCELLOR, FACILITIES PLANNING & DEVELOPMENT

HISTORICAL BACKGROUND





- 1928 Wheelock Stadium was built
- 2004 both Football Field and Running Track were reconstructed
- 2012 Football Field artificial turf was replaced due to lower campus flood
- The typical estimated life span is between 10 – 15 years
- 2021 football field and running track facilities were identified for replacement

PLANNING COMMITTEE



- o Payton Williams, Athletics Director
- James McCarron, Professor, Kinesiology
- Tom Craft, Football Head Coach
- Kristine DiMemmo, Vice President of Planning & Development
- Scott Blair, Dean of Instruction, STEM & Kinesiology
- o Robert Beebe, Director, Facilities Maintenance & Operation
- Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
- o Mehran Mohtasham, Director, Capital Planning
- o Bart Doering, Facilities Development Director



PLANNING PROCESS



Problem Statement

- The existing Football Field and Running Track do not comply with the up-to-date safety codes and the facilities are at the end of their lifecycle.
- The RCC Facilities Master Plan, approved by the Board in 2018, identified the full reconstruction of the existing Wheelock Stadium to accommodate soccer and lacrosse and new seating grandstand and supporting facilities.

Resolution

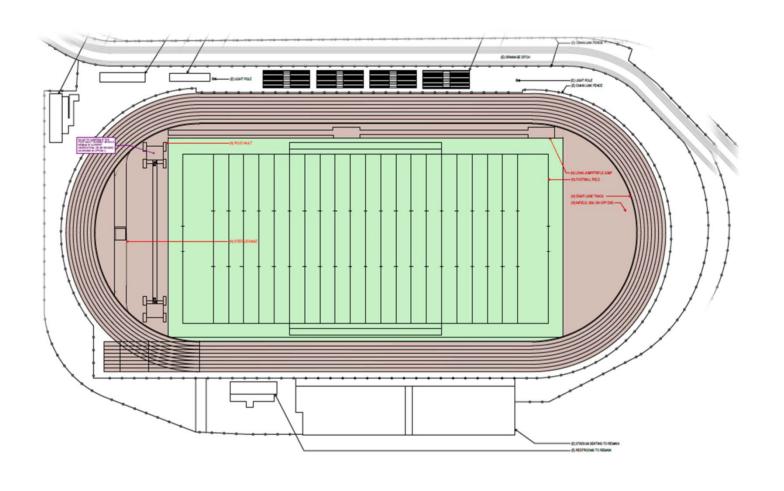
• The feasibility study explored three (3) options. The like-for-like replacement will provide fully renovated facilities with adequate safety and proper equipment for the students and educational program. Expansion of facilities are not financially practical.





PROJECT DESCRIPTION





- The renovated Field will be designed to support the football and running track program.
- It will replace the existing football field artificial turf and running track surface including the long jump, triple jump and two pole vaults.
- The project scope is for like-for-like replacement with a full replacement to the subsurface area and irrigation system.



BUDGET & SCHEDULE



Project Budget (\$7,700,000)

- Construction Costs (including Field Equipment): \$5,899,000
- Soft Costs (Architect, DSA, Inspection, CM): \$1,801,000
- Construction Allowance/Contingency: \$903,190
- Funding Source: College General Funds

Schedule Milestone:

- 2021-2022: Feasibility Studies
- 2022-2023: Preliminary Plans/Working Drawings/DSA
- 2022-2023: Construction (6 months)
- Occupancy: August/Fall 2023*



^{*} Completion of the project by August 2023 assumes no external and/or unforeseen issues are encountered.



COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Riverside Community College District						College: Riverside City College			CFIS Ref. #:	0	
Project Name:	Football Field	& Track Reno	vation Proje	ect	Date Pro	epared:	8/12/2022	CCI:	6924	Budget Ref. #:	
Request For:	A	✓ P	✓ W	√ C	✓ E	V	DB□	EPI:	3737	Prepared by:	Midpoint
Not Rounded Escalate to Midpoint (FPD Only)						Total Cost		State Funded		District Funded	
☑ Rounded								State		State Supportable	Non State Supportable
0. Feasibility Studies & Pre-Planning							\$0		\$0	\$0	\$0
A. Feasibility and Pre-planning Costs						\$0				\$0	
B. Other Costs						\$0 \$0			0.0	\$0	00
1. Site Acquisition Acres:									\$0	\$0	\$0
A. Acquisition						\$0				\$0	
2. Preliminary Plans Budget CCI: 6924					\$212,670			\$0	\$0	\$212,670	
	chitectural Fees (for	Preliminary Plans)					\$100,000			\$0	\$100,000
	3 E					\$0				\$0	
	C. Office of the State Architect, Plan Check feeD. Preliminary Tests (Soils, hazardous materials)					\$0		\$0	P.C.F. (70)		
	• `	s, nazardous materia	ais)				\$65,670 \$47,000			\$0 \$0	\$65,670 \$47,000
3. Working	ner Costs			Budget CCI:	6924		\$47,000 \$203,000		\$0	\$0 \$0	\$47,000 \$203,000
	, ,	Washina Dansinas		Budget CCI:	0924		. /		\$ 0		. /
A. Architectural Fees (for Working Drawings) Project Management (for Working Drawings)							\$123,000 \$0		\$0 \$0	\$123,000	
 B. Project Management (for Working Drawings) C. Office of the State Architect, Plan Check fee 						\$70,000				\$0 \$0	\$70,000
D. Community Colleges Plan Check fee						\$70,000				\$0 \$0	\$70,000
E. Other Costs (for Working Drawings)					\$10,000				\$0	\$10,000	
(Total PW may not exceed 13% of construction)							\$10,000			\$0	\$10,000
4. Construction Budget CCI: 6924							\$5,899,000		\$0	\$0	\$5,899,000
	A. Utility Service						\$0		Ψ.	\$0	\$6,655,600
	e Development, Serv	vice					\$0			\$0	
	•					\$0				\$0	
D. Oth						\$0				\$0	\$0
E. Re	·					\$5,899,000				\$0	\$5,899,000
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							\$0			\$0	\$0
5. Contingency (Construction-Related Allowances & Fees)						\$903,190			\$0	\$0	\$903,190
6. Architectural and Engineering Oversight						\$100,000			\$0	\$0	\$100,000
7. Tests and Inspections						\$205,000		\$0	\$0	\$205,000	
A. Tests						\$70,000				\$0	\$70,000
B. Inspections						\$135,000				\$0	\$135,000
8. Construction Management & Labor Compliance Program (if Justified)						\$177,140			\$0	\$0	\$177,140
A. Construction Management						\$177,140				\$0	\$177,140
B. Labor Compliance Program						\$0				\$0	
9. Total Construction Costs (items 4 through 8 above)							\$7,284,330		\$0	\$0	\$7,284,330
10. Furniture and Group II Equipment Budget EPI: 3737							\$0		\$0	\$0	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)							\$7,700,000		\$0	\$0	\$7,700,000
					Unit Cost Per	** * *			Distric	ct Funded	
P	roject Data	Outside Gross	Assignable	Ratio	ASF	Unit Cost			Distric	et i unucu	District Funded
12.	•	Square Feet	Square Feet	ASF/GSF		Per GSF	14	State Funded	Supportable	Non Supportable	Total
Construc	tion	-	_	_	-	_	Acquisition	\$ -	s -	\$ -	\$ -
Reconstr		148,175	_	0%	#DIV/0!	\$52	Preliminary Plans	\$ -	\$ -	\$ 212,670	\$ 212,670
13. Anticipated Time Schedule					**-	Working Drawings	\$ -	\$ -	\$ 203,000	\$ 203,000	
	minary Plans	8/15/2022	Advertise Bid for 0	Construction	2/15/2023		Construction	\$ -	\$ -	\$ 7,284,330	\$ 7,284,330
	king Drawings	8/30/2022	Award Construction		3/1/2023		Equipment	\$ -	\$ -	\$ 7,284,330	\$ 7,20 4 ,330
	Working Drawings		Advertise Bid for l		1/1/2023		Total Costs	\$ -	\$ -	\$ 7,700,000	\$ 7,700,000
	Approval		Complete Project	quipment	8/30/2023		% of SS Costs	0.00%	0.00%	SS Total	, , ,

8/12/2022