Background: On March 16, 2010, the Board of Trustees approved the Citrus Belt Savings and Loan Gallery (CBS&L) project and a tentative budget in the amount of $4 million using Redevelopment Pass-Through funds. On June 15, 2010, the board of Trustees approved the Culinary Arts Academy and District Office Building (CAA/DO) project, and a tentative budget in the amount of $23,043,996 using District/Riverside City College Measure C funds. Both projects are part of the Market Street Properties located on Market Street between University Avenue and White Park in downtown Riverside. On September 1, 2010, the Board of Trustees approved both projects be delivered using Construction Management Multiple Prime contracting and approved a construction management agreement with Tilden-Coil Constructors, Inc. in an amount of $599,304 (CBS&L) and $2,489,924 (CAA/DO).

Due to the importance of meeting the construction schedule for the Market Street Properties projects, the construction activities for the projects must begin by early June 2011. Staff is seeking every opportunity to accelerate the project construction schedule. Although an exception to District standard operating procedures, staff requests Board pre-approval of bid awards to the lowest responsive/responsible bidders within the project budget, and pre-approve issuing notices to proceed for five (5) construction categories. The five (5) construction categories for which we are requesting pre-approval are listed as follows:

Citrus Belt Savings and Loan Gallery –
Category 1 – Exterior Demolition and New Facade
Category 3 – Interior and Exterior Improvements
Category 7 – Mechanical (Heating, Ventilation and Air-Conditioning)
Category 9 – Electrical

Culinary Arts Academy and District Office Building –
Category 1 – Exterior/Interior Demolition of the Holyrood Hotel (corner property) and System Office Building

Early award of these categories will allow the project to start as soon as possible to ensure the project remains on schedule. The scope of work starting immediately is comprised of the demolition and reconstruction activities for the conversion of the CBS&L into an Art Gallery and archive space, as well as the demolition of the Holyrood Hotel and System Offices Building. Final bid results for Board review and ratification will be presented at the next regular Board of Trustees Meeting following bid award.

Funded from the Board-approved project budgets; Citrus Belt Savings and Loan Gallery and Culinary Arts Academy and District Office Building.
RIVERSIDE COMMUNITY COLLEGE DISTRICT
RESOURCES COMMITTEE

Report No.: III-E-1 Date: May 17, 2011

Subject: Market Street Properties - Recommendation to Award Bids for Construction Categories (continued)

Recommended Action: It is recommended that the Board of Trustees consider approval of the following:

1.) Approval of Market Street Properties project award of bids for four (4) construction project categories for the Citrus Belt Savings and Loan Gallery Project: Category 1 – Exterior Demolition and New Façade, Category 3 – Interior and Exterior Improvements, Category 7 – Mechanical (Heating, Ventilation and Air-Conditioning), Category 9 – Electrical;

2.) Approval of Market Street Properties project award of bids for one (1) construction project category for the Culinary Arts Academy and District Office Building Project: Category 1 – Exterior/Interior Demolition of Holyrood Hotel (corner property) and System Offices Building;

3.) Approval to award to the lowest responsive/responsible bidders for the Market Street Properties projects as long as bids are within the project’s budget;

4.) Approval to authorize the issuance of notices to proceed for the five (5) construction categories for the Market Street Properties projects;

5.) Approval to permit project bid ratification for the five (5) construction categories at a subsequent Board of Trustees meeting;

6.) Approval to authorize the Vice Chancellor, Administration and Finance to sign the associated agreements.

Gregory W. Gray
Chancellor

Prepared by: Cynthia E. Azari, President
Riverside City College

Norm Godin, Vice President Business Services
Riverside City College

Orin L. Williams, Associate Vice Chancellor
Facilities Planning and Development
Subject: Nursing/Science Building Project at Riverside City College - Change Orders for Roy E. Whitehead and Advanced Systems

Background: On January 27, 2009, the Board of Trustees approved the Nursing/Science Building project located at the Riverside City College to be delivered using Multiple Prime Contracting. The Board also entered into an agreement with Barnhart Inc., a Heery International Company, to provide construction management services for the project. On September 15, 2009 and November 17, 2009, the Board of Trustees approved the award of bids for Phase I and Phase II of the Nursing/Science Building project, totaling $40,197,677.

Roy E. Whitehead was awarded the bid for construction category No. 8 – Casework, Countertops, and Architectural Woodwork services, totaling $389,000. Advanced Systems was awarded the bid for construction category No. 14 - Wall and Framing Systems and Drywall in the amount of $3,256,000. In order for Advanced Systems to maintain the work required by the project contract schedule, Roy E. Whitehead provided supplemental work for construction category No. 14 (Advanced Systems). Since Roy E. Whitehead possessed the license and experience to provide the augmented labor services for this work, the District exercised its right to carry out the work in accordance with Article 2.2 of the Contract General Conditions. The District also notified Advanced Systems, as well as Advanced Systems surety, of the District’s intent to exercise the Article in strict accordance with the notification provisions. This action was necessary to maintain the project schedule to avoid delay claims by other Prime Trade Contractor’s.

Staff now requests approval of Change Order No. 5 with Advanced Systems in a deductive amount of $846,659, totaling Advanced Systems contract to $2,452,666. Staff also requests approval of Change Order No. 4 with Roy E. Whitehead in the amount of $846,659 for the supplemental work not provided by Advanced Systems, construction bid category No. 14 With the Board’s approval, Roy E. Whitehead’s contract would total $1,211,274, now exceeding the allowable contingency by $838,989. A description of change order work is noted in the attached Change Order Summary.

To be funded by the approved project budget; State Construction Act Funds and Riverside City College Allocated Measure C Funds.

Recommended Action: It is recommended that the Board of Trustees approve Change Order No. 5 with Advanced Systems in a deductive amount of $846,659 for the Nursing/Science Building project at the Riverside City College; approve Change Order No. 4 with Roy E. Whitehead in the amount of $846,659; approve the change order in excess of ten percent (10%) by a total of $838,989 with Roy E. Whitehead; authorize the Vice Chancellor of Finance and Administration to request approval of the change order from the Riverside County Superintendent of Schools;
RIVERSIDE COMMUNITY COLLEGE DISTRICT
RESOURCES COMMITTEE

Report No.: III-E-2 Date: May 17, 2011

Subject: Nursing/Science Building Project at Riverside City College - Change Orders for Roy E. Whitehead and Advanced Systems (continued)

and authorize the Associate Vice Chancellor of Facilities Planning and Development to sign the change order.

Gregory W. Gray
Chancellor

Prepared by: Cynthia E. Azari
President
Riverside City College

Norm Godin
Vice President Business Services
Riverside City College

Orin L. Williams
Associate Vice Chancellor
Facilities Planning and Development

Michael J. Stephens
Director of Construction
Facilities Planning and Development
Riverside Community College District
Facilities Planning, Design and Construction
Riverside Nursing/Science Building

CHANGE ORDER SUMMARY

Change Order: 5
Contractor: Advanced Partitions, Inc. dba Advanced Systems

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**Revised Contract Sum:** $2,452,666.00

**Original Contract Contingency:** $325,600.00

**Remaining Contract Contingency:** $282,275.00

Change Order Description:
Roy E. Whitehead provided supplemental work for -$846,659.00 construction category number 14, due to failure of Advanced Systems prosecuting work with sufficient diligence to ensure project completion within the contract time.

Requested by: Construction Manager
Accountability: Prime Trade Contractor – Advanced Systems

Change Order: 4
Contractor: Roy E. Whitehead

<table>
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<tr>
<td>Change Order No. 4 Amount:</td>
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</table>

**Revised Contract Sum:** $1,211,274.00

**Original Contract Contingency:** $38,900.00

**Remaining Contract Contingency:** $-838,989.00

Change Order Description:
Provide supplemental work for construction category $846,659.00 number 14, Advanced Systems from February 7, 2011 through April 1, 2011. A deductive change order to Advanced Systems will be executed to offset the value of this change.

Requested by: Construction Manager
Accountability: Prime Trade Contractor – Advanced Systems
Subject: Bookstore Operations Update

Background: The Riverside Community College District engages with Barnes & Noble College Booksellers to provide bookstore services on each college. The higher education textbook industry is experiencing rapid change due to increased competition from on-line retailers as well as the migration to electronic books. Barnes and Noble has responded in multiple ways to be as competitive as possible while maintaining a physical location on each campus, most notably is the very successful and award winning RCCD Book Rental Program. Outreach to our students is of paramount importance – in collaboration with Student Government, student forums were held at Riverside City and Norco colleges to provide an opportunity for students to ask questions and B&N to provide information. Special recognition is given to students Anna Keesling, Aaron Trimble, Edison VanVlimmern, and George Escutia for their efforts to organize and encourage student involvement.

Presented for the Board's review and information is a report on Riverside Community College District's Bookstores from Barnes & Noble College Booksellers.

Information Only.

Gregory W. Gray
Chancellor

Prepared by: Norm Godin
Vice President, Business Services
Riverside City College
Working Together to Lower the Cost of Textbooks

Presented by:
Denise Nakakihara
Stacy Weidner
Your Barnes & Noble team

- Stacy Weidner, General Manager RCCD Bookstores
- Denise Nakakihara, Regional Manager
Agenda

Higher Education Today

• The Changing Landscape
• The Student Voice – Feedback from Forums
• New Opportunities
  – Rentals
  – Digital
  – nook study
Educational Materials Today

- New & existing formats
  - New & used, custom, bundled, unbundled, rentals, e-textbooks, e-books, open source content
- New modes of distribution
  - In-store, on-line, swap, sharing
- Customer expectations
  - Access to all content, regardless of format, regardless of platform
  - In-store & on-line
  - Convenient, one-stop shopping
- Riverside City College - February 24th
- Norco College - April 6th

Summary of feedback:
- Cost of textbooks and our strategy to combat
  - Rentals: how does the program works?
  - Digital: do we offer?
  - What type of program do we offer for low income students?
FINANCIAL IMPACT

Customer

New
$100
$50

Used
$75
$37.50

Digital
$65
(Approximate)

Rental
$49
(Approximate)
Types of Textbooks Used Today
Spring 2011 by the Numbers

- **Riverside**
  - 1214 courses
    - 663 with a digital option
    - 440 with a Rental option

- **Norco**
  - 519 courses
    - 235 with a digital option
    - 168 with a rental option

- **Moreno Valley**
  - 498 courses
    - 279 with a digital option
    - 212 with a rental option
RCCD Textbook Rental Results

- 25% of potential sales were available as rentals
- 42% of the students chose rentals
- 7039 books rented YTD
- Ranks #2, second only to UNLV
- RCCD Students saved - $587,000

PROGRAM FEEDBACK

90% Would rent again from bookstore
90% Price of rental rated good or excellent
91% In-store rental experience rated good or excellent
93% Online rental experience rated good or excellent
64% Have not considered renting from another source
Digital Strategy

- Channel & device agnostic
- Content-rich
- Solutions designed for user needs
- In-store; on line
Digital Opportunity

- New & Evolving Market
- Rapid Growth:
  - Content
  - Students’ interest in choice
  - No secondary market
    - Publishers prefer digital over used and rental
  - Educational hardware and software explosion
  - Value to students – cost
  - Value to faculty – better learning materials
Digital Strategy - Content

World's Largest Bookstore

**eBooks**

- The Passage
- The Girl Who Kicked the Hornet's Nest
- Nancy Drew

**Digital Newsstand**

- Los Angeles Times
- The Wall Street Journal
- The Washington Post

**Digital Textbooks**

- Statistical Methods Statistical
- Financial Accounting
Digital Education: nook study

- *nook study* is a free application downloadable to both PCs and MACs with a focus on features critical to success in the digital textbooks and educational market.
- Through faculty and student interviews, *nook study* was developed from the ground up based on the needs of students.
- More than simply a eBook reader, *nook study* is an end-to-end solution for students to acquire, organize and study their assigned content.

Study Smarter, Not Harder.
Introducing nook study by Barnes & Noble