

Agenda Item (VIII-D-3)

Meeting	5/15/2018 - Regular
Agenda Item	Committee - Resources (VIII-D-3)
Subject	Project Savings Reconciliation to Adjust Measure C Project Budgets
College/District	District
Funding	Measure C
Recommended Action	It is recommended that the Board of Trustees approve the adjusted budgets for the projects identified on the Project Savings Reconciliation report and return the project savings totaling \$4,343,626 to the originating college/district/fund.

Background Narrative:

The Facilities Planning and Development office maintains a Capital Program Executive Summary (CPES) report as a planning tool to identify Measure C project commitments, project prioritization, and to provide a roadmap for future Measure C projects. An update on the status of Measure C project commitments as reflected on the CPES report will be presented to the Board of Trustees at the June Resources Committee meeting.

In preparation for that presentation, a Project Savings Reconciliation (PSR) report is presented for the Board's review and consideration. The PSR is intended to reconcile Board of Trustees approved Measure C project budgets with actual completed project expenditures. In some cases, projects previously closed out have had additional activity for items such as legal fees, refunds, and accrual adjustments. The net project savings shown on the PSR is \$4,343,626. Action on this item will permit unused project funds to be returned to each of the college/district/funds identified on the PSR and will become available for future projects.

Prepared By: Aaron Brown, Vice Chancellor, Business and Financial Services
Majd Askar, Director of Business Services
Bart Doering, Facilities Development Director

Attachments:

[05152018_Project Savings Reconciliation Report](#)

PROJECT SAVINGS RECONCILIATION BY COLLEGE/DISTRICT - MEASURE C PROJECTS											
Project Title	Approved Project Budget	State and Local Funding	Measure C Funding	Measure C Expenditures	Measure C Project Savings (Shortfall)	Notes	MVC	NC	RCC	DISTRICT	CENTRALLY CONTROLLED FUNDS
RIVERSIDE CITY COLLEGE PROJECTS											
Coil School for the Arts/Parking Structure 690	\$ 43,088,000	\$ 17,351,924	\$ 25,736,076	\$ 25,736,076	\$ -	Project Complete					
Nursing/Science Center 626	\$ 63,712,000	\$ 45,439,400	\$ 18,272,600	\$ 16,347,203	\$ 1,925,397	Project Complete - Program Contingency			\$ 592,425		\$ 1,332,972
Riverside Aquatics Center 846	\$ 11,028,683	\$ -	\$ 11,028,683	\$ 10,874,233	\$ 154,450	Project Complete			\$ 154,450		
Quad Modernization 624/625/816	\$ 21,472,800	\$ 12,554,000	\$ 8,918,800	\$ 9,171,807	\$ (253,007)	Legal Fees Incurred Due to Breach of Contract Lawsuit with ASR Constructors			\$ (253,007)		
Whelock Gymnasium Seismic Retrofit 811	\$ 22,903,332	\$ 9,165,000	\$ 13,738,332	\$ 13,204,882	\$ 533,450	Project Complete			\$ 533,450		
TOTAL RCC					\$ 2,360,290		\$ -	\$ -	\$ 1,027,318	\$ -	\$ 1,332,972
NORCO COLLEGE PROJECTS											
Groundwater Monitoring Wells - Norco 880	\$ 534,356	\$ 16,696	\$ 517,660	\$ 211,149	\$ 306,511	Project Complete - Program Contingency					\$ 306,511
Industrial Technology Facility - Phase III 677	\$ 28,610,416	\$ 18,990,000	\$ 9,620,416	\$ 9,715,350	\$ (94,934)	Legal Fees Incurred Due to HP Construction's Claim for Equitable Adjustment		\$ (94,934)			
Soccer Field Turf/Locker Rooms 848	\$ 3,904,973	\$ -	\$ 3,904,973	\$ 3,879,314	\$ 25,659	Accrual for Department of General Services Cleared after Project Closed		\$ 25,659			
Norco Operations Center (PBX/M&O) 844	\$ 11,277,375	\$ -	\$ 11,277,375	\$ 11,277,010	\$ 365	Project Complete		\$ 365			
Secondary Effects Project (SSC & ITB) 857	\$ 16,026,584	\$ -	\$ 16,026,584	\$ 16,028,180	\$ (1,596)	Legal Fees Incurred Due to Labor Compliance Issues with PCN3		\$ (1,596)			
TOTAL NORCO COLLEGE					\$ 236,005		\$ -	\$ (70,506)	\$ -	\$ -	\$ 306,511
MORENO VALLEY COLLEGE PROJECTS											
Audio Visual Upgrade & Lighting 885	\$ 151,550	\$ -	\$ 151,550	\$ 134,457	\$ 17,093	Project Complete	\$ 17,093				
Network Operations Center 845	\$ 3,524,082	\$ -	\$ 3,524,082	\$ 2,896,858	\$ 627,224	Project Complete - Centr Contr IT Projects	\$ 547,224				\$ 80,000
Modular Redistribution Projects 833/837/838/839	\$ 3,945,332	\$ -	\$ 3,945,332	\$ 3,939,832	\$ 5,500	Refund Received from Higginson Cartozian after Project Closed	\$ 5,500				
Learning Gateway Building & Lions Lot 830	\$ 5,058,973	\$ -	\$ 5,058,973	\$ 4,984,261	\$ 74,712	Refund Received from Edison after Project Closed	\$ 74,712				
Student/Academic Services - Ph. III 676	\$ 20,533,414	\$ 14,036,000	\$ 6,497,414	\$ 5,917,791	\$ 579,623	Project Complete	\$ 579,623				
TOTAL MVC					\$ 1,304,152		\$ 1,224,152	\$ -	\$ -	\$ -	\$ 80,000
DISTRICT PROJECTS											
Swing Space - Market Street Properties 879	\$ 866,500	\$ -	\$ 866,500	\$ 737,303	\$ 129,197	Project Complete				\$ 129,197	
DSA Project Closures 899	\$ 7,434	\$ -	\$ 7,434	\$ 7,290	\$ 144	Accruals for Steinberg Architects Cleared after Project Closed - Program Reserve					\$ 144
TOTAL DISTRICT					\$ 129,341		\$ -	\$ -	\$ -	\$ 129,197	\$ 144
CENTRALLY CONTROLLED PROJECTS											
ADA Transition Plan - District Wide 856	\$ 6,360,000	\$ -	\$ 6,360,000	\$ 6,046,162	\$ 313,838	Project Complete - Centr Contr Projects & Contingency					\$ 313,838
TOTAL CENTRALLY CONTROLLED					\$ 313,838		\$ -	\$ -	\$ -	\$ -	\$ 313,838
TOTAL PROJECT SAVINGS					\$ 4,343,626		\$ 1,224,152	\$ (70,506)	\$ 1,027,318	\$ 129,197	\$ 2,033,465

Agenda Item (VIII-C-1)

Meeting	6/19/2018 - Regular
Agenda Item	Committee - Planning and Operations (VIII-C-1)
Subject	2020-2024 Five-Year Capital Construction Plan, Initial Project Proposals and Final Project Proposals
College/District	District
Funding	N/A
Recommended Action	It is recommended that the Board of Trustees approve: 1) the 2020-2024 Five-Year Capital Construction Plan; 2) the Initial Project Proposals for Library Learning Resource Center (Norco College), MLK Renovation (Riverside City College), Center for Human Performance (Moreno Valley College), Cosmetology Building (Riverside City College); and 3) the Final Project Proposals for Library Learning Center (Moreno Valley College), Center for Human Performance and Kinesiology (Norco College), and Life Science/Physical Science (Riverside City College).

Background Narrative:

The California Community College Chancellor's Office requires each district to submit an annual Five-Year Capital Construction Plan, Initial Project Proposals (IPPs), and Final Project Proposals (FPPs), for State Capital outlay funding purposes.

Provided for the Board's review and approval is Riverside Community College District's 2020-2024 Five-Year Capital Construction Plan in priority order and the following Initial Project Proposals (IPPs) and Final Project Proposals (FPPs).

Initial Project Proposals (IPPs):

1. Norco College – Library Learning Resource Center (#8)
2. Riverside City College – MLK Renovation (#9)
3. Moreno Valley College – Center for Human Performance (#10)
4. Riverside City College – Cosmetology Building (#11)

Final Project Proposals (FPPs):

1. Moreno Valley College – Library Learning Center (#4)
2. Norco College – Center for Human Performance and Kinesiology (#6)
3. Riverside City College – Life Science/Physical Science (#7)

Prepared By: Aaron Brown, Vice Chancellor, Business and Financial Services
Bryan Reece, President Norco College
Irving Hendrick, Interim President, Riverside City College
Robin Steinback, President, Moreno Valley College
Bart Doering, Facilities Development Director
James Reeves, Interim Vice President, Business Services (NOR)
Chip West, Vice President, Business Services (RCC)
Nathaniel Jones, Vice President, Business Services (MVC)

Attachments:

No.	Project	Occupancy	Source	Schedule of Funds						
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
1	VETERANS RESOURCE CENTER 1,926	2019/2020	Norco College (C)(E)	\$1,650,000						
		Total Cost	NonState	\$1,775,000						
2	BEN CLARK PLATFORM SCENARIO TRA 3,899	2019/2020	Moreno Valley College (C)(E)	\$2,000,000						
		Total Cost	NonState	\$2,198,000						
3	STUDENT SERVICES REMODEL -5,176	2020/2021	Moreno Valley College (P)(W) (C)(E)	\$763,000	\$10,237,000					
		Total Cost	NonState	\$11,000,000						
4	LIBRARY LEARNING CENTER (LLC) 17,559	2023/2024	Moreno Valley College			(P)(W) \$2,056,000	(C)(E) \$25,522,000			
		Total Cost	State	\$27,578,000						
5	BEN CLARK PUBLIC SAFETY TRAINING 11,187	2023/2024	Moreno Valley College			(P) \$441,000	(W) \$498,000	(C)(E) \$10,060,000		
		Total Cost	NonState	\$10,999,000						
6	CENTER FOR HUMAN PERFORMANCE 29,888	2024/2025	Norco College			(P)(W) \$2,302,000	(C)(E) \$23,921,000			
		Total Cost	State	\$26,223,000						
7	LIFE SCIENCE/PHYSICAL SCIENCE REC -20,130	2024/2025	Riverside City College			(P)(W) \$1,382,000	(C)(E) \$20,394,000			
		Total Cost	State	\$21,776,000						
			NonState	\$6,883,000		\$921,000	\$5,962,000			
8	LIBRARY/LEARNING RESOURCE CENTE 19,272	2024/2025	Norco College				(P)(W) \$1,843,000	(C)(E) \$23,162,000		
		Total Cost	State	\$25,005,000						
9	MLK RENOVATION -326	2025/2026	Riverside City College				(P)(W) \$1,638,000	(C)(E) \$15,271,000		
		Total Cost	State	\$16,909,000						
			NonState	\$1,871,000				\$1,871,000		
10	CENTER FOR HUMAN PERFORMANCE 41,319	2025/2026	Moreno Valley College				(P)(W) \$2,548,000	(C)(E) \$27,802,000		
		Total Cost	State	\$30,350,000						
11	COSMETOLOGY BUILDING 14,249	2025/2026	Riverside City College				(P)(W) \$1,371,000	(C)(E) \$19,856,000		
		Total Cost	State	\$21,227,000						
			NonState	\$1,871,000			\$457,000	\$1,414,000		
12	MULTIMEDIA AND ARTS CENTER (MAC) 82,776	2025/2026	Norco College					(P) \$2,653,000	(W) \$1,964,000	(C)(E) \$63,211,000
		Total Cost	State	\$67,828,000				\$62,000	\$47,000	\$1,520,000
			NonState	\$1,629,000						
13	CENTER FOR HUMAN PERFORMANCE 1,600	2025/2026	Norco College				(P)(W) \$632,000	(C)(E) \$7,014,000		
		Total Cost	State	\$7,646,000						

No.	Project	Occupancy	Source	Schedule of Funds						
				2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
14	MAC SECONDARY EFFECTS -87	2026/2027	Norco College NonState							(C)(E) \$200,000
15	NATURAL SCIENCE BUILDING 25,213	2026/2027	Moreno Valley College State				(P)(W) \$2,614,000	(C)(E) \$32,937,000		
16	STUDENT SERVICES REMODEL FOR EF 9,558	2026/2027	Norco College State					(P)(W) \$491,000	(C)(E) \$4,483,000	

Agenda Item (VIII-E-1)

Meeting	6/19/2018 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Cost Proposal for Structural Review for RCC Life Science/Physical Science Buildings with Rodriguez Engineering, Inc.
College/District	District
Funding	College Measure C Allocation
Recommended Action	It is recommended that the Board of Trustees ratify the cost proposal with Rodriguez Engineering, Inc. to provide a structural review for the Riverside City College Life Sciences/Physical Science Reconstruction project, and authorize use of the College's Measure C Allocation in the amount not to exceed \$29,500.

Background Narrative:

Gensler was hired to review Riverside City College's current Initial Project Proposal (IPP) for the Life Science/Physical Science Reconstruction Project and then to convert it into a Final Project Proposal (FPP) based on the current Five-Year Capital Construction Plan.

After reviewing the IPP, Gensler requested that a structural review be performed to determine the existence of any structural issues. Any associated costs would then be included in the completed FPP. The District worked with Rodriguez Engineering, Inc. and received a cost proposal of \$15,500 for the Life Science Building and \$14,000 for the Physical Science Building, for a total combined cost of \$29,500. Due to the need for Gensler to receive the structural review report in time to complete the FPP and related Five-Year Capital Construction Plan by the submission deadline, Rodriguez Engineering, Inc. was authorized to proceed with the provision of services. The cost of the services will be funded by Riverside City College's Measure C allocation.

Prepared By: Aaron Brown, Vice Chancellor, Business and Financial Services
Chip West, Vice President, Business Services (RCC)
Bart Doering, Facilities Development Director

Attachments:

[06192018_Structural Engineering Services](#)



March 1, 2018

**Riverside Community College District
Facilities Planning and Development**
3801 Market Street
Riverside, CA 92501

Attn: **Mr. Bart Doering**
Facilities Development Director

Subject: **STRUCTURAL ENGINEERING SERVICES PROPOSAL FOR THE RIVERSIDE
COMMUNITY COLLEGE LIFE SCIENCE AND PHYSICAL SCIENCE
BUILDINGS FINAL PROJECT PROPOSAL STRUCTURAL STUDY**

We are pleased to submit our proposal for the structural engineering services associated with the subject project. The following is our statement of understanding, proposed scope of services and proposed fee.

STATEMENT OF UNDERSTANDING

The purpose of our task is to perform a general due diligence structural study of the Riverside Community College Life Science and Physical Science buildings to determine the structural impacts and costs associated with the proposed Final Project Proposal (FPP) architectural program. The FPP architectural program to be developed by the District's architectural consultant. Our structural report findings will be incorporated into the FPP report as prepared by the District's architectural consultant.

Note that our study will be based upon visual observations, and cursory review of available record documents. In making a general review, it should be recognized that other areas of concern may exist that we are not able to identify specifically.

SCOPE OF SERVICES

1. Perform site visits to visually observe the existing conditions.
2. Coordinate with the District's architectural consultant the FPP report parameters.
3. Review available record structural documents as provided by the District.
4. Prepare a letter report of our structural findings including an opinion of the probable structural cost estimate.

FEE

We propose to perform the above stated scope of services on a fixed fee basis according to the following fee breakdown:

Physical Science Building.....	\$14,000.00
<u>Life Science Building.....</u>	<u>\$15,500.00</u>
Total Fixed Fee	\$29,500.00

**STRUCTURAL ENGINEERING SERVICES PROPOSAL FOR THE RIVERSIDE
COMMUNITY COLLEGE LIFE SCIENCE AND PHYSICAL SCIENCE BUILDINGS
FINAL PROJECT PROPOSAL STRUCTURAL STUDY**

Mr. Bart Doering, Facilities Development Director

March 1, 2018
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If you concur with our proposal, please send us a Purchase Order for our record. We will begin immediately upon receipt of the Purchase Order. Please feel free to contact me should you have any questions or comments. Thank you for considering us on this upcoming project.

Sincerely,

RODRIGUEZ ENGINEERING, INC.

A handwritten signature in black ink, consisting of several overlapping loops and a trailing flourish.

Eric F. Rodriguez, Principal
California License S4617

**STRUCTURAL ENGINEERING SERVICES PROPOSAL FOR THE RIVERSIDE
COMMUNITY COLLEGE LIFE SCIENCE AND PHYSICAL SCIENCE BUILDINGS
FINAL PROJECT PROPOSAL STRUCTURAL STUDY**

Mr. Bart Doering, Facilities Development Director

March 1, 2018
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RATE SCHEDULE AND REIMBURSABLE EXPENSES

For purposes of hourly services, extra work or termination of services, the following fee schedule shall apply:

Principal Engineer	\$ 195.00
Project Engineer	\$ 155.00
Structural Drafter	\$ 95.00
Clerical	\$ 65.00

Services provided by engineering and special consultants assigned to the project and authorized for professional services will be charged at one point ten (1.10) times the amount billed to Rodriguez Engineering, Inc.

All printing, delivery or other reimbursable project expenses will be charged at cost.

The rates listed above are current as of January 1, 2018. The rates identified in the rate schedule will remain unchanged through the end of this project. Work on future projects may incur rate changes in accordance with economic conditions.