

Agenda Item (VI-B-5-d)

Meeting	10/21/2014 - Regular
Agenda Item	Consent Agenda Action (VI-B-5-d)
Subject	Approval to Award Alternate #1 for the RCC Bradshaw HVAC Replacement Project
College/District	Riverside
Funding	State and Measure C Scheduled Maintenance
Recommended Action	It is recommended that the Board of Trustees award alternate #1 for the RCC Bradshaw HVAC Replacement Project, in the amount of \$94,000 to AMS Anderson Air Conditioning, LP.

Background Narrative:

On March 27, 2014, the District received bids in response to an Invitation for Bid solicitation for the Bradshaw HVAC Replacement Project at Riverside City College. The scope of work for this project included the replacement of one (1) air handler, two (2) package units and one (1) cooling tower. AMS Anderson Air Conditioning, LP, submitted a base bid amount of \$370,568 and a deductive alternate in the amount of \$(94,000) for the cooling tower.

On April 15, 2014, the Riverside Community College District Board of Trustees approved the bid award to AMS Anderson Air Conditioning, LP, in the total amount of amount of \$276,568, exercising deductive alternate #1, due to budget constraints. Riverside City College has identified additional funding, 2014/15 California Community Chancellor's Office Scheduled Maintenance funds, and is now requesting approval to award alternate #1 for the cooling tower, in the amount of \$94,000.

District staff recommends the award of alternate #1 to AMS Anderson Air Conditioning, LP, in the amount of \$94,000, for a total bid amount of \$370,568.

Prepared By: Wolde-Ab Isaac, Interim President, Riverside
Mazie Brewington, Vice President, Business Services (Riv)
Scott Zwart, Assistant Director, Facilities, Maintenance and Operations
Majd Askar, Purchasing Manager

Attachments:

10212014_Lowest Responsive and Responsible Bidders Summary

**Lowest Responsive and Responsible Bidders
Bradshaw HVAC Replacement Project at Riverside City College**

<u>Contractor</u>	<u>Business Location</u>	<u>Base Bid</u>	<u>Alt #1</u>	<u>Total Bid</u>
AMS Anderson Air Conditioning, LP	Fullerton	\$ 370,568	\$ (94,000)	\$ 276,568
ACCO Engineered Systems, Inc.	Costa Mesa	\$ 405,417	\$ (122,184)	\$ 283,233
ACH Mechanical Contractors, Inc.	Redlands	\$ 484,700	\$ (101,000)	\$ 383,700
Air-Ex A/C	Pomona	\$ 532,200	\$ (124,000)	\$ 408,200

Agenda Item (VIII-E-2)

Meeting	10/21/2014 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Agreements for the Culinary Arts Academy/District Office Building, Henry W. Coil, Sr., and Alice Edna Coil School for the Arts Building, and Parking Structure with GLUMAC
College/District	District
Funding	College and 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 with GLUMAC for LEED Commissioning Services in the amount of \$39,180 for the CAA/DO project; and 2) agreement with GLUMAC for LEED Commissioning Services in the amount of \$19,960 for the CSA and Parking Structure project.

Background Narrative:

On December 15, 2009 the Board of Trustees adopted the resolution that the Riverside Community College District declare that the Design and Development of Facilities to be LEED Certified, in recognition of the Green Initiatives in the 2009-2012 Strategic Plan, Resolution No. 13-09/10.

GLUMAC will act as the Commissioning Authority for the Culinary Arts Academy/District Office Building (CAA/DO) and the Coil School for the Arts Building (CSA), and Parking Structure projects. GLUMAC will develop the Systems Manual and Operation and Maintenance (O & M) documentation for both projects that will satisfy the CAL Green requirements. Detailed scopes of work are described in Exhibit I, on the attached agreements.

At this time, it is requested that the Board of Trustees approve the agreements with GLUMAC in the amount of \$39,189 for the CAA/DO projects, \$19,950 for the CSA and Parking Structure project. Costs for the requested agreements are within the project budget approved by the Board of Trustees.

Prepared By: Michael Burke, Ph.D., Chancellor

Aaron Brown, Vice Chancellor, Business and Financial Services

Wolde-Ab Isaac, Interim President, Riverside

Chris Carlson, Chief of Staff & Facilities Development

Bart Doering, Facilities Development Director

Attachments:

Agreement_CAA-DO-GLUMAC_r7

Agreement_CSA_P-S_GLUMAC_r7

Agenda Item (VIII-E-2)

Meeting	11/18/2014 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Firm Selection and Special Inspection and Testing Services Agreement for the Student Services Building with River City Testing
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) the selection of River City Testing for Special Inspection and Testing Services for the Student Services Building project at Riverside City College; and 2) the agreement with River City Testing in the amount of \$159,433 for the Student Services Building project.

Background Narrative:

On September 10, 2014, the District issued a Request for Proposals (RFP) for IOR and Special Inspection and Testing Services for the Riverside City College Student Services Building. Six responses were received from various firms that were on the pre-qualified list approved by the Board of Trustees on March 18, 2014. On October 2, 2014, the RFP's were reviewed by a group consisting of RCCD's Facilities Development Director, Purchasing Manager, Consultant, and the project Architect and Construction Manager. The proposals were reviewed considering the understanding of the scope of work, based on estimates of hours and tests required by project based on testing and inspection sheets provided to all proposers; qualifications of proposed staff provided for project; and cost. Based on the above criteria, the committee found that the lowest proposal (Smith- Emery Laboratories, Inc.) listed lower hours (60% of the next lowest firm) than the number expected for this project which fell outside the range of hours anticipated. Based on this, the committee recommends the award be given to the second lowest bidder, River City Testing.

At this time, it is requested that the Board of Trustees approve the selection of River City Testing for Special Inspection and Testing Services for the Riverside City College Student Services Building project. It is also requested that the Board of Trustees approve the agreement with River City Testing in the amount of \$159,433 for the project. Cost for the requested agreement is within the original project budget approved by the Board of Trustees and no augmentation of the project budget is required.

Prepared By: Wolde-Ab Isaac, Interim President, Riverside
Mazie Brewington, Vice President, Business Services (Riv)
Chris Carlson, Chief of Staff & Facilities Development
Laurens Thurman, District Consultant
Bart Doering, Facilities Development Director

Attachments:

Agreement_RCCSSA Bldg. River City Testing
Proposal Evaluation for Special Inspection and Testing Services

Agenda Item (VIII-E-3)

Meeting	11/18/2014 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Firm Selection and Inspection Services Agreement for the Student Services Building with The Vinewood Company, LLC
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) the selection of The Vinewood Company, LLC for Inspection Services/Inspector of Record (IOR) Services for the Student Services Building project at Riverside City College; and 2) the agreement with The Vinewood Company, LLC in the amount of \$193,352 for the Student Services Building project.

Background Narrative:

On September 10, 2014, the District issued a Request for Proposals (RFP) for Inspection Services/IOR Services and Special Inspection and Materials Testing Services for the Riverside City College Student Services Building. Nine responses were received from various firms that were on the pre-qualified list approved by the Board of Trustees on April 15, 2014. On October 2, 2014, the RFP's were reviewed by a group consisting of RCCD's Facilities Development Director, Purchasing Manager, Consultant, and the project Architect and Construction Manager.

At this time, it is requested that the Board of Trustees approve the selection of The Vinewood Company, LLC for Inspection Services/IOR Services for the Riverside City College Student Services Building project. It is also requested that the Board of Trustees approve the agreement with The Vinewood Company, LLC in the amount of \$193,352 for the project. Cost for the requested agreement is within the original project budget approved by the Board of Trustees and no augmentation of the project budget is required.

Prepared By: Wolde-Ab Isaac, Interim President, Riverside
Mazie Brewington, Vice President, Business Services (Riv)
Chris Carlson, Chief of Staff & Facilities Development
Laurens Thurman, District Consultant
Bart Doering, Facilities Development Director

Attachments:

Agreement_RCC SSA Bldg_The Vinewood Co. LLC
Proposal Evaluation for Inspector of Records



Agenda Item (VIII-D-1)

Meeting	12/9/2014 - Regular
Agenda Item	Committee - Resources (VIII-D-1)
Subject	Budget Augmentation for Athletic Office Remodel at RCC Wheelock Gymnasium
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees augment the budget for the Athletic Directors Office Remodel Project by \$51,676

Background Narrative:

On May 21st 2013 the Board of Trustees approved a project budget of \$96,030 to be allocated for the Athletic Offices Remodel Project in Wheelock Gymnasium at RCC. Given the Athletic Operation, RCC has asked that modifications be undertaken at Wheelock Gym to include:

- Provide interior private office for Athletic Director
- Provide interior open office area for Student Service Technician and IDS
- Provide small room for files and equipment

The attached floor plan provides a layout of the space (Exhibit I)

Budget Augmentation

It is requested that additional funds be allocated due to project modifications to include: Increased construction costs (Allowance & HVAC Unit), testing and Inspections fees, and construction contingency increased from 5% to 10%. Exhibit II denotes the augmentation breakdown.

At this time, it is requested that the Board of Trustees approve the augmentation of the project budget by \$51,676. This will bring the project budget to \$147,706 (Exhibit III).

Prepared By: Wolde-Ab Isaac, Interim President, Riverside
Mazie Brewington, Vice President, Business Services (Riv)
Scott Zwart, Assistant Director, Facilities, Maintenance and Operations
Chris Carlson, Chief of Staff & Facilities Development
Dale Adams, Project Manager

Attachments:

Wheelock Athletic Office Remodel Floor Plan
Budget Augmentation Breakdown_RCC_Wheelock AD Office
Project Funding Scenario_RCC_Wheelock AD Office



Agenda Item (VIII-E-1)

Meeting	12/9/2014 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Order No.1 for Coil School for the Arts with Neal Electric Phase I Ground Work
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.1 with Neal Electric in the amount of \$35,773.73; and 2) the change order in excess of ten percent by a total of \$6,073.73.

Background Narrative:

On June 17, 2014 the Board of Trustees approved a revised bid award to the second lowest responsible and responsive bidder, Neal Electric, for the Culinary Arts Academy and District Offices, Coil School for the Arts and Parking Structure Phase 1 - Ground Work - Bid Category 24 - Electrical.

At this time it is requested the Board of Trustees approve Change Order No.1 with Neal Electric in the amount of \$35,773.73 amending their contract from \$297,000 to \$332,773.73, exceeding the allowable change order contingency by a total amount of \$6,073.73. The added costs are due to revised Riverside Public Utility (RPU) underground infrastructure requirements that were made available after the bid award. Changes to these requirements include the addition of approximately 1,200 linear feet of spare 4" RPU underground duct bank, impacting both material and labor costs. Exhibit I denotes the Change Order summary.

Cost for the requested change order is within the project budget approved by the Board of Trustees and will be paid from project contingency funds.

Prepared By: Wolde-Ab Isaac, Interim 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 Summary_Neal Electric



Agenda Item (VIII-E-2)

Meeting	12/9/2014 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Change Order No. 1 for Culinary Arts Academy and District Office Building with Kamran and Co., Inc.
College/District	District
Funding	District Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No.1 with Kamran and Co., Inc. in the amount of \$106,243.18; and 2) the change order in excess of ten percent by a total of \$15,243.18

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, Coil School for the Arts, 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 for Food Services.

At this time it is requested the Board of Trustees approve Change Order No.1 with Kamran and Co., Inc. in the amount of \$106,243.18 amending their contract to \$1,016,243.18, exceeding the allowable change order contingency by a total amount of \$15,243.18. The added costs are for design revisions of kitchen exhaust hoods from CaptiveAire to Halton based on mechanical drawing requirements for airflow and reduced duct sizes for the manifold grease duct system. Detailed costs are listed on the attached Change Order Summary (Exhibit I).

Cost for the requested change order is within the project budget approved by the Board of Trustees and will be paid from project contingency funds.

Prepared By: Wolde-Ab Isaac, Interim 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 Summary_Kamran