

**RIVERSIDE COMMUNITY COLLEGE DISTRICT  
Board of Trustees – Special Meeting  
June 26, 2012 – 6:00 p.m.  
O. W. Noble Administrative Center, Board Room AD 122  
Riverside City College, 4800 Magnolia Avenue  
Riverside, California 92506**

AGENDA

ORDER OF BUSINESS

Anyone who wishes to make a presentation to the Board on an agenda item is requested to please fill out a “REQUEST TO ADDRESS THE BOARD OF TRUSTEES” card, available from the Public Affairs Officer. However, the Board Chairman will invite comments on specific agenda items during the meeting before final votes are taken. Please make sure that the Secretary of the Board has the correct spelling of your name and address to maintain proper records. Comments should be limited to five (5) minutes or less.

Anyone who requires a disability-related modification or accommodation in order to participate in any meeting should contact the Chancellor’s Office at (951) 222-8801 as far in advance of the meeting as possible.

Any public records relating to an open session agenda item that is distributed within 72 hours prior to the meeting is available for public inspection at the Riverside Community College District Chancellor’s Office, Suite 210, 1533 Spruce Street, Riverside, California, 92507.

**ORDER OF BUSINESS**

- I. COMMENTS FROM THE PUBLIC
- II. PUBLIC HEARING
- III. BOARD COMMITTEE REPORTS
  - A. Resources
    1. Refined Project Scope and Tentative Budget for Culinary Arts Academy and District Offices  
*-Recommend approving the refined project scope and tentative budget in the amount of \$33,350,761 for the Culinary Arts Academy and District Offices.*
- IV. ADJOURNMENT



## Agenda Item (III-A-1)

Meeting	6/26/2012 - Special
Agenda Item	Committee - Resources (III-A-1)
Subject	Refined Project Scope and Tentative Budget for Culinary Arts Academy and District Offices
College/District	District
Funding	Riverside City College and District Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the refined project scope and tentative budget in the amount of \$33,350,761 for the Culinary Arts Academy and District Offices.

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### Background Narrative:

At the Board's June 19th meeting, the agenda item was presented and discussed. Question of use of Measure C for the project arose, and as such the agenda item was not approved on a 3-2 vote; however, it was noted at the meeting that if the District secured an opinion from bond counsel that use of Measure C funds is proper use for the project, it would be rescheduled for a special meeting.

On June 22, 2012, Bond Counsel issues an opinion by letter to Dr. Jim Buysse, Vice Chancellor of Administration and Finance for the District. A copy of the letter is attached, along with the original staff report narrative below, and attachments.

Original Staff Report Narrative Presented June 5th and June 19th

Initial planning concepts were presented to the Board for consideration in 2010. With the Board's approval to move forward on the Culinary Arts Academy/District Offices (CAA/DO) the planning process commenced with staff and the academic program to develop the facility to support the academic program needs, district operation consolidations, and to plan for new opportunities that the downtown site presents. As such, the planning process developed a comprehensive and multi-purpose facility, which encapsulates features that the initial concept plans did not capture.

The facility will boast a state-of-the-art culinary facility with four kitchens (including one multimedia-rich demonstration kitchen), a corner venue dining area, multi-purpose classroom(s) / board room with media integration for presentations and other uses, architecturally design façades selected by the Board given the significant corner location in downtown Riverside, offices and conference rooms to support the consolidated district operations with shared facilities and services to enhance efficiencies of operation, a rooftop pavilion for assembly, dining or other uses, a vegetated green roof, and elements of LEED certification are incorporated into the design, along with other features.

A project budget outline and tentative construction schedule are attached (Attachments A and B).

Additionally, planning CAA/DO construction concurrent with the Coil School for the Arts project (Attachment C) eliminates disruption of Culinary and District Office operations and the future need for off-site parking, and should produce significant cost savings due to the combined project's improved economies of scale. In as much as the project refinements have been reviewed with Riverside City College administration and faculty, as well as District administration, staff recommends the Board of Trustees approve the refined scope of work and project budget to reflect the current project scope of work in the amount of \$33,350,761.

Prepared By: Cynthia Azari, President, Riverside City College  
Greg Gray, Chancellor  
Chris Carlson, Chief of Staff  
Orin Williams, Associate Vice Chancellor, Facilities Planning & Development

**Attachments:**

[CAADO Elevations and Floor Plans\\_06\\_26-12](#)

[Attachments - CAADO\\_06-26-12](#)

[June 22 2012 Bond Counsel Opinion](#)

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June 22, 2012

James Buysse, Vice Chancellor  
Administration and Finance  
Riverside Community College District  
4800 Magnolia Avenue  
Riverside, CA 92506

Re: Lawful Use of Measure C Bond Proceeds

Dear Jim:

You have recently asked me to review the ballot language from Measure C to determine whether or not Measure C bond proceeds could be used to construct a building to accommodate the Culinary Arts Program on the 1<sup>st</sup> floor and accommodate district administrative offices on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the same building.

The operative words of Measure C are to “. . . repair, acquire, construct, equip buildings, sites, classrooms . . .” The authority to construct buildings is not an authority that is dependent upon the uses of the buildings that are constructed, so long as all of the purposes are for the governmental affairs of the Riverside Community College District. General district-wide administrative support space is a lawful undertaking of the District and buildings may be constructed or improved which would accommodate district-wide administrators or administrative support space for faculty and staff. In direct response then to your question, the subject building for culinary arts and administrative support space is an authorized Measure C purpose and that building in its entirety can be funded with proceeds of a Measure C bond issuance.

If you have any additional questions, please do not hesitate to call me.

Very truly yours,



David G. Casnocha

DGC/mbc

ATTACHMENT A

# PROJECT BUDGET

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*Culinary Arts Academy and District Offices*

	Budget
<b>Interim Housing</b>	\$866,500
<b>Planning:</b>	\$2,253,393
<b>Construction:</b>	\$21,008,071
<b>Parking Structure:</b>	\$2,602,600
<b>Contingency:</b>	\$1,845,726
<b>Project Oversight &amp; Inspection:</b>	\$2,001,765
<b>Furniture, Fixtures &amp; Equipment:</b>	\$2,535,425
<b>Escalation:</b>	\$1,230,483
<b>Independent Construction Total:</b>	\$34,343,964
<b>Concurrent Construction Cost Savings:</b>	(\$993,202)
<b>Concurrent Construction GRAND TOTAL:</b>	<b>\$33,350,761</b>

## ATTACHMENT B

Culinary Arts Academy / District Offices

### TENTATIVE PROJECT SCHEDULE

	DURATION	START	FINISH
<b>DESIGN AND APPROVAL</b>	<b>368</b>	<b>June 20, 2012</b>	<b>November 19, 2013</b>
Programming (with Staff Available During Summer)	11	June 20, 2012	July 05, 2012
Schematic Design	30	July 06, 2012	August 16, 2012
Design Development	60	August 17, 2012	November 09, 2012
50% Construction Documents	50	November 12, 2012	January 18, 2013
DSA Review	132	March 18, 2012	September 17, 2013
DSA Back Check/Approval	45	September 18, 2013	November 19, 2013
<b>BIDDING PHASE</b>	<b>99</b>	<b>November 20, 2013</b>	<b>April 7, 2014</b>
TCC Review Approved Drawings	10	November 20, 2013	December 03, 2013
Bid Period	35	December 04, 2013	January 21, 2014
Agendize for Board	15	February 07, 2012	February 27, 2014
Board Meeting	0	March 18, 2012	
Issue Contracts/Execute	15	March 18, 2014	April 7, 2014
<b>CONSTRUCTION</b>	<b>560</b>	<b>April 08, 2014</b>	<b>May 30, 2016</b>
Construction (22 months)	480	April 08, 2014	February 08, 2016
Closeout/Owner Move in (2 months)	80	February 09, 2016	May 30, 2016
Project Complete	0		May 30, 2016

ATTACHMENT C

# CONCURRENT CONSTRUCTION COMPARISON

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*Culinary Arts Academy and District Offices*

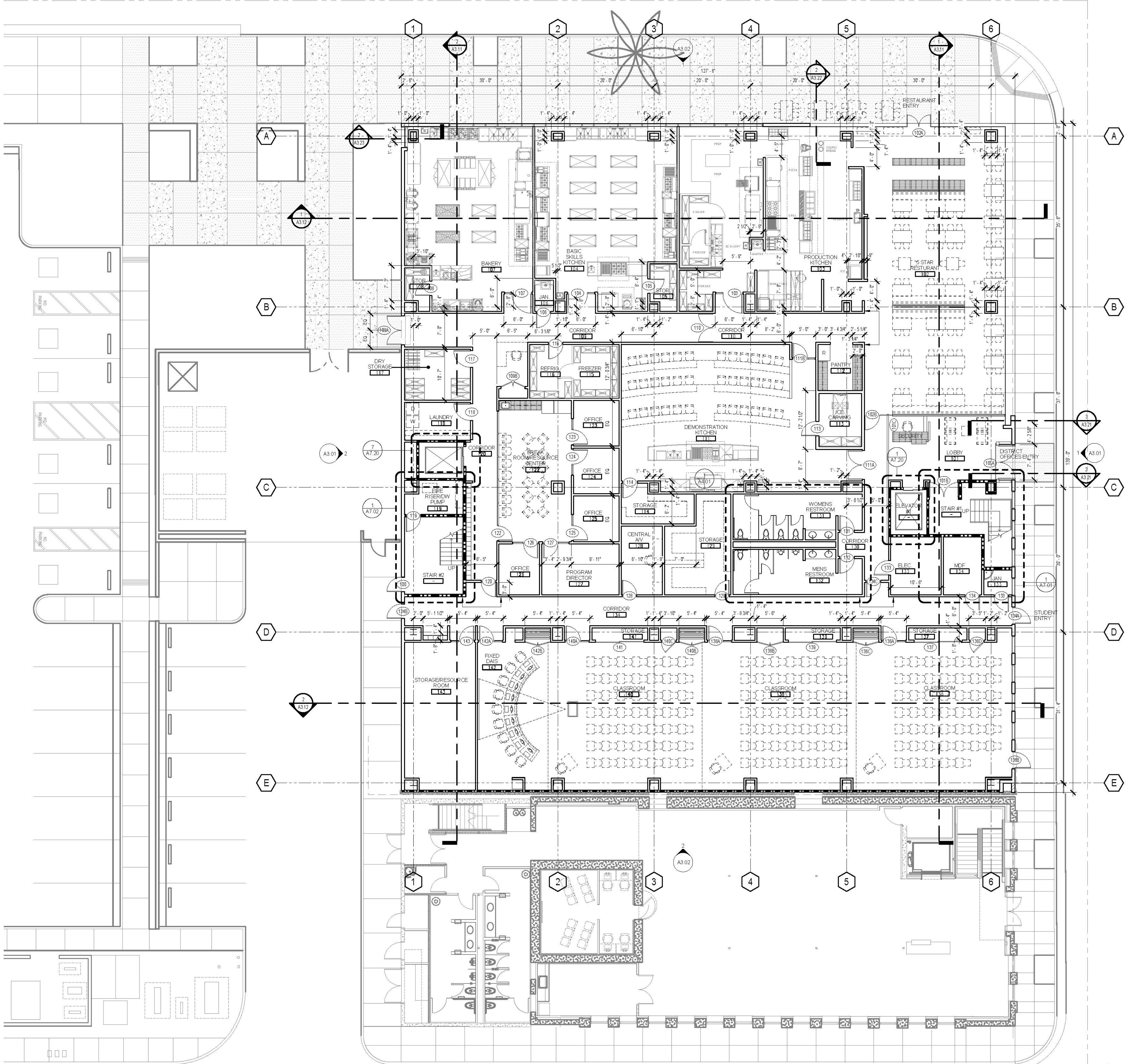
<b>PROJECTS:</b>	<b>CAADO</b>
<b>Build Independently:</b>	
<b>Grand Total of Costs:</b>	\$34,343,964
<b>Built Concurrently:</b>	
TCC Reduction in General Conditions:	\$350,000
TCC Reduction in Fee: (0.5% on CSA Cost of Work)	\$82,360
LPA Reduction in Fee: (Shared)	\$272,842
CAADO Surface Parking Not Built:	\$288,000
<b>Subtotal of Project Savings:</b>	<b>\$993,202</b>
<b>Grand Total of Costs:</b>	\$33,350,761

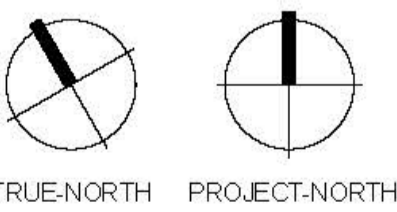
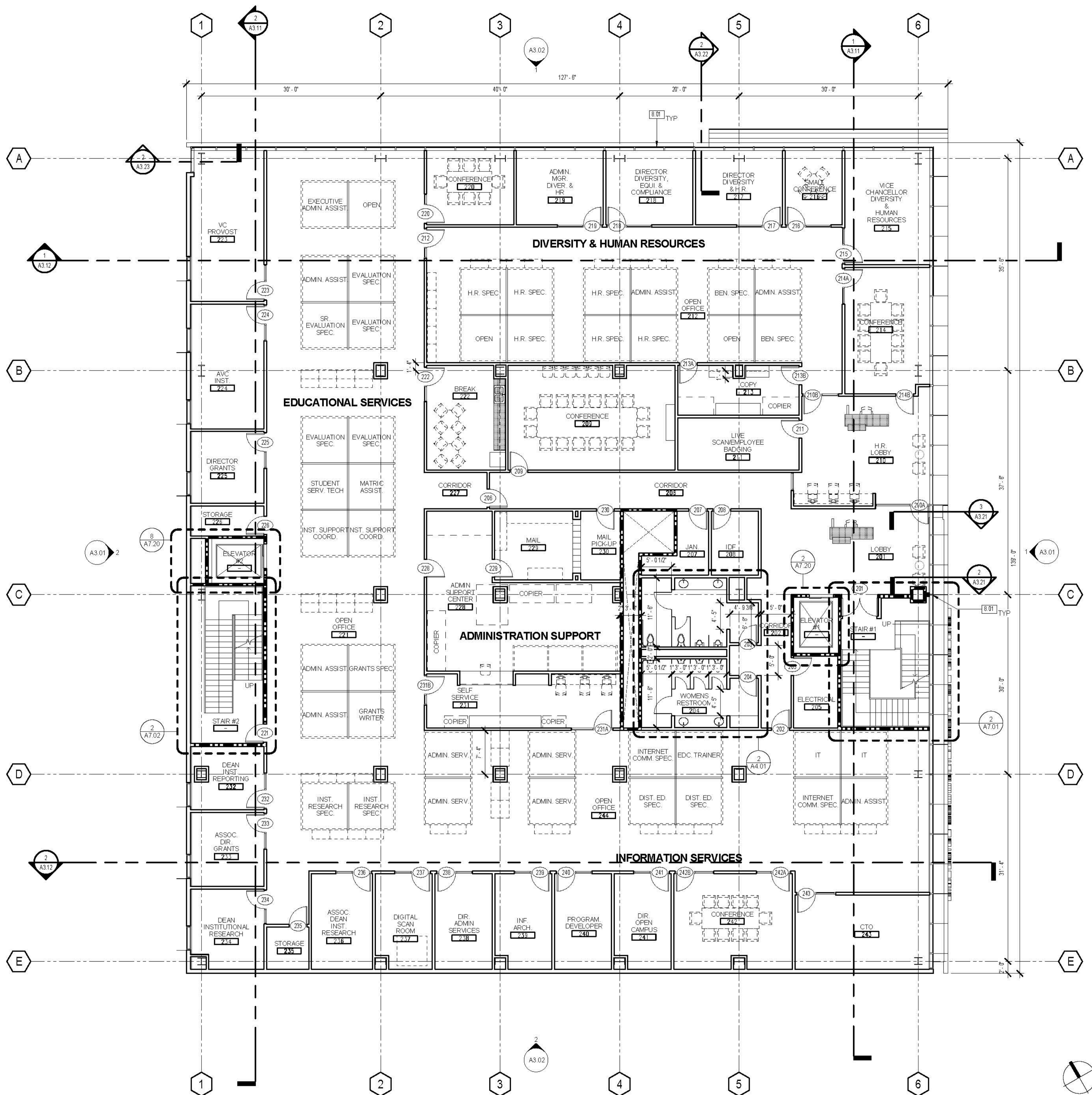


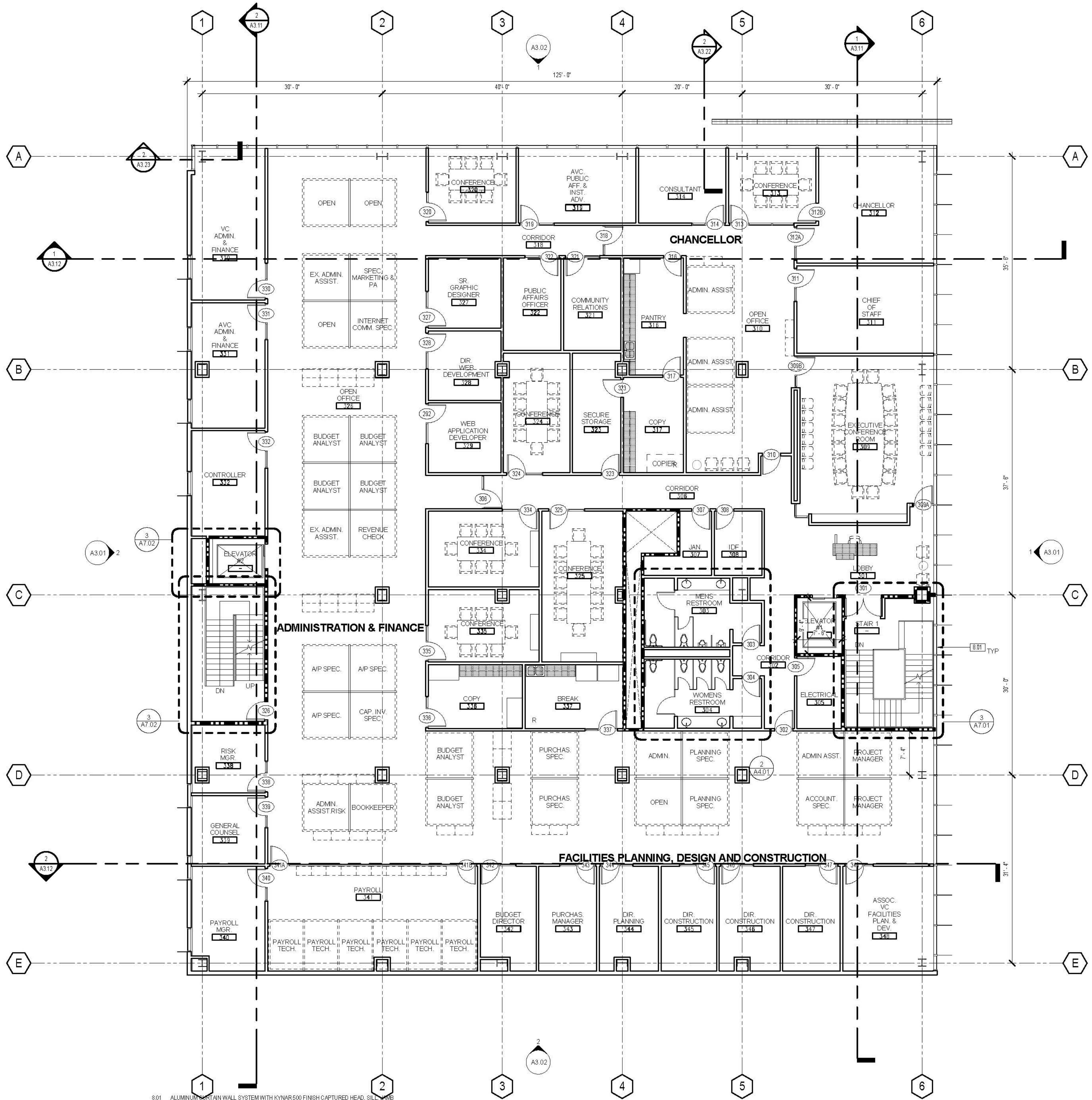
RIVERSIDE COMMUNITY COLLEGE DISTRICT

MARKET ST









8.01 ALUMINUM CURTAIN WALL SYSTEM WITH KYNAR 500 FINISH CAPTURED HEAD, SILL AND  
MULLIONS AND SILICONE GLAZED INTERMEDIATE VERTICAL/HORIZONTAL MULLIONS

