

## Agenda Item (VIII-D-1)

Meeting	4/19/2016 - Regular
Agenda Item	Committee - Resources (VIII-D-1)
Subject	Budget Augmentation for Capital Project Management System
College/District	District
Funding	District Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve a budget augmentation in the amount of \$25,500 for the Capital Project Management System.

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### Background Narrative:

On March 20, 2007, the Board of Trustees approved an agreement with Logic Domain in the amount of \$96,000 to provide hardware, software, standard installation, set up, training and three years of support and maintenance for a Capital Project Management System (CPMS). The CPMS is mainly used within the office of Facilities Planning and Development as an effective system to help manage and control the numerous current and future construction projects for the District.

At this time, it is requested that the Board of Trustees approve a budget augmentation in the amount of \$25,500 (\$12,750 annually) to fund the CPMS for an additional two years until April 2018. Services include annual basic support, maintenance and hosting. Attached is a detailed explanation of scope of work (Exhibit I).

Prepared By: Chris Carlson, Chief of Staff & Facilities Development  
Bart Doering, Facilities Development Director

### Attachments:

CPMS Outline of Annual Services

## Agenda Item (VIII-E-1)

Meeting	5/17/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Orders No. 4 and No. 5 for Culinary Arts Academy and District Offices Project with Neal Electric
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No. 4 with Neal Electric in the amount of \$259,859.66; 2) project Change Order No. 5 with Neal Electric in the amount of \$61,063.21 and 3) the change orders in excess of ten percent by total of \$133,605.44.

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### 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 (CAA/DO), Coil School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25).

At this time it is requested the Board of Trustees approve Change Order No. 4 with Neal Electric in the amount of \$259,859.66 and Change Order No. 5 in the amount of \$61,063.21 amending their contract to \$3,911,290.34, exceeding the allowable change order contingency by a total amount of \$133,605.44 to date. The added costs are for Audio Visual (AV) changes made to the CAA/DO building design. Also, revisions/updates were made to override switches; grease duct redesign and installations with electrical conduit re-routed; lights added to fire riser room; security changes; equipment changes; and power, touch panel changes were made. Detailed costs are listed on the attached 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, 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 No 4 and 5\_r1

Agenda Item

## Agenda Item (VI-B-6-e)

Meeting	6/21/2016 - Regular
Agenda Item	Consent Agenda Action (VI-B-6-e)
Subject	Agreement for Facilities Planning and Construction Services with Professional Personnel Leasing, Inc.
College/District	District
Funding	Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the agreement with Professional Personnel Leasing, Inc. for an amount not to exceed \$86,526, using Measure C Funds, to provide part-time consulting services to assist District with coordination of construction efforts; and to assist the District with project management, resource development and project oversight for Facilities Planning & Development.

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### Background Narrative:

Attached for the Board's review and consideration is an agreement between Riverside Community College District and Professional Personnel Leasing, Inc. to provide part-time professional consulting services on a daily rate of \$655.50 for an amount not to exceed \$86,526, to coordinate construction efforts at Moreno Valley College, Norco College and Riverside City College. The consultant will perform services under the direction of the District Chief of Staff and Facilities Development, in coordination with College Presidents and Vice Presidents of Business Services related to capital facilities. Consultant will serve as a resource to, and act as a liaison with college stakeholders and the construction team/District staff with regard to capital facilities issues. The Consultant will develop and ensure compliance with planning; resource development plans and project oversight. Term of the agreement is from July 1, 2016 through June 30, 2017.

Prepared By: Chris Carlson, Chief of Staff & Facilities Development

### Attachments:

PPL-2016-2017\_Agreement\_Consulting Services

Agenda Item

## Agenda Item (VIII-D-1)

Meeting	6/21/2016 - Regular
Agenda Item	Committee - Resources (VIII-D-1)
Subject	Budget Augmentation for the Culinary Arts Academy and District Offices Project
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve a budget augmentation for the Culinary Arts Academy and District Offices project in the amount of \$185,000 for additional construction services requested by Riverside City College not in the original scope of work of the project.

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### Background Narrative:

On, June 19, 2012, the Board of Trustees approved the refined project scope and tentative budget in the amount of \$33,350,761 for the Culinary Arts Academy and District Offices (CAA/DO) project. On October 15, 2013, the Board approved adding the revenue and expenditures of \$48,000 to the budget for the Fox Entertainment Plaza Parking Maintenance Agreement and Rent Allocation Agreement for the CAA/DO project. Subsequently, on June 17, 2014, the Board allocated additional funds of \$2.6 million to serve as additional contingency funding for the Centennial Plaza projects, of which \$650,000 went to CAA/DO. Finally, on January 19, 2016, the Board of Trustees approved augmenting the budget for CAA/DO by \$1,853,515 for additional Construction, Group II and Construction Services, bringing the total project cost to date to \$35,902,276.

At this time it is requested that the Board of Trustees approve a budget augmentation in the amount of \$185,000 to fund the additional work/changes not in the original scope and requested by the Riverside City College, for the Culinary Arts Academy and District Offices Project (CAA/DO). The budget augmentation will compensate for the change orders with various contractors for miscellaneous changes to the project.

If approved, the augmented total project budget for the Culinary Arts and District Offices project would be \$36,087,276.

Prepared By: Wolde-Ab Isaac, President, Riverside  
 Aaron Brown, Vice Chancellor, Business and Financial Services  
 Chris Carlson, Chief of Staff & Facilities Development  
 Bart Doering, Facilities Development Director

### Attachments:

CAADO\_Budget Summary\_r1

Agenda Item

## Agenda Item (VIII-E-1)

Meeting	6/21/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Agreement Amendment No. 2 for the Dr. Charles A. Kane Student Services and Administration 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 Agreement Amendment No. 2 for the Dr. Charles A Kane Student Services and Administration Building project at Riverside City College for additional inspection services with The Vinewood Company, LLC in the amount not to exceed \$11,374.

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### Background Narrative:

On November 18, 2014 the District entered into an agreement with The Vinewood Company, LLC in the amount of \$193,352 for the Dr. Charles A. Kane Student Services and Administration Building at Riverside City College. On March 15, 2016 the Board of Trustees approved Agreement Amendment 1 in the amount of \$11,268 for extended and overtime services that were required.

Now it is requested that the Board of Trustees approve Agreement Amendment No. 2 with The Vinewood Company, LLC in the amount not to exceed \$11,374 for the Dr. Charles A. Kane Student Services and Administration Building. This amendment is for the added hours due to the delay in the installation and passing of inspection of the elevator and also the completion of the interior lobby work. Detailed explanation are in Exhibit I of the attached amendment. Amendment No. 2 would bring the total cost of inspection services rendered by The Vinewood Company, LLC to \$215,994. No change in the term of the agreement is requested.

Cost for the requested amendment is within the project budget approved by the Board of Trustees and no augmentation of the project budget is required.

Prepared By: Wolde-Ab Isaac, President, Riverside  
 Jim Buysse, Consultant, RCC  
 Chris Carlson, Chief of Staff & Facilities Development  
 Laurens Thurman, District Consultant

### Attachments:

Amendment 2\_The Vinewood Company LLC

Agenda Item

## Agenda Item (VIII-E-2)

Meeting	6/21/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Agreement Amendment No. 2 for the Culinary Arts Academy/District Office Building and Agreement Amendment No. 2 for the Henry W. Coll, Sr. and Alice Edna Coll School for the Arts Building Projects with Tilden-Coil Constructors, Inc.
College/District	District
Funding	District Centrally Controlled Measure C and Redevelopment Pass-Through Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) Agreement Amendment No. 2 with Tilden-Coil Constructors, Inc., in the amount of \$41,500 for the Culinary Arts Academy/District Office Building project; and 2) Agreement Amendment No. 2 with Tilden-Coil Constructors, Inc., in the amount of \$41,500 for the Coil School for the Arts project.

### Background Narrative:

On September 21, 2010 the Board of Trustees approved an agreement with Tilden-Coil Constructors, Inc. (TCC) for Construction Management Services for the Culinary Arts Academy/District Office Building (CAA/DO) project in the amount of \$2,489,924. In addition, on June 19, 2012, the Board of Trustees approved an agreement with Tilden-Coil Constructors, Inc. for Construction Management Services for the Henry W. Coll, Sr. and Alice Edna Coll School for the Arts (CSA) project in the amount of \$4,216,062. Both projects generated one previous amendment to the General Conditions without additional budget costs.

At this time, it is requested that the Board of Trustees approve Agreement Amendment No. 2 with Tilden-Coil Constructors, Inc. increasing the General Conditions in the amount of \$41,500 for the CAA/DO, and removing the reference to the General Conditions allowance, as TCC has used the remaining allowance due to extension of construction project time. This amendment will bring their total agreement for CAA/DO to \$2,531,424. It is also requested that the Board of Trustees approve Agreement Amendment No. 2 with TCC increasing the General Conditions in the amount of \$41,500 for the CSA project, due to extension of construction project time. This amendment will bring their total agreement for CSA to \$4,257,562. Detailed revisions to the General Conditions are outlined in Exhibit I on both of the attached amendments for CAA/DO and CSA.

Cost for the requested amendments are within the projects budgets approved by the Board of Trustees and no augmentation of the budgets are required.

Prepared By: Wolde-Ab Isaac, President, Riverside  
 Chris Carlson, Chief of Staff & Facilities Development  
 Bart Doering, Facilities Development Director

### Attachments:

Amendment No 2\_CSA\_TCC  
 Amendment No 2\_CAADO\_TCC

Agenda Item

## Agenda Item (VIII-E-3)

Meeting	6/21/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Change Order No. 3 for Culinary Arts Academy and District Offices Project with Pro-Craft Construction, Inc.
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No. 3 with Pro-Craft Construction, Inc. in the amount of \$3,199.87; and 2) the change order in excess of ten percent by a total of \$1,628.40.

### Background Narrative:

On April 15, 2014, the Board of Trustees approved award of bids for the Culinary Arts Academy & District Offices (CAA/DO), Coil School for the Arts (CSA) and Parking Structure Phase 1 Ground Work, including Bid Category 03-Site Utilities awarded to Pro-Craft Construction, Inc.

At this time it is requested the Board of Trustees approve Change Order No. 3 with Pro-Craft Construction, Inc. in the amount of \$3,199.87 amending their contract to \$58,920.80 CAA/DO, exceeding the allowable change order contingency by a total amount of \$1,628.40. The added costs are for locating, repairing and raising site plumbing cleanouts, a few of which were damaged and/or buried during the site effort to "dry-in" the paved area between CAA/DO and CSA. Detailed costs are listed on the attached 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, President, Riverside  
 Chris Carlson, Chief of Staff & Facilities Development  
 Bart Doering, Facilities Development Director

### Attachments:

Change Order Summary - Pro-Craft Construction No 3

Agenda Item

## Agenda Item (VIII-E-4)

Meeting	6/21/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-4)
Subject	Change Order No. 3 and No. 4 for Culinary Arts Academy and District Offices Project with Kamran and Co., Inc.
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Change Order No. 3 with Kamran and Co., Inc. in the amount of \$151,863.92; 2) project Change Order No. 4 with Kamran and Co., Inc. in the amount of \$17,244.90 and 3) the change orders in excess of ten percent by a total of \$226,649.20.

### Background Narrative:

On January 19, 2016, the Board of Trustees approved Change Order No. 2 with Kamran and Co., Inc. in the amount of \$42,297.20 for kitchen equipment upgrades and additional equipment for the Culinary Arts Academy and District Office Building (CAA/DO), which was in excess of ten percent of the original contract contingency by a total \$57,540.38.

At this time it is requested the Board of Trustees approve Change Order No. 3 with Karman and Co., Inc. in the amount of \$151,863.92 and Change Order No. 4 in the amount of \$17,244.90, amending their contract to \$1,227,649.20, now exceeding the allowable change order contingency by a total amount of \$226,649.20. These added costs are due to the contractor having to remove previously installed kitchen equipment so Fiber Reinforced Plastic (FRP) could be installed per Health Department requirements, thus requiring the kitchen equipment to be reinstalled. Also, additional costs were for installation of kitchen shelving and equipment per updated drawings; changing 4 burners to 6 burners; and the request for pot filler fixture to be installed per college request. Detailed costs are listed on the attached Change Order Summary for No. 3 and No. 4.

Prepared By: Wolde-Ab Isaac, President, Riverside  
 Chris Carlson, Chief of Staff & Facilities Development  
 Bart Doering, Facilities Development Director

### Attachments:

Change Order Summary\_Kamran No 3 and No 4



Agenda Item

## Agenda Item (VIII-E-5)

Meeting	6/21/2016 - Regular
Agenda Item	Committee - Facilities (VIII-E-5)
Subject	Change Orders No. 6 and No. 7 for Culinary Arts Academy and District Offices Project with Neal Electric
College/District	District
Funding	District and Riverside City College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) project Deductive Change Order No. 6 with Neal Electric in the amount of -\$11,151.50; 2) project Change Order No. 7 with Neal Electric in the amount of \$5,107.20 and 3) the change orders currently in excess of ten percent by a total of \$127,561.14.

### 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 (CAA/DO), Coll School for the Arts (CSA) and Parking Structure (Phase 2 Construction Bid Categories 04 through 23 & 25).

At this time It is requested that the Board of Trustees approve Deductive Change Order No. 6 with Neal Electric in the amount of -\$11,151.50 and Change Order No. 7 in the amount of \$5,107.20 amending their contract to \$3,905,246.04, exceeding the allowable change order contingency by a total amount of \$127,561.14 to date. The Deductive Change Order amount stems from roofing contractor's back charge to Neal Electric for removal and replacement of soffit ceiling panels in order to complete installation of lighting fixtures. Also, Neal Electric was back charged for the damaged ceiling tiles that needed to be replaced. The added costs conveyed in Change Order No. 7 are for the addition of wireless microphone antennas at the kitchens. Detailed costs are listed on the attached Change Order Summary.

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

Prepared By: Woide-Ab Isaac, 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 No 6 and 7