

Agenda Item (VIII-E-1)

Meeting	1/17/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Change Order No. 2 for the Culinary Arts Academy and District Offices Project with Preferred Ceilings, 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. 2 with Preferred Ceilings, Inc. in the amount of \$6,850.60; and 2) the change order in excess of ten percent by a total of \$3,505.50.

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). Included in the award was a contract with Preferred Ceilings, Inc. for CAA/DO in the amount of \$202,951.00.

At this time it is requested that the Board of Trustees approve the following for the Culinary Arts Academy and District Offices Project: 1) Change Order No. 2 with Preferred Ceilings, Inc. in the amount of \$6,850.60; and 2) amending their contract to \$226,751.60, exceeding the allowable change order contingency by a total amount of \$3,505.50. The cost conveyed in the change order represents Preferred Ceiling, Inc. being requested to work overtime and weekends to complete item #2 on the February 26, 2016 Mechanical Observation Report where excessive noise from the AC unit was observed in the open office of the third floor in the CAA/DO building. Detailed cost is listed on the attached Change Order Summary.

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

Attachments:

Change Order No 2-Summary_Preferred Ceilings

Agenda Item (VIII-E-2)

Meeting	1/17/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-2)
Subject	Change Order No. 7 for the Henry W. Coil Sr., and Alice Edna Coil School for the Arts Project with Inland Building Construction Companies, Inc.
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. 7 with Inland Building Construction Companies, Inc. in the amount of \$122,690.06; and 2) the change order in excess of ten percent by a total of \$62,790.12.

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). Included in the award was a contract with Inland Building Construction Companies, Inc. for CSA in the amount of \$2,831,161.

At this time it is requested that the Board of Trustees approve Change Order No. 7 with Inland Building Construction Companies, Inc. (IBCC) in the amount of \$122,690.06 for the CSA project, amending their contract to \$3,177,067.22, exceeding the allowable change order contingency by a total amount of \$62,790.12. The change order comprises IBCC's integration of the new Strand Universe and splitters to drivers to provide full control of all light fixtures in the theatre as well as integration of the Theatric ETC processor to the Strand for capability of communication to the architectural lights as well; two additional splitters required for operation of the Strand equipment; a switch added to control lobby lights; and the existing 3P disconnects swapped out to 6P disconnects for all 3 trusses (previous cost proposal only covered (1) 6P disconnect). Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

[Change Order No 7-Summary_IBCC](#)

Agenda Item (VIII-E-3)

Meeting	1/17/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-3)
Subject	Change Order No. 9 for the Culinary Arts Academy and District Offices Project with Inland Building Construction Companies, 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. 9 with Inland Building Construction Companies, Inc. in the amount of \$7,922.73; and 2) the change order in excess of ten percent by a total of \$179,170.47.

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). Included in the award was a contract with Inland Building Construction Companies, Inc. for CAA/DO in the amount of \$968,839.

At this time it is requested that the Board of Trustees approve Change Order No. 9 with Inland Building Construction Companies, Inc. (IBCC) in the amount of \$7,922.73 for the CAA/DO project, amending their contract to \$1,244,893.37, exceeding the allowable change order contingency by a total amount of \$179,170.47. Change Order No. 7 derives from IBCC's installation of three (3) new down-lights in the Dais Room; requested Cane Detection below monitors in conference rooms 209A, 214, 324, 325 and 334; and credit for unused allowance. Detailed costs are listed on the attached Change Order Summary.

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

Attachments:

[Change Order No 9- Summary_IBCC](#)

Agenda Item (VIII-E-4)

Meeting	1/17/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-4)
Subject	Change Order No. 10 for the Culinary Arts Academy and District Offices Project with J.M. Farnan 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. 10 with J.M. Farnan Co., Inc. in the amount of \$3,850; and 2) the change order in excess of ten percent by a total of \$17,829.84

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). Included in the award was a contract with J.M. Farnan Co., Inc. in the amount of \$645,366.

At this time it is requested that the Board of Trustees approve Change Order No. 10 with J.M. Farnan Co., Inc. (JMF) in the amount of \$3,850 for the CAA/DO project, amending their contract to \$727,699.44, exceeding the allowable change order contingency by a total amount of \$17,829.84. The change order amount is for JMF seeking compensation for providing drinking fountains on the 2nd and 3rd floors of the CAA/DO building, as the fountains are not shown on the plumbing plans and therefore the contractor did not include the fountains as part of their bid. Owner/RCCD has agreed to pay half of the requested cost which makes up the \$3,850. Detailed cost is listed on the attached Change Order Summary.

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

Attachments:

[Change Order No 10-Summary_JM Farnan](#)

Agenda Item (VIII-E-5)

Meeting	1/17/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-5)
Subject	Change Order No. 13 for the 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. 13 with Neal Electric in the amount of \$4,323.99; and 2) the change order in excess of ten percent by a total of \$238,113.29.

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). Included in the award was a contract with Neal Electric for CAA/DO in the amount of \$3,434,259.

At this time it is requested that the Board of Trustees approve the following for the Change Order No. 13 with Neal Electric in the amount of \$4,323.99 for the CAA/DO project, amending their contract to \$4,015,798.19, exceeding the allowable change order contingency by a total amount of \$238,113.29. The change order derives from 33 man hours were approved to Neal Electric for work performed by RFI Communications for recovery of costs associated with trouble shooting integration problems between software house (Victor Video Clients) and RCCD Network workstations.

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

Attachments:

[Change Order No 13-Summary_Neal Electric](#)

Agenda Item (VIII-E-1)

Meeting	2/21/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Agreement Amendment No. 4 for Project Labor Administration with Padilla and Associates, 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 Agreement Amendment No. 4 in the amount not to exceed \$60,000 for project labor administration with Padilla and Associates, Inc. for the two remaining construction projects: 1) the Culinary Arts Academy/District Office Building; 2) the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts Building; and 3) extend their services through April 30, 2017, based on an anticipated Notice of Completion filed for both projects.

Background Narrative:

On June 15, 2010, the Board of Trustees approved an agreement with Padilla & Associates, Inc. in the amount not to exceed \$1,600,000 to provide administrative assistance as required by the Project Labor Agreement (PLA) for Measure C projects within the Riverside Community College District. On November 18, 2014, the Board of Trustees approved Amendment No. 1 in the amount of \$200,000 as the number of projects exceeded the projects envisioned when the PLA was originally passed by the Board. In April, 2015 Amendment No. 2 was executed for time extension only, without additional compensation for remaining projects. Lastly, on August 16, 2016, the Board of Trustees approved Amendment No. 3 in the amount of \$105,000 for additional administrative services, for the two remaining construction projects: 1) the Culinary Arts Academy/District Offices (CAA/DO); and Coil School for the Arts (CSA), extending their services through December 31, 2016 based on an anticipated Notice of Completion filed for both projects.

As of December 31, 2016, all Notices of Completions for CAA/DO and CSA have not yet concluded, hence it is requested that the Board of Trustees approve Amendment 4 with Padilla & Associates, Inc. in the amount not to exceed \$60,000 for additional administrative services, including Construction and Close-Out tasks and Deliverables for the two remaining projects: 1) CAA/DO; 2) CSA; and 3) extend their services through April 30, 2017, based on anticipated Notice of Completions filed for both projects. Amendment No. 4 would bring Padilla & Associates' total contract amount to \$1,965,000. Details are listed on Exhibit A on the attached amendment for both CAA/DO and CSA.

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

Attachments:

Amendment No 4_Padilla and Associates