

## Board of Trustees Regular Meeting (VI.M)

Meeting	September 17, 2019
Agenda Item	Grants, Contracts and Agreements (VI.M)
Subject	Grants, Contracts & Agreements Agreement Amendment No. 2 with Gensler for the Riverside City College Facilities Master Plan Update
College/District	Riverside City College
Funding	Measure C
Recommended Action	Recommend approving Agreement Amendment No. 2 for additional scope of services for the Riverside City College Facilities Master Plan update with Gensler and approve the allocation of \$400,000 from Measure C.

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### Background Narrative:

On January 16, 2018, the Board of Trustees approved the allocation of \$500,000 from Measure C funds and the agreement with Gensler for the Facilities Master Plan update. On September 17, 2018, the college requested an amendment to the original agreement for added scope of services including printed boards for renderings, PDF images for Riverside City College use, and a high quality physical model for display. The fee requested for Agreement Amendment No. 1 was \$65,000 and paid for from the college's available one-time general funds.

At this time the college is requesting approval for the Agreement Amendment No. 2 for \$400,000 with Gensler for the Riverside City College's Facilities Master Plan to develop conceptual design drawings and conceptual budget estimates for the following Phase I and Phase II projects:

1) Visual Art and Performing Arts Complex; 2) Business and CIS; 3) Student Engagement Center-STEM; 4) Advanced Tech-Central Plant; 5) Parking Structure and Police; 6) Stadium Complex, Athletics Fields and Athletic/Band Facilities (including Cutter Pool and new facility); 7) Kinesiology; 8) Cosmetology; 9) Facilities/EOC Support Operations; 10) Student Center/Union; 11) Campus-wide Infrastructure

Prepared By: Gregory Anderson, President (RCC)  
Chip West, Vice President, Business Services (RCC)  
Aaron S. Brown, Vice Chancellor, Business and Financial Services  
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

SECOND (2) AMENDMENT TO AGREEMENT

BETWEEN

RIVERSIDE COMMUNITY COLLEGE DISTRICT

AND

GENSLER

*(Riverside City College Facilities Master Plan)*

This document amends the original agreement between the Riverside Community College District and Gensler, which was originally approved by the Board of Trustees on January 16, 2018.

The agreement is hereby amended as follows:

Additional compensation of this amended agreement shall not exceed \$400,000, including reimbursable expenses bringing the total agreement to \$965,000. The term of this agreement shall be from the original agreement date of January 17, 2018 to the completion of the project.

Payments and final payment shall coincide with original agreement.

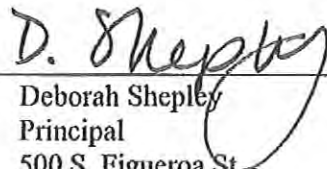
Additional scope of work shall be provided in Exhibit I, attached.


All other terms and conditions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written below.

GENSLER

RIVERSIDE COMMUNITY COLLEGE  
DISTRICT

By:   
Deborah Shepley  
Principal  
500 S. Figueroa St.  
Los Angeles, CA 90071

By:   
Aaron S. Brown  
Vice Chancellor  
Business and Financial Services

Date: 9/10/19

Date: 9-24-19

Exhibit I

*Project:*

*Scope of Work:*

500 S Figueroa Street  
Los Angeles CA 90071  
USA

Tel 213.327.3600  
Fax 213.327.3601



August 23, 2019

Chip West  
Vice President Administrative Services  
Riverside City College  
4800 Magnolia Avenue  
Riverside, CA 92506

[Chip.West@rcc.edu](mailto:Chip.West@rcc.edu)

Subject: Riverside City College  
Conceptual Design Services

Dear Chip:

M. Arthur Gensler Jr. & Associates, Inc. ("Gensler") is pleased to present our proposal for providing conceptual design services to Riverside City College. We propose to collaborate with your college leadership to provide the services outlined below.

Based on our discussion, we have developed a proposed scope of work to develop conceptual design concepts for the following projects:

- Visual Art and Performing Arts Complex
- Business and CIS
- Student Engagement Center-STEM
- Advanced Tech-Central Plant
- Parking Structure and Police
- Stadium Complex, Athletics Fields and Athletic/Band Facilities (including Cutter Pool and new facility)
- Kinesiology
- Cosmetology
- Facilities/EOC Support Operations
- Student Center/Union
- Campus-wide Infrastructure

**A. SCOPE OF WORK**

A summary of the proposed activities to take place for each of these projects, including proposed meetings with outline agendas, is described below:

1. Coordinate with college leadership to confirm user groups, collect relevant information and schedule all meetings

*User Group Meetings # 1*

- *Review FMP recommendations*



- *Discuss project vision and goals*
  - *Confirm building functions*
  - *Discuss program synergies*
2. Develop draft building program
  3. Identify site opportunities
- User Group Meetings # 2*
- *Review site opportunities*
  - *Review draft building program*
  - *Explore adjacencies*
4. Finalize outline building program
  5. Develop conceptual blocking and stacking diagrams

- User Group Meeting # 3*
- *Review final building program*
  - *Review and validate conceptual blocking and stacking diagrams*
6. Finalize design drawings
  7. Complete rough order of magnitude project costs
  8. Coordinate with college leadership to finalize

**B. DELIVERABLES**

The scope of work will include the following deliverables for each project:

- User Group Meeting Notes
- Outline building program and space requirements (area and adjacencies)
- Outline description of MEP system associated with the Applied Tech Central Plant
- Outline description of campus Infrastructure upgrades
- Conceptual Design Drawings for buildings and associated site area (includes blocking and stacking diagrams with 3-dimensional representation)
- Rough Order of Magnitude Project Cost identified by building

**C. ASSUMPTIONS**

The scope of work includes the following assumptions:

- All meetings to be coordinated and scheduled by College
- Number of Meetings
  - User Group Meetings – 3 per project
  - College Leadership Meetings – up to 5
- Consultants
  - Our design team includes the following specialty consultants:
    - Landscape Architects
    - MEP Engineers – campus wide infrastructure
    - Civil Engineers - campus wide systems and building tie-in
    - Parking Engineers - parking structure criteria
    - Cost Estimator – ROM project budgets



**D. COMPENSATION**

Gensler's proposed fee for the services described above is a fixed fee of \$400,000 (four hundred thousand dollars), including reimbursable expenses.

**E. SCHEDULE**

Our team is prepared to begin work immediately upon approval of our contract. Project is expected to be completed, with deliverables finalized in January 2020.

Chip, we look forward to continuing our partnership with RCC and providing these additional design services. If you have any questions, or would like to discuss our proposal in more detail, I can be reached on my mobile line at 949.648.4496.

Sincerely,

A handwritten signature in black ink that reads "Deborah Shepley". The signature is written in a cursive, flowing style.

Deborah Shepley, AIA, LEED® AP  
Principal  
Director, Higher Education  
**Gensler**

# Board of Trustees Regular Meeting (VI.U)

Meeting	November 19, 2019
Agenda Item	Other Items (VI.U)
Subject	Other Items MVC Student Services Welcome Center CEQA Initial Study and Mitigated Negative Declaration
College/District	Moreno Valley College
Funding	Measure C
Recommended Action	Recommend approving the Initial Study and Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program (MMRP), for the Moreno Valley College Student Services Welcome Center Project.

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## Background Narrative:

On August 21, 2018, the Board of Trustees approved the Moreno Valley College Student Services Welcome Center project, which consists of new construction and development of a 17,500 square foot building located on the southwestern portion of the Moreno Valley College campus, south of the Science and Technologies Building and west of the Student Activity Center. No buildings would need to be demolished to construct the project. The new construction project is determined to comply with California Environmental Quality Act (CEQA) regulations, which includes Initial Study/Mitigated Negative Declaration (IS/MND).

RCCD hired Dudek to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze the project's potential environmental effects in accordance with the California Environmental Quality Act (CEQA). Dudek analyzed all resource areas in Appendix G of the CEQA Guidelines and determined that the project would not result in a significant impact on the environment.

Included in the IS/MND is the compliance with Assembly Bills 52. RCCD consulted with several Native American Tribes pursuant to Assembly Bill 52 to address potential impacts to tribal cultural resources. The IS/MND was circulated for a 30-day public review period from June 5, 2019 to July 5, 2019. During the public review period, several comments were received and responded to by RCCD; however, no comments were received pertaining to the environmental analysis provided within the IS/MND.

Upon completion of the CEQA document, the findings indicate that all potentially significant impacts can be mitigated to less than significant levels with implementation of mitigation. Mitigation measures were included in the IS/MND for cultural resources (archaeological resources), geology and soils (paleontological resources), noise, and tribal cultural resources. These mitigation measures are outlined in the project's MMRP, provided as Appendix G to the IS/MND.

Staff recommends that the Board approve the Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), for the New Student Service Welcome Center Project. Once the project's IS/MND is adopted, a Notice of Determination will be filed with the County Clerk.

Prepared By: Robin Steinback, President (Moreno Valley College)  
Dyrell Foster, Vice President, Student Services (Moreno Valley College)  
Nathaniel Jones, Vice President, Business Services (Moreno Valley College)  
Aaron S. Brown, Vice Chancellor, Business and Financial Services

Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Bart Doering, Facilities Development Director



# Board of Trustees Regular Meeting (VI.F)

Meeting	December 10, 2019
Agenda Item	Bid Awards (VI.F)
Subject	Bid Awards Professional Services Agreement for Capital Planning Services with ALMA Strategies
College/District	District
Funding	Measure C Funds
Recommended Action	Recommend approving the Professional Services Agreement for Capital Planning Services for the California Community College Chancellor's Office (CCCCO) Submittals with ALMA Strategies for the not to exceed amount of \$110,000.

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## Background Narrative:

To participate in the State Capital Outlay Program, Riverside Community College District (RCCD) is required to comply with the California Community College Chancellor's Office (CCCCO) annual facilities planning submittals including: Space Inventory (SI), Five Year Capital Outlay Plan (5YCOP), Initial Project Proposals (IPPs), and Final Project Proposals (FPPs). It is critical for the District to engage a facilities planning consultant for CCCCCO capital planning services to maximize state capital outlay funds, and to provide successful capital project outcomes in accordance with the State guidelines.

On November 6, 2019, the District issued a Request for Qualifications and Proposals (RFQ/P) to identify qualified firms to provide capital planning services for the CCCCCO submittals. On November 22, 2019, the District received three (3) RFQ/Ps. On November 26 and 27, 2019, the District and College evaluation committee reviewed the statement of qualifications, interviewed the three (3) firms, and evaluated the fee proposals. The committee determined that ALMA Strategies was the most qualified and responsive to the RFQ/P.

The committee recommends the selection of ALMA Strategies for the capital planning services for the State Chancellor Office submittals in the amount not to exceed \$110,000. The term of the agreement is December 11, 2019 to December 10, 2020, with four annual renewal options.

Prepared By: Aaron S. Brown, Vice Chancellor, Business and Financial Services  
Hussain Agah, Associate Vice Chancellor, Facilities Planning and Development  
Mehran Mohtasham, Director, Capital Planning  
Bart Doering, Director, Facilities Development  
Majd S. Askar, Director, Business Services  
Nathaniel Jones III, Vice President, Business Services (MVC)  
Michael Collins, Vice President, Business Services (NC)  
Chip West, Vice President, Business Services (RCC)

**AGREEMENT BETWEEN**  
**RIVERSIDE COMMUNITY COLLEGE DISTRICT**

**And**

**ALMA STRATEGIES**

THIS AGREEMENT is made and entered into on the **11th** day of **December, 2019**, by and between **ALMA STRATEGIES** hereinafter referred to as “**Consultant**” and **RIVERSIDE COMMUNITY COLLEGE DISTRICT**, hereinafter referred to as the “**District.**”

The parties hereto mutually agree as follows:

1. Scope of services: Reference Exhibit I, attached.
2. The services outlined in Exhibit I will primarily be conducted at Consultant’s office(s), and on site at **Riverside Community College District**.
3. The services rendered by the Consultant are subject to review by the Vice Chancellor, Business and Financial Services or her designee.
4. The term of this agreement shall be from **December 11, 2019**, to the estimated completion date of **December 10, 2020**, with the provision that the Vice Chancellor, Business and Financial Services may extend the date without a formal amendment to this agreement with the consent of the Consultant.
5. Payment in consideration of this agreement shall not exceed **\$110,000** including reimbursable expenses. Invoice for services will be submitted every month for the portion of services completed on a percentage basis. Payments will be made as authorized by the Vice Chancellor, Business and Financial Services, and delivered by U.S. Mail. The final payment shall not be paid until all of the services, specified in Exhibit I, have been satisfactorily completed, as determined by the Vice Chancellor, Business and Financial Services.
6. All data prepared by Consultant hereunder specific only to this project, such as plans, drawings, tracings, quantities, specifications, proposals, sketches, magnetic media, computer software or other programming, diagrams, and calculations shall become the property of District upon completion of the Services and Scope of Work described in this Agreement, except that the Consultant shall have the right to retain copies of all such data for Consultant records. District shall not be limited in any way in its use of such data at any time provided that any such use which is not within the purposes intended by this Agreement shall be at District’s sole risk, and provided further, that Consultant shall be indemnified and defended against any damages resulting from such use. In the event the Consultant,

following the termination of this Agreement, desires to use any such data, Consultant shall make the request in writing through the office of the Vice Chancellor, Business and Financial Services, who will obtain approval from the Board of Trustees before releasing the information requested.

7. All ideas, memoranda, specifications, plans, manufacturing procedures, drawings, descriptions, written information, and other materials submitted to Consultant in connection with this Agreement shall be held in a strictly confidential manner by Consultant. Such materials shall not, without the written consent of District, be used by Consultant for any purpose other than the performance of the Services or Scope of Work hereunder, nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or Scope of Work hereunder.
8. Consultant shall indemnify and hold the District, its Trustees, officers, agents, employees and independent contractors or consultants free and harmless from any claim of damage, liability, injury, death, expense or loss whatsoever based upon any adjudicated negligence, recklessness, or willful misconduct of Consultant, its employees, agents or assigns, arising out of, pertaining to, or relating to the performance of Consultant services under this Agreement. Consultant shall defend, at its expense, including without limitation, attorneys fees (attorney to be selected by District), District, its Trustees, officers, agents, employees and independent contractors or consultants, in any legal actions based upon such actual negligence, recklessness or willful misconduct and only in proportion thereto. The obligations to indemnify and hold District free and harmless herein shall survive until any and all claims, actions and causes of action with respect to any and all such actual negligence, recklessness or willful misconduct are fully and finally barred by the applicable statute of limitations.
9. District shall indemnify and hold Consultant, its officers, agents, and employees free and harmless from any claim of damage, liability, injury, death, expense or loss whatsoever based upon any adjudicated negligence, recklessness, or willful misconduct of the District, its employees, agents, independent contractors, consultants or assigns, arising out of, pertaining to or relating to the District's actions in the matter of this contract and District shall defend, at its expense, including without limitation, attorney fees (attorney to be selected by Consultant), Consultant, its officers and employees in any legal actions based upon such actual negligence, recklessness, or willful misconduct and only in proportion thereto. The obligations to indemnify and hold Consultant free and harmless herein shall survive until any and all claims, actions and causes of action with respect to any and all such actual negligent acts are fully and finally barred by the applicable statute of limitations.
10. Consultant shall procure and maintain insurance coverage as follows:

Comprehensive general liability insurance coverage that shall protect District from claims for damages for personal injury, including, but not limited to, accidental or wrongful death, as well as from claims for property damage, which may arise from Consultant's activities as well as District's activities under this contract, in the amount of \$1,000,000 per person and \$3,000,000 per occurrence;

Professional liability/errors and omission insurance in the amount of \$1,000,000; and

Workers' Compensation insurance in accordance with the laws of the State of California.

Such insurance shall name District as an additional insured with respect to this agreement and the obligations of District hereunder. Contractor shall provide District with the required Certificate of Insurance within 10 days of signing this Agreement.

11. District may terminate this Agreement for convenience at any time upon written notice to Consultant, in which case District will pay Consultant in full for all services performed and all expenses incurred under this Agreement up to and including the effective date of termination. In ascertaining the services actually rendered to the date of termination, consideration will be given to both completed Work and Work in progress, whether delivered to District or in the possession of the Consultant, and to authorize Reimbursable Expenses. No other compensation will be payable for anticipated profit on unperformed services.
12. Consultant shall not discriminate against any person in the provision of services, or employment of persons on the basis of ethnic group identification, national origin, religion, age, gender, gender identity, gender expression, race or ethnicity, color, ancestry, genetic information, sexual orientation, physical or mental disability, pregnancy, or any characteristic listed or defined in Section 11135 of the Government Code or any characteristic that is contained in the prohibition of hate crimes set forth in subdivision (1) of Section 422.6 of the California Penal Code, or any other status protected by law. Contractor understands that harassment of any student or employee of Riverside Community College District with regard to ethnic group identification, national origin, religion, age, gender, gender identity, gender expression, race or ethnicity, color, ancestry, genetic information, sexual orientation, physical or mental disability, pregnancy, or any characteristic listed or defined in Section 11135 of the Government Code or any characteristic that is contained in the prohibition of hate crimes set forth in subdivision (1) of Section 422.6 of the California Penal Code, or any other status protected by law is strictly prohibited.
13. Consultant is an independent contractor and no employer-employee relationship exists between Consultant and District. Any and all local, state or federal taxes

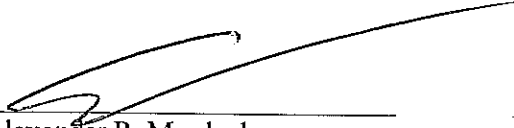
that would be associated with the payment under this Agreement is to be paid solely by Consultant.

14. Neither this Agreement, nor any duties or obligations under this Agreement may be assigned by either party without the prior written consent of the other party.
15. The parties acknowledge that no representations, inducements, promises, or agreements, orally or otherwise, have been made by anyone acting on behalf of either party, which is not stated herein. Any other agreement or statement of promises, not contained in this Agreement, shall not be valid or binding. Any modification of this Agreement will be effective only if it is in writing and signed by the party to be charged.
16. This Agreement will be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

ALMA Strategies

Riverside Community College District

  
\_\_\_\_\_  
Alexander R. Murdoch  
Manager  
1303 J Street, Suite 500  
Sacramento, CA 95814

\_\_\_\_\_  
Aaron S. Brown  
Vice Chancellor  
Business and Financial Services

Date: 12/17/19

Date: \_\_\_\_\_

## Cover Letter

November 22, 2019

Mr. Hussain Agah  
Associate Vice Chancellor, Facilities Planning & Development  
Riverside Community College District  
3801 Market Street  
Riverside, CA 92501

Mr. Agah,

ALMA Strategies is pleased to present this Statement of Qualifications/Proposal for professional consulting services regarding capital outlay planning/space utilization services for the Riverside Community College District (RCCD). Our client-service focus and community college planning experience will contribute to the success of your planning for the future.

Our team has successfully provided capital outlay planning services for over 25 California community college districts. Our staff brings over a combined 40 years of unparalleled experience to the Riverside Community College District resulting in informed data driven planning services with an efficient approach resulting in added value.

**Understanding of Potential Scope of Services:** Capital outlay planning typically includes the following core services: review of the existing Five-Year Construction Plan and Space Inventory, updates to the annual Five-Year Construction Plan and Space Inventory, development of Initial Project Proposals (IPPs) and Final Project Proposals (FPPs), and analysis of reporting requirements for State funded capital outlay projects. Also, the capital outlay planning will include specialized services that are tailored to meet the needs of RCCD, including space utilization analysis to inform updates made to the Space Inventory.

A preliminary review of FUSION will provide our team with knowledge of space within existing buildings on campus, current and future capital construction projects, and help identify areas that may need special attention to during the planning process. The District's Space Inventory is the foundation for facilities planning information and must be accurate to ensure meaningful planning results. The District's Five Year Construction Plan is responsible for tracking future capital construction activities and calculating capacity load ratio. Maintaining balanced capacity load ratios is vital for receiving State capital outlay funding. Space utilization is a tool to understand efficiencies in instructional room usage, both by hourly utilization and weekly student contact hour (WSCH) generation.

ALMA Strategies is not only knowledgeable in the elements required for successful facilities planning, but our experiences allow us to establish operating efficiencies for superior execution of deliverables



## Firm Profile

and services. We are committed to: providing an experience of inclusive planning with input and collaboration from the District/College; producing superior deliverables on schedule and within budget; and delivering an unmatched level of responsiveness and communication.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Blaylock".

Shaun Blaylock Psy.D., Principal-In-Charge  
ALMA Strategies



## Proposed Fee Structure & Rate Schedule

### Proposed Fee

ALMA Strategies proposes the following fees for Capital Outlay Planning Services:

Riverside Community College District – Capital Outlay & Planning Services	
Space Inventory	\$20K
District Five Year Capital Outlay Plan	\$22K
Initial Project Proposal	\$0K
Final Project Proposal	\$25K
Space Utilization Review and Recommendations	TBD
<b>TIME AND MATERIALS (T&amp;M)</b>	<b>\$67K</b>

### Assumptions:

- A. No other consultants are included in this proposal, but may be provided at an additional cost

Task Description	Hours	NTE Fee	Each	Comments
a. Space Inventory	133	\$20K	1	Review, Analysis, State Chancellor's Office
b. 5-Year Update	147	\$22K	1	Review, Analysis, State Eligibility
c. IPPs				
New IPP		Incl		Included/No Charge
IPP Resubmitted		Incl		Included/No Charge
d. FPPs				
New FPP	267	\$20K		Excluding Architecture
FPP Resubmit	50	\$5K		Excluding Architecture
e. Reimbursables	125	\$18,750		Includes Cap. Outlay Training, additional Revisions, 5 yr. Scheduled maint. , and other district requested services.
f. Space Utilization				To Be Determined (Fee Not included)

As per District direction, year 1 includes: 6 new IPPs, 4 resubmittal IPPs, 2 new FPPs, 1 resubmittal FPP. Total fee year 1 not to exceed \$110K.

### Fee Payment

This work will be billed based upon time and materials as described in the Hourly Rate Schedule below. ALMA Strategies is flexible and will work with the District to develop a fee and payment structure that is mutually agreed upon.

#### ALMA Strategies Hourly Rate Schedule

Principal / Senior Director	\$195.00 / Hr.
Director	\$185.00 / Hr.
Senior Consultant	\$180.00 / Hr.
Consultant	\$160.00 / Hr.
Research Analyst	\$135.00 / Hr.
Administrative Support	\$ 80.00 / Hr.





## Firm Profile

ALMA Strategies, an affiliated company of School Facility Consultants, was established in 2009 as a response to our clients' requests for integrated planning and financing solutions to their Capital Programs. We are a facilities and capital program planning services firm specializing in the educational market sector. Our team has over two decades of dedicated experience in facilities planning. Our office headquarters is strategically located in Sacramento, California for proximity to the State agencies that oversee educational legislation and planning practices. We are located merely blocks from the State Chancellor's Office and have established strong working relationships with Specialists within the Facilities Planning Unit.

ALMA Strategies offers a full range of planning services for educational entities, particularly California community colleges. Our core concentration of technical consulting is centered on the following three areas of focus:

1. Facilities Program Planning, Implementation & Fiscal Services
2. State Facilities Funding Services (Capital Outlay, Scheduled Maintenance and Prop. 39)
3. Integrated Long-Range Master Planning (Strategic, Educational & Facilities)

Our team has successfully provided services for over twenty California community college districts. ALMA Strategies is not only knowledgeable in the elements required for successful facilities planning and program implementation, but our experiences allow us to establish operating efficiencies for superior execution of deliverables and services.

## Board of Trustees Regular Meeting (VIII.L)

Meeting	December 10, 2019
Agenda Item	Resources (VIII.L)
Subject	Resources Ben Clark Training Center Corrections Platform Training Facility Project Budget Augmentation
College/District	Moreno Valley College
Funding	Measure C Allocations from Centrally Controlled and Moreno Valley College
Recommended Action	Recommend approving the project budget augmentation by \$680,000 to increase the project budget from \$2,740,000 to \$3,420,000 for the Corrections Platform Training Facility Project at the Ben Clark Training Center.

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### Background Narrative:

On September 17, 2018, the Board of Trustees approved the project budget in the amount of \$2,740,000 for the Corrections Platform Training Facility at the Ben Clark Training Center. In October 2019, the District received construction bids in response to the Notice Inviting Bids. The lowest construction bids exceeded the estimated bid amount by \$363,048. District and college staff, and Tilden-Coil Constructors, met with each prime contractor to review their bid proposals and discuss value engineering (VE) options that could reduce bid costs. It was determined no significant savings would result without substantially altering the functionality of the facility or negatively impact the instructional programs taught in the facility. Tilden-Coil Constructors confirmed that construction costs throughout the Southern California region have been increasing faster than expected due to the bid climate and increased material costs.

The new total project budget is now estimated to be at \$3,420,000, which is \$680,000 over the original board approved budget. The increase of \$680,000 is due to: 1) \$246,387 more than the original project estimate to meet the minimum facility design requirements of the instructional program, 2) \$363,048 due to the higher construction costs resulting from current bid climate and construction costs, 3) \$20,875 for increased construction management services due to increased project costs, and 4) \$49,690 for increased project contingency due to the increased total project cost.

Funding for the increased project amount of \$680,000 is as follows: \$340,000 from the Centrally Controlled Measure C allocation and \$340,000 from the Moreno Valley College Measure C allocation.

It is recommended that the Board of Trustees approve the project budget augmentation by \$680,000 and approve the new project budget of \$3,420,000.

Prepared By: Robin Steinback, President (MVC)  
Nathaniel Jones III, Vice President, Business Services (MVC)  
Carlos Lopez, Vice President, Academic Affairs (MVC)  
Arthur Turnier, Dean of Instruction PSET, BCTC  
Aaron S. Brown, Vice Chancellor, Business and Financial Services  
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development  
Bart Doering, Facilities Development Director



Division / Description	Post-Bids Budget	Pre-Bids Budget (Estimates)	Delta + / -
<b>A- Primes Contractors Fees</b>			
Bid Category #01- Miscellaneous**	\$ 773,000	\$ 424,004	\$ (348,996)
Bid Category #02- Concrete	\$ 209,000	\$ 163,384	\$ (45,616)
Bid Category #03- Rough Carpentry	\$ 326,000	\$ 318,102	\$ (7,898)
Bid Category #04- Security & Detention	\$ 267,130	\$ 246,639	\$ (20,491)
Bid Category #05- Roofing/Sheet Metal	\$ 65,215	\$ 79,201	\$ 13,986
Bid Category #06- Site Utilities/Pumbing/Fire Sprinklers	\$ 341,000	\$ 338,298	\$ (2,702)
Bid Category #07 - HVAC	\$ 91,000	\$ 95,252	\$ 4,252
Bid Category #08- Electrical	\$ 247,000	\$ 291,417	\$ 44,417
<b>Prime Contractor Subtotal:</b>	<b>\$ 2,319,345</b>	<b>\$ 1,956,297</b>	<b>\$ (363,048)</b>
<b>B- General Conditions and Construction Manager Fees</b>			
DSA Closeout Contingency	\$ 10,000	\$ 10,000	\$ -
CM General Conditions (Contract)	\$ 349,000	\$ 349,000	\$ -
CM Fee (contract) - 5.75%	\$ 133,362	\$ 112,487	\$ (20,875)
<b>Construction Manager Subtotal:</b>	<b>\$ 492,362</b>	<b>\$ 471,487</b>	<b>\$ (20,875)</b>
<b>C- Soft Costs</b>			
CM Preconstruction Services	\$ 24,800	\$ 24,800	\$ -
Architect Amendments	\$ 109,780	\$ 109,780	\$ -
Architect Agreement	\$ 155,762	\$ 155,762	\$ -
Inspection Fees (IOR & River City)	\$ 102,232	\$ 102,232	\$ -
Technology	\$ 51,762	\$ 51,762	\$ -
CEQA	\$ 2,470	\$ 2,470	\$ -
Utility Connection Fees	\$ 66,090	\$ 66,090	\$ -
DSA Review Fees	\$ 45,707	\$ 45,707	\$ -
<b>Soft Cost Subtotal:</b>	<b>\$ 558,603</b>	<b>\$ 558,603</b>	<b>\$ -</b>
<b>D- Project Contingency</b>			
Project Contingency	\$ 49,690	\$ -	\$ (49,690)
<b>Contingency Subtotal</b>	<b>\$ 49,690</b>	<b>\$ -</b>	<b>\$ (49,690)</b>
<b>GRANT TOTAL BUDGET</b>	<b>\$ 3,420,000</b>	<b>\$ 2,986,387</b>	<b>\$ (433,613)</b>
<b>Original Project Budget Approved by BOT: September 17, 2019</b>	<b>\$ 2,740,000</b>	<b>\$ 2,740,000</b>	<b>\$ -</b>
<b>Over Budget</b>	<b>\$ (680,000)</b>	<b>\$ (246,387)</b>	<b>\$ (433,613)</b>

\*\* Bid Category #01 - Miscellaneous - Many smaller construction activities are combined into the Miscellaneous bid category in order to have only one prime contractor handle all of them. These construction activities are referred to as Scope of Work (SOW). By combining the SOWs into one category, better control and coordination of these construction activities occurs to maximize efficiency through scheduling, etc. It also increases the opportunity to receive more competitive and lower bids.

The Miscellaneous bid category includes the following SOWs: Structural Steel, Earthwork, Site Survey, Building Signs, Painting, Gypsum Boards, Door Installation, Coiling, Doors, Insulation, Stripping, Construction Fencing and Dumpsters, and Final Cleanup.

The three bids received for the Miscellaneous category follows: Inland Building Construction, Inc. (\$773,000), Spec Construction Co., Inc. (\$825,000), and Drake & Sons Construction, Inc. (\$905,460).