

Agenda Item (IV-E-1)

Meeting 10/3/2017 - Committee
Agenda Item Committee - Facilities (IV-E-1)
Subject Presentation on Measure C
College/District District
Information Only

Background Narrative:

Measure C, a \$350 million bond measure was approved in March 2004. The funds were for the acquisition, design, construction, renovation, and modernization of classroom buildings and other facilities on RCCD colleges or educational sites.

The presentation will provide a summary of the achievements made within the Riverside Community College District as a result of the Measure C funds.

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

Attachments:

[Presentation_2017 Measure C Making a Difference](#)

MEASURE C
MAKING A DIFFERENCE

As of 9/11/17

2004 – MEASURE C CAPITAL CONSTRUCTION BOND

With Measure C, RCCD asked voters to invest in the community college's mission by approving a \$350 million general obligation bond to help RCCD:

- Modernize and improve classrooms and laboratories,
- Construct new learning facilities,
- Strengthen critical power and technology infrastructures,
- Improve campus safety systems.

**MEASURE C IS A PROVEN
INVESTMENT IN STUDENTS &
THE COMMUNITY'S COLLEGES**

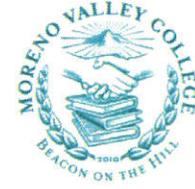
Allocation Assignment	Initial Allocation
Centrally Controlled Funds*	\$53,000,000
Moreno Valley College	\$69,200,000
Norco College	\$66,300,000
Riverside City College	\$173,100,000
District	\$19,200,000
TOTAL	\$381,000,000**

*Includes IT Audit Implementation, ADA Compliance, Infrastructure, Program Reserve & Program Contingency

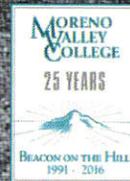
**\$31 million is from interest yields

NOTE: *Italicized projects have not been closed out*

MORENO VALLEY COLLEGE



Moreno Valley College 1991 - 2003



Bldg Name	GSF	Year Built
LIBRARY	24,369	1991
STUDENT SERVICES	16,218	1991
SCIENCE/TECHNOLOGY	14,888	1991
TIGERS DEN	4,321	1991
MECHANICAL	1,569	1991
HUMANITIES	53,190	1995
MECHANICAL 2	1,569	1994
BOOKSTORE	3,600	1999
ADMINISTRATIVE ANNEX	3,200	2002
MULTI-PURPOSE	3,360	2002
STUDENT ACTIVITY CENTER	2,880	2002



FOOD SERVICES REMODEL – LION’S DEN

4,321 GSF / 3,300 ASF

Measure C \$2,649,607 / Non-Measure C \$28,000 TOTAL \$28,705,350

2009

Higginson + Cartozian Architects, Inc. / Hinkley & Associates

This project redesigned and modernized the food service facilities, based upon program reviews and operations planning by Provider Food Services.



DENTAL EDUCATION CENTER

31,500 GSF / 15,665 ASF

Measure C \$9,873,530

2011

HMC Architects, Inc. / Rudolph & Sletten

Relocated top performing program to campus, from former March ARB. Facility houses Dental Assistant and Hygiene Programs. Center includes dental classrooms, clinic, materials lab and office space.



LION'S LOT & SITE IMPROVEMENTS (Learning Gateway Bldg.)

144 Parking Stalls / Roadway Access

Measure C \$4,984,261

2011 Lion's Lot / Infrastructure

C.W. Driver

Construction of 144 space parking lot and access road including demolition, grading, landscaping and other site improvements. Design and planning for the pre-construction of the Learning Gateway Building.



STUDENT ACADEMIC SERVICES

37,734 GSF / 24,092 ASF

Measure C \$5,917,790 / Non-Measure C \$14,036,000 TOTAL \$19,953,790

2013

DLR Group / C.W. Driver

Facility provides innovative and comprehensive services to promote student success by consolidating multifunctional Student Services and Administration, along with classrooms, faculty offices, and student services into a single location.



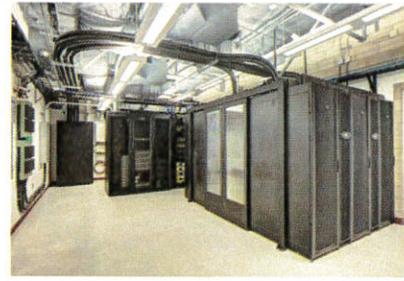
NETWORK OPERATIONS CENTER

2,430 GSF / 1,773 ASF

Measure C \$3,524,082

2015

Higginson + Cartozian Architects, Inc. /
Adams Mallory Construction



Facility houses the central telephone and network operations equipment, provides offices for information technology staff and support space for equipment repair, storage and staging new equipment.



NOTE: This project has not been closed out

BEN CLARK TRAINING CENTER

11,187 ASF

\$10,999,000 - estimate

2022 - 2023 Occupy Date

Holt Architecture / TBD



This project proposes to construct the first permanent facility at the Ben Clark Training Center. Programs to be included are the Administration of Justice, EMT, Fire Technology and Homeland Security programs in addition to several general education courses that support the public safety programs. The District is in the process of applying for official "Center" status.



STUDENT SERVICES REMODEL

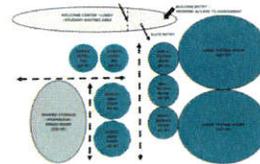
Remodel 7,200 | New 11,290 ASF / 17,400 GSF

\$11,000,000 - estimate

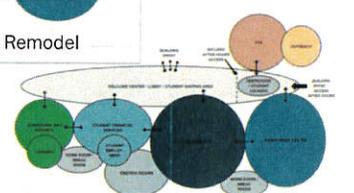
2020 - 2021 Occupy Date

HPI Architecture / TBD

This project will renovate the Student Services building and build a new Welcome Center to house admissions, student financial services, assessment, outreach and FYE. In addition, the Administrative Annex building will be demolished as part of this project.



Student Services Remodel



New Welcome Center



LIBRARY LEARNING RESOURCE CENTER (IPP)

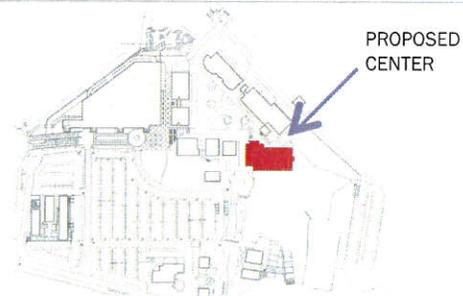
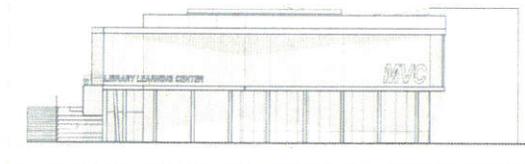
51,146 GSF / 33,125 ASF

\$26,138,000 - estimate (Non-Measure C)

2018 IPP / 2023 - 2024 Occupy Date

Planned Project

Library Learning Center will provide students with access to various types of information and instructional assistance. This three story structure will include classroom, lab, office and Library space.



PROPOSED CENTER



CENTER FOR HUMAN PERFORMANCE (IPP)

56,216 GSF / 41,319 ASF

\$29,225,000 - estimate (Non-Measure C)

2018 IPP / 2024 - 2025 Occupy Date

Planned Project

Project includes regulation size gymnasium that will support 6 badminton courts, 3 volleyball courts and 3 basketball courts, and a fitness center in addition to a traditional weight room. The facility will also house lecture classrooms for the Physical Education program. Men's and women's locker/shower facilities will also be provided in addition to two team rooms, a self-defense room, a trainers area and equipment storage.



PROPOSED CENTER



NATURAL SCIENCE BUILDING (FUTURE)

44,000 GSF / 30,613 ASF

\$34,235,000 - estimate (Non-Measure C)

2025 - 2026 Occupy Date

Planned Project

This facility includes large lecture space, natural science labs, office and meeting spaces, to allow the natural and science programs to locate into a single facility. Facility will allow sufficient natural science classes for the Health Sciences as well as for transfer students. Includes large lecture space, which the college needs to address efficiencies.



OTHER PROJECTS

COMPLETED:

- Hot Water Loop & Boiler Replacement
- Site / Safety Improvements
- Master / Long Range Plan
- ECS Building
- Modular Redistribution
- Network Upgrades
- Scheduled Maintenance
- Utility Retrofit (NORESKO)
- ADA Upgrade
- PA Lab Remodel

- Safety and Site Improvements
- Mechanical Upgrades
- Science Lab Remodel
- Energy Conservation Project

PLANNED

- Student Services
- BCTC Training Center

POTENTIAL / FUTURE

- 5-Year CIP
 - Library & Learning Center
 - Center for Human Performance
- Natural Science Building



NORCO COLLEGE



Norco College 1991 - 2003

Bldg Name	GSF	Year Built
STUDENT SERVICES	14,357	1991
SCIENCE/TECHNOLOGY	14,588	1991
MULTIPURPOSE AUDITORIUM	9,277	1991
HUMANITIES	14,496	1991
COLLEGE RESOURCE CENTER	2,785	1991
BUILDING F	1,518	1991
St BUILDING M1	996	1991
BUILDING M2	1,233	1991
BUILDING F2	1,518	1994
LIBRARY BLDG-G	30,740	1995
TECHNOLOGY-N	20,019	1995
BOOKSTORE	3,600	1999
CACT BUILDING	5,020	1999
MULTI-PURPOSE BLDG	3,360	2002

INDUSTRIAL TECHNOLOGY FACILITY Phase III

44,862 GSF / 30,053 ASF

Measure C \$9,715,350 / Non-Measure C \$18,990,000 TOTAL \$28,705,350

2009

tBP Architecture / ProWest Constructors

Facility provides state of the art education classrooms and labs programs , including computer information; manufacturing; engineering; environmental science; logistics, new media and emerging technologies.

BRENDA & WILLIAM DAVIS CENTER FOR STUDENT SUCCESS

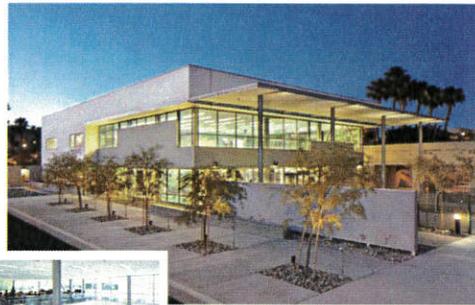
25,025 GSF / 14,222 ASF

Measure C \$15,633,873

2010

Harley Ellis Devereaux / ProWest Constructors

The modern glass and steel building houses the Corral dining hall and store-front offices for the Career/Transfer center, Disabled Student Services, EOPS, and the Norco Voice student newspaper. Building features a state-of-the-art Faculty Innovation Center, conference facilities, and a formal digitally-equipped seminar room.



SOCCER FIELD / ARTIFICIAL TURF / LOCKER ROOMS

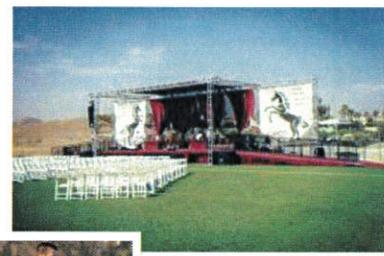
1,880 GSF / 1,018 ASF

Measure C \$3,879,314

2010

GKK Works

Project included synthetic turf soccer fields, new parking lot, restrooms/team room/concession facility and landscaping. Project is home to the Norco Mustangs Women's & Men's Soccer Teams.



SECONDARY EFFECTS

5 Buildings – 61,596 GSF / 41,732 ASF

Measure C \$16,028,280

2012

Hill Partnership / Tilden-Coil Constructors, Inc.

This project, a partial remodel, addressed secondary effects of 5 buildings accommodating computer lab space, languages and reading and writing space, lecture rooms, health care office and storage room. Remodel of the campus police office, student services and administrative offices, and enlarged the testing center. Development of art gallery, art storage, music rooms and upgrade of science labs. Buildings Included: Library, College Resource Center, Student Services, Science & Technology and Humanities



OPERATIONS CENTER

15,468 GSF / 12,366 ASF

Measure C \$11,277,010

2013

Hill Partnership / Tilden-Coil Constructors, Inc.

Facility includes warehouse, offices, repair shops, storage and meeting space for maintenance and operations, instructional media support and information technology. Project also includes a dedicated room to store building plans, Network Operations Center (campus computer and phone systems) and Emergency Operations Center.



FUEL CELL

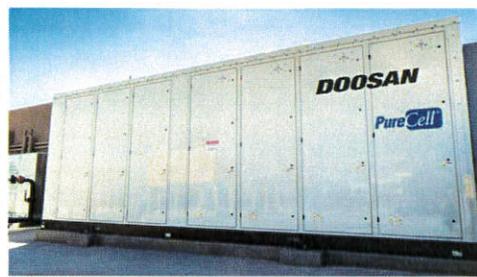
N/A

Project Total \$3,100,000 / Measure C \$2,200,000 / Rebates \$900,000

2014

Doosan

Project consisted of the installation of a fuel cell that generates 400kW of electricity by converting lower cost natural gas into electricity and a 42-ton absorption chiller that runs off the waste heat of the fuel cell. This allows the College to not turn on the inefficient air-cooled chillers until the demand exceeds 42 tons.



MULTIMEDIA AND ARTS CENTER (IPP)

129,133 GSF / 83,676 ASF

Estimate: Measure C \$1,517,000 / Non-Measure C \$61,675,000

2018 IPP / 2023-2024 Occupy Date

Planned Project

Project is multimedia and arts center that will enable to college's fine and applied arts programs to grow along with the college. The state of the art facility will be constructed allow multiple instructional methodologies to be used for the benefit of student learning. Additionally, a 400 seat auditorium will allow students to have visual performances as part of their instructional program.



CENTER FOR HUMAN PERFORMANCE & KINESIOLOGY Phase I & II (IPP)

40,882 GSF

Estimate: PH I Non-Measure C \$24,138,000 | PH II Measure C \$86,500 Non-Measure C \$7,559,500

2018 IPP / 2024 - 2025 Occupy Date

Planned Project



This project proposes to construct a regulation size gymnasium that will support 6 badminton courts, 3 volleyball courts and 3 basketball courts. It will also provide a wellness center in addition to a traditional weight room. Additionally the facility will house a kinesiology lab for the Physical Education program. Men's /women's locker/shower facilities along with two team rooms, a self defense room, a trainers area and adequate equipment storage.

This project proposes to construct the College's first track and field for the Physical Education program. Approximately five acres will be developed including a locker room with space for storing Physical Education equipment. This facility will compliment the already state approved Center for Human Performance and Kinesiology and will allow those Physical Education classes to apply their lab experiences in an outdoor setting.



OTHER PROJECTS

COMPLETED:

- ADA Upgrades
- Early Childhood Ed. Ctr.
- Infrastructure Update
- Master / Long Range Plans
- Emergency Phones
- Network Upgrades
- Scheduled Maintenance
- Utility Retrofit (NORESCO)
- DTSC Testing Wells

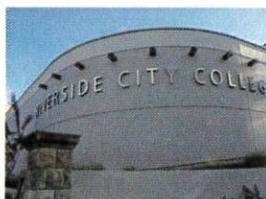
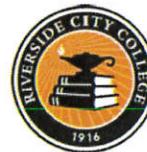
- Central Plant Boiler Replacement

POTENTIAL / FUTURE

- 5-Year CIP
 - Multimedia Arts Complex (IPP)
 - Center for Human Performance & Kinesiology Ph I and Ph II (IPP)



RIVERSIDE CITY COLLEGE



Riverside City College 1916 - 2003



Bldg Name	GSF	Year Built	Bldg Name	GSF	Year Built
1. QUADRANGLE (Last add. 2007)	81,246	1923	17. LIFE SCIENCE	28,642	1967
2. STADIUM	8,910	1928	18. MLK HIGH TECH CENTER	41,507	1968
3. WHEELLOCK GYM	33,105	1928	19. PHYSICAL SCIENCE	26,335	1968
4. MAINTENANCE SHOP	7,500	1932	20. PLANETARIUM	1,763	1968
5. MAINTENANCE PT SHOP	1,770	1932	21. STUDENT CENTER (BRADSHAW)	38,803	1993
6. TECHNOLOGY A	16,830	1933	22. CERAMICS SCULPTURE	8,717	1973
7. TECHNOLOGY B	20,562	1938	23. AUTO TECHNOLOGY	20,812	1978
8. ADMISSIONS COUNSEL	7,554	1949	24. EARLY CHILDHOOD STUDIES	13,729	1976
9. LANDIS AUDITORIUM	30,003	1952	25. BUSINESS EDUCATION	22,229	1977
10. MUSIC BUILDING	9,553	1952	26. EQUIPMENT STORAGE	854	1980
11. ART BUILDING	7,953	1953	27. EVANS FIELD	3,725	1989
12. HUNTLEY GYM	22,203	1953	28. ASSESSMENT/PLACEMENT	2,400	2002
13. MAIN WAREHOUSE	6,800	1953	29. MUSIC HALL	5,952	2002
14. ADMINISTRATION	19,069	1958	30. PILATES	4,308	2002
15. COSMETOLOGY	12,897	1958	31. DIGITAL LIBRARY & LEARNING RESOURCE CENTER	108,234	2003
16. CUTTER POOL	6,597	1958			



LOVEKIN PORTABLE COMPLEX (SWING SPACE / QUAD MODERNIZATION)

34,560 GSF / 29,735 ASF

Measure C \$4,273,734

2004

Hinkley & Associates



48 modular buildings served as swing spaces for classrooms relocated during the Quad Modernization project. Upon completion of the project, the Lovekin Complex continued to serve as a home for Workforce Preparation program, staff and faculty offices and classrooms.



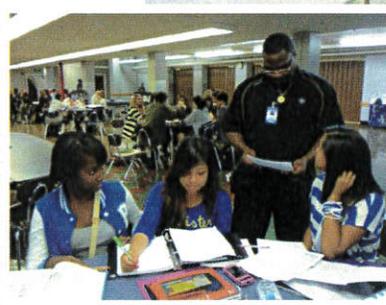
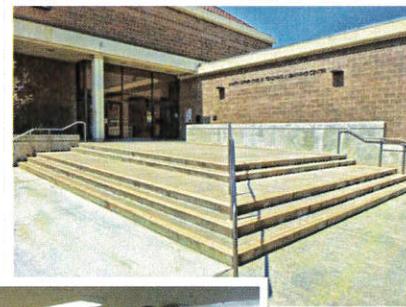
MLK HIGH TECH CENTER RENOVATION

41,507 GSF / 25,677 ASF

Measure C \$1,010,614 / Non-Measure C
\$6,999,477 TOTAL \$8,010,091

2005

tBP Architecture / Perera Construction &
Design, Inc.



"High Tech Center" The Writing and Reading Center supports those students enrolled in classes within the English, Reading, and ESL disciplines and promotes literacy throughout the college by providing content-area reading and writing instruction.



PARKING STRUCTURE (Phase II)

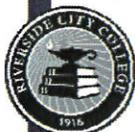
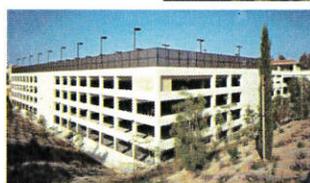
450,000 GSF

Measure C \$20,940,662

2006

International Parking Design, Inc. / Bomel Construction Company

The five-story Mediterranean-style parking structure provided the college with 1,120 much-needed parking spaces. Eight new tennis courts were built on top of the structure.



STOKOE INNOVATIVE LEARNING CENTER (Phase I & Phase II)

16,000 GSF / 11,153 ASF

Measure C \$7,399,505 / Non-Measure C \$2,444,632 TOTAL \$9,844,137

2008

Ph. I - HMC Architects / ProWest Constructors

PH. II - Higginson + Cartozian Architects, Inc. / Neff Construction

In partnership with Alvord Unified School District, the Center was developed to prepare future teachers and other child development professionals by providing an integrated model for child development and teacher education.



FOOD SERVICES REMODEL (Bradshaw)

1,523 GSF

Measure C \$987,705 / Non-Measure C
\$28,000 TOTAL \$1,015,705

2009

Higginson + Cartozian Architects, Inc. /
Hinkley & Associates

Redesigned and modernized the food service facilities, based upon program reviews and operations planning by Provider Food Services.



A.G. PAUL QUADRANGLE MODERNIZATION

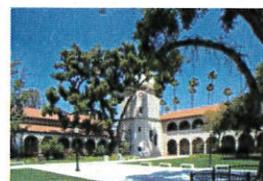
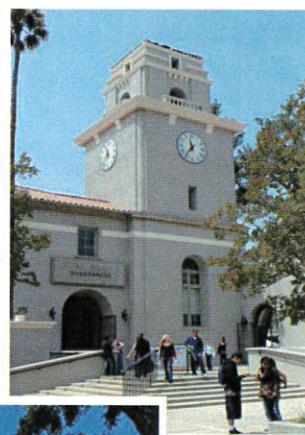
81,246 GSF / 46,134 ASF

Measure C \$9,171,807 / Non-Measure C
\$12,554,000 TOTAL \$21,725,807

2010

The Steinberg Group / ACS

Additions and renovations to the historic Renaissance-style quad were based on the 1923 drawings by the college's original architect, G. Stanley Wilson. The first two quad sections were built in 1924. A third wing was built years later. This project completed the fourth wing and added the originally designed clock tower.



RIVERSIDE AQUATICS COMPLEX

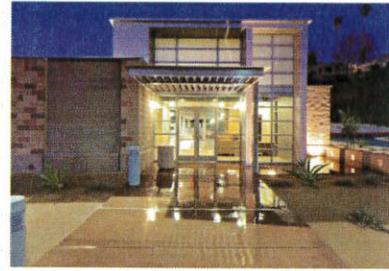
3,738 GSF / 2,243 ASF

Measure C \$5,000,000 / Non-Measure C \$6,028,683

2011

AVRP Studios / Tilden-Coil Constructors, Inc.

Through a broad community partnership the complex includes a 65 meter all deep pool , Diving tower with 3, 5, 7.5 and 10 meter platforms, 1 meter and 3 meter springboards (2 each). Movable bulkhead allows for up to three simultaneous activities, competition lighting, Locker rooms and team rooms.



NOTE: This project has not been closed out

WHEELOCK PE COMPLEX & GYM SEISMIC RETROFIT

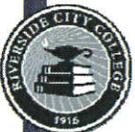
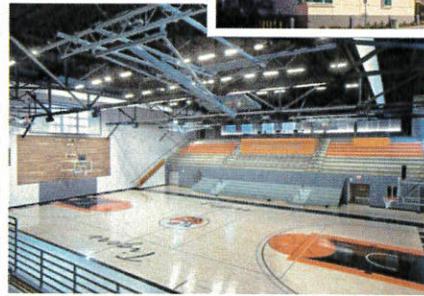
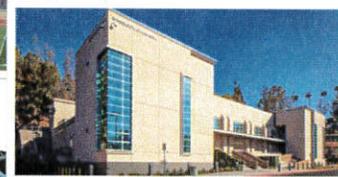
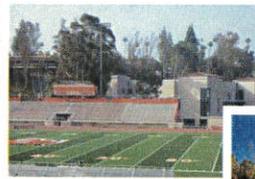
33,105 GSF / 24,121 ASF

Measure C \$13,014,252 / Non-Measure C \$9,165,000 TOTAL \$22,179,252

2012

GKK Works / Tilden-Coil Constructors, Inc.

Originally built in 1928, the 41,000 square foot facility received interior/ exterior renovation that included essential seismic and ADA improvements. Additionally, the complex includes state of the art training facilities and artificial turf field.



NOTE: This project has not been closed out

SCHOOL OF NURSING & SCIENCE & MATH COMPLEX

131,450 GSF / 86,445 ASF

Measure C \$16,720,261 / Non-Measure C \$44,894,000 TOTAL \$61,614,261

2012

GKK Works / Balfour Beatty Construction

This complex increased the college's capacity to train and graduate nurses, and meet the needs of science and math disciplines, through the development of state of the art labs, classrooms and faculty offices.



NOTE: This project has not been closed out

LOVEKIN PARKING / TENNIS COURT PROJECT

n/a

Measure C \$4,351,723

2013 / 2014

Higginson + Cartozian Architects, Inc. / Western Group, Inc. & Malibu Pacific Tennis Courts, Inc.

This project consisted of relocating portable buildings, grading and construction of 10 new tennis courts, and restriping of parking structure. The project will also create an additional 220 parking spaces.



DR. CHARLES A. KANE STUDENT SERVICES & ADMINISTRATION BUILDING

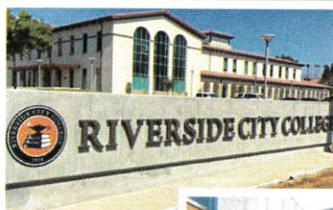
40,656 GSF / 28,729 ASF

Measure C Phase I \$24,375,000
Measure C Phase II \$1,550,000

2016

PHI - HMC Architects / Bernards Construction
PH II - GHD / TBD

This facility unified student services and administration into one location at the College's "front-door" along Magnolia Ave. The facility includes Testing & Assessment, Counseling, Admissions & Records, Student & Auxiliary Services, and a large assembly style classroom. The second phase of this project is the demolition of the old Administration Building (Noble) and new parking lot.



NOTE: This project has not been closed out

HENRY W. SR. & ALICE EDNA COIL SCHOOL FOR THE ARTS

30,390 GSF / 23,331 ASF

Measure C \$25,736,076 / Non-Measure C \$17,351,924 TOTAL \$43,088,000

2016

LPA Inc. / Tilden-Coil Constructors, Inc.

Located in downtown Riverside, as part of the Centennial Plaza, this project provides a state of the art 450 seat concert hall, music practice rooms, piano lab, recording rooms, MIDI lab, classrooms and faculty offices. This project includes 4 story, 224 stall parking structure.



NOTE: This project has not been closed out

CULINARY ARTS ACADEMY

15,796 GSF / 12,623 ASF

Measure C \$16,890,510 / Non-Measure C \$812,379 TOTAL \$17,702,889

2016

LPA Inc. / Tilden-Coil Constructors, Inc.



Located on the first floor of the Centennial Plaza Building, the RCC Culinary Arts Academy offers professional quality demonstration and teaching kitchens, a bakery, classrooms, and a public dining room where Culinary students can gain experience and the community can sample delicious fare.



NOTE: This project has not been closed out

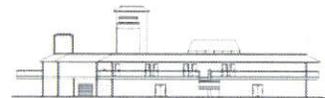
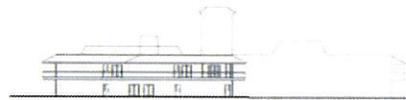
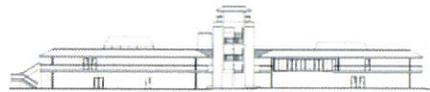
LIFE SCIENCE / PHYSICAL SCIENCE REMODEL (IPP)

57,321 GSF / 38,010 ASF

Estimate: Measure C \$3,060,000 / Non-Measure C \$26,212,000

2018 FPP / 2024 - 2025 Occupy Date

Planned Project



Located in the campus core, this project proposes to reconstruct currently vacant the Physical Science and Life Science buildings into an Interdisciplinary complex that can accommodate program growth in many different disciplines.



OTHER PROJECTS

COMPLETED:

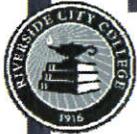
- ADA Upgrades
- 12 kV Loop
- Master / Long Range Plans
- Emergency Phones
- Modular Redistribution
- PBX Building
- Network Upgrades
- Emergency Electrical –

Bradshaw

- Scheduled Maintenance
- Utility Retrofit (NORESKO)
- Athletic Office Remodel (Wheelock)

POTENTIAL / FUTURE

- Master Plan Update
- 5-Year CIP
 - Life / Physical Science Remodel



RIVERSIDE COMMUNITY COLLEGE DISTRICT



DISTRICT OFFICE

41,258 GSF / 27,971 ASF

Measure C \$17,572,010 / Non-Measure C
\$812,379 TOTAL \$18,384,389

2015

LPA Inc. / Tilden-Coil Constructors, Inc.



Located in downtown Riverside this building contains the new Culinary School Academy on the First Floor, with the second and third levels being the District Offices which now provides for all district operation to be centrally located under one roof. The 4th level features a unique rooftop garden setting.



NOTE: This project has not been closed out

OTHER PROJECTS

COMPLETED:

- Market Street Acquisition
- Alumni Carriage House Restoration

DISTRICT-WIDE PROJECTS:

- Site / Safety Improvements
- Master / Long Range Plan
- Modular Redistribution
- Network Upgrades

- Scheduled Maintenance
- Emergency Phones
- Utility Retrofit (NORESCO)
- ADA Upgrades
- District Standards



Agenda Item (VIII-C-1)

Meeting	12/12/2017 - Regular
Agenda Item	Committee - Planning and Operations (VIII-C-1)
Subject	Amendment to Comprehensive Master Plan, Project Budget Allocation and Project Approval for the Development of the Student Services Project
College/District	Moreno Valley
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve: 1) the amendment to the Moreno Valley College Comprehensive Master Plan; 2) approve the development of Student Services Project and 3) allocate a project budget in the amount of \$11 Million.

Background Narrative:

On May 19, 2015, the Board of Trustees approved the Moreno Valley College (MVC) Comprehensive Master Plan (CMP). Included in the MVC CMP, is a plan to improve facilities for student services at the college. The Library and Student Services Building complex, were the first buildings to be constructed on this campus and opened in 1991. Now 26 years later with the population and student growth of the college, it is necessary to advance facilities for student services.

Through the project planning for a new or remodeled student services facility, further study to review the options of providing adequate facilities for student services has provided a new means of advancing student services in an amended way, but still meeting the vision, goals and objectives of the MVC CMP. Instead of shuttering the existing building and undertaking a comprehensive reconstruction project, the proposal is to meet the objectives by providing a new, single story building across the welcome plaza to house first contact experiences, and to undertake a minor remodel of specific areas of the existing building for continuing student experience. This would allow the following to occur: 1) first contact to students would be readily visible and accessible in the new "Welcome Center"; 2) the existing building would not need to be vacated and a temporary "portable village" created to house displaced uses; 3) use of the large classroom (101) would keep operating, as MVC has a limited number of classes of larger size; 4) the building systems (mechanical, plumbing and electrical) that serve the existing complex, serve student services and the library, and therefore would not impact continual operations of the library; and 5) overall plan would increase assignable square footage in addition to renovation of space. It is worthy to note, that the first priority project for state funding for MVC is the new Library and Learning Center (LLC), so major overhaul of the existing systems and complex would be more appropriate upon completion of the LLC. Furthermore, when the parking structure is constructed per the CMP, the existing complex will not be as visible upon arrival to the campus, unlike the new 'Welcome Center' building pad. The second building pad would be a placeholder for a future to be determined building, but envisioned to be two-story to bridge the upper and lower levels between campus and parking lots.

Since a master plan is a higher level review, the conceptual planning process allowed engagement from all constituencies and end users to shape the Student Services Project, and an amendment to the CMP should be approved to facilitate the project. The amendment to the CMP would be to include two new building pads, near the Science & Technology Building, and using one pad for the Welcome Center. The reasons for revising the planning from the CMP with the project concept process were stated above.

Amendment to the CMP would permit the conceptual student services project to move forward. The presentation outline (attached) is the scope of the project, and once approved project architectural development will commence. Additionally, to support the approval of the project, would be the allocation of \$11 Million of MVC Measure C funds, to fund the project.

Prepared By: Robin Steinback, President, Moreno Valley College
Nathaniel Jones, Vice President, Business Services (MVC)
Chris Carlson, Chief of Staff & Facilities Development
Bart Doering, Facilities Development Director

Attachments:

[PowerPoint by HPI Architecture_MVC SS Renovation](#)

Agenda Item (VIII-C-2)

Meeting	12/12/2017 - Regular
Agenda Item	Committee - Planning and Operations (VIII-C-2)
Subject	Agreement for Updating Initial Project Proposals with Gensler
College/District	District
Funding	College Measure C Allocations
Recommended Action	It is recommended that the Board of Trustees approve an Agreement with Gensler to update Initial Project Proposals for Moreno Valley College, Library Learning Center and Riverside City College, Life Sciences/Physical Science Reconstruction, for an amount not to exceed \$42,000.

Background Narrative:

With the passage of Proposition 51, funding for college projects from state funds, is now in process. Even though there has been no state funding since 2006, annually the state Chancellor's Office requests that each college district file a 5-year Capital Improvement Plan (CIP). These plans include Initial Project Proposals (IPP) to compete for state funded projects, in addition to locally funded projects listed. The state projects role from an IPP to a Final Project Proposal (FPP) and once competed as a FPP, no changes can be made to the project.

Given the funding plan of state funds through Proposition 51, and the fact that each college has an IPP which can roll into a FPP for state funds, it is the desire to review to revalidate or refresh these IPPs before they roll into FPPs; to assure the project elements are consistent with the facility program needs. Since the IPPs have not been re-reviewed since 2010, it is the desire of Moreno Valley College to have a FPP minor update process be completed, with the results to be incorporated into the next 5-year CIP due in June 2018. Likewise, Riverside City College wishes to have a major FPP update, for the same reasons. Norco College is looking to refresh their college academic programming before proceeding further on their project, given the scoring of their IPP in prior years.

Gensler's Director of Higher Education has expertise in this area and experience with our current project. As such, it is recommended that Gensler be hired for this work. The funding for each would be from the colleges' allocation of Measure C with \$15,000 for MVC and \$25,000 for RCC and any reimbursable expenses of no more than \$2,000 be attributed to one project or the others, directly. Contract would be for a not to exceed \$42,000.

Prepared By: Chris Carlson, Chief of Staff & Facilities Development
Chip West, Interim Vice President, Business Services (RCC)
Nathaniel Jones, Vice President, Business Services (MVC)

Attachments:

[Agreement_IPP Updates-Gensler_r2](#)

Agenda Item (VIII-E-1)

Meeting	12/12/2017 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Agreement Amendment 1 for the O.W. Noble Administration Building Demolition and Parking Lot Construction Project with GHD Inc.
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve Agreement Amendment 1 for the O.W. Noble Administration Building demolition and parking lot construction project for additional professional engineering services to be provided by GHD Inc. in the amount not to exceed \$17,293.

Background Narrative:

On December 13, 2016, the Board of Trustees approved the agreement with GHD Inc. for design services for demolition of the O.W. Noble Administration Building and Surface Parking Lot Construction project at Riverside City College in the amount not to exceed \$144,422.

At this time, it is requested that the Board of Trustees approve Agreement Amendment 1 with GHD Inc. in the amount not to exceed \$17,293 for the O.W. Noble Administration Building demolition and parking lot construction project. This amendment is for the preparation of two separate packages of bid documents, one for the building demolition and one for the parking lot construction and changes to the electrical design for the parking lot construction. Originally, a single set of bid documents was developed that included both the building demolition and parking lot construction to be awarded as a single contract. Now two new packages will be developed, which will provide necessary information to award two independent contracts to streamline the project implementation. Detailed scope of services is in Exhibit I on the attached amendment. Approval of Amendment 1 would bring the total cost of services rendered by GHD Inc. to \$161,715.

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

Attachments:

[Amendment 1_GHD_r2](#)

Agenda Item (IV-C-3)

Meeting	1/9/2018 - Committee
Agenda Item	Committee - Planning and Operations (IV-C-3)
Subject	Funding Allocation and Agreement for Riverside City College Facilities Master Plan Update with Gensler
College/District	Riverside
Funding	Measure C
Recommended Action	It is recommended the Board of Trustees approve 1) Allocation of \$500,000 from Measure C Funds for the Facilities Master Plan Update; and 2) Agreement for the Facilities Master Plan Update with Gensler

Background Narrative:

Riverside City College is planning to update its existing 2008/2012 Facilities Master Plan.

The Facilities Master Plan Update will include, but is not limited to:

- Integration of newly developed Educational Master Plan (2016) with the new Facilities Master Plan;
- Ensure that all major initiatives and current capital (state and locally funded) projects are included within the current Facilities Master Plan;
- Evaluate viability of existing parking resources, along with potential parking opportunities to support the College's vision and growth objectives; examine current and future vehicular circulation opportunities and strategies; Evaluate existing pedestrian pathways and circulation; recommend opportunities for improving circulation between the upper and lower campuses inclusive access, signage, and paths of travel;
- Evaluate and assess current building infrastructure; recommend replacement and mitigation strategies for physical resources to sustainably support future demands at RCC;
- Evaluate current athletic, student/community engagement centers and student services facilities infrastructure; recommend replacement and mitigation strategies for physical resources to sustainably support future demands of these programs at RCC;
- Recommend methodology to maximize state funding through the discrete sequencing of campus building planning, in collaboration with the District's State Specialist;
- Recommend methodology to plan for and maximize the competitiveness of the IPP and FPP process at the CCCC;
- Recommend and provide sequencing for long-term capital sustainable programs and initiatives;
- Recommend land acquisitions and/or future resources; provide research/strategies for demolition of structures no longer needed within the College's portfolio.

Gensler's Director of Higher Education has expertise in this area and experience with not only our recent construction projects (Kane Student Services and Administration), but also with the development of the current IPP for the renovation of the old Physical/Life Sciences facilities to new Business-Education-CIS/CTE Building. The firm's extensive knowledge in facilities master planning and development, along with a rich portfolio of leading facilities master plans across the state. Based on the recommendation of a committee of RCC faculty, staff and students along with members of the RCCD Facilities Development office, it is recommended to approve the agreement with Gensler.

The funding for this project would be from the college's allocation of Measure C. The contract would be for a not to exceed amount of \$500,000.

Prepared By: Irving Hendrick, Interim President, Riverside City College
 Chip West, Interim Vice President, Business Services (RCC)
 Chris Carlson, Chief of Staff & Facilities Development

Attachments:

[Selection Process Agreement with Gensler for RCC Master Plan Update](#)

Agenda Item (VIII-C-2)

Meeting	1/16/2018 - Regular
Agenda Item	Committee - Planning and Operations (VIII-C-2)
Subject	Ground Lease for Educational Center at Ben Clark Public Safety Training Center with County of Riverside
College/District	Moreno Valley
Funding	Measure C
Recommended Action	It is recommended that the Board of Trustees approve a Ground Lease for the Educational Center at Ben Clark Public Safety Training Center with County of Riverside.

Background Narrative:

Riverside Community College District (RCCD) has been in partnership with the County of Riverside for public safety education training since 1952. First, through Riverside City College and then offered from the Moreno Valley campus. The goal of the District has been to have the Ben Clark Public Safety Training Center (BCTC) be an education center of Moreno Valley. Many steps have been taken over the past several years to prepare for this endeavor.

Towards this effort in January 2010 Moreno Valley College (MVC) was accredited as the 111th college in California. In March of that same year, the RCCD Board of Trustees adopted Resolution Number 40-09/10 Authorizing Establishment of an Educational Center. On June 16, 2010, RCCD sent a Letter of Intent issued to the State Chancellors Office, to have BCTC designated as an education center of MVC. That same month, due to the state budget crisis a moratorium on Centers by State Chancellor's Office was announced.

In recognition of advancing the goals and understanding of the partners for BCTC, the Board of Trustees and the Board of Supervisors of the County of Riverside entered into a Memorandum of Agreement (MOA) in September 2010. The MOA outlined implementation elements to make a center come to fruition. A draft ground lease was in the works for several months negotiated between the lead staff for each agency on real estate matters; and the county cleared the ground lease in April 2012, but it was not processed at the time. The lease included performance measures dependent upon state funding, and the state funding eligibility would be contingent upon MVC receiving center status for BCTC, which could not be met at the time.

Since then, the State Chancellor's Office has lifted the moratorium on Education Centers, and both the County of Riverside along with Moreno Valley College have updated master plans for facilities development; with the MVC plan linked to its educational master plan, including BCTC. The partnership has reviewed options for siting a Phase I planning facility to be located at BCTC. The key in identifying a Phase I ground lease location, is to be able to develop prior to the county's development plans, while not impacting existing facilities the county needs to utilize until such time their facility plans are able to proceed; and to minimize the costs of infrastructure development for this initial construction phase.

Several options were reviewed and the planned based upon a planning matrix from the college's master plan, done in detail with the county partners. The ground lease prepared is for 2.01 acres to advance a nearly 20,000 square foot facility, as a Phase I. The detailed planning matrix is in the attachments, and there is a Phase II outlined for future development. The ground lease is for 49-years, which will provide a possessory interest the District needs to construct and build, and apply for Center Status. The ground lease is needed as the County is prohibited for sale of the property, since it is surplus property from the realignment of March Air Force Base to March Air Reserve Base. Additionally, the provisions of the grant deed restrictions by the Air Force must be complied, which includes public safety training and education.

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

Agenda Item (VIII-E-1)

Meeting	1/16/2018 - Regular
Agenda Item	Committee - Facilities (VIII-E-1)
Subject	Special Inspection and Material Testing Agreement for the O.W. Noble Administration Building Demolition & Parking Lot Construction Ph.I & Ph.II Project with Koury Engineering & Testing, Inc.
College/District	Riverside
Funding	College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the Special Inspection and Material Testing Agreement for the O.W. Noble Administration Building Demolition and Parking Lot Construction Ph.I & Ph.II Project for geotechnical and material testing services to be provided by Koury Engineering & Testing, Inc. in the amount not to exceed \$19,733.20.

Background Narrative:

On March 18, 2014, the Board of Trustees approved a pre-qualification list of ten (10) firms for Special Inspection and Materials Testing Services for eligibility for hire on an individual basis as needed to execute projects. Four proposals were requested from firms from the approved list for geotechnical and material testing services for the O.W. Noble Administration Building Demolition and Parking Lot Construction Ph.I & Ph.II Project at Riverside City College.

At this time it is requested that the Board of Trustees approve the agreement with Koury Engineering & Testing, Inc. in the amount not to exceed \$19,733.20 to provide special inspection and testing services for the RCC Project. Detailed scope of work is outlined in Exhibit I, on the attached agreement.

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

Attachments:

[Agreement_Koury Engineering and Testing](#)

Agenda Item (VI-B-6-d)

Meeting	4/17/2018 - Regular
Agenda Item	Consent Agenda Action (VI-B-6-d)
Subject	Capital Project Management System Agreement with Logic Domain
College/District	District
Funding	District Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the agreement with Logic Domain in the amount of \$25,500 for the Capital Project Management System.

Background Narrative:

On March 20, 2007 the Board of Trustees approved an agreement using Measure C funds in the total amount of \$96,000 with Logic Domain 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 a user-friendly system that allows the District to manage and control individual projects from planning and budgeting through design and construction.

On May 18, 2010 the Board of Trustees approved an amendment for an additional three years in the amount of \$28,125 (\$9,375 annually) for ongoing support and maintenance for the CMPS, until May 2013.

On April 19, 2016 the Board of Trustees approved an amendment in the amount of \$25,500 (\$12,750 annually) to fund the CMPS for an additional two years, until April 2018. Services include basic support, maintenance and hosting.

At this time, it is requested that the Board of Trustees approve a new Agreement in the amount of \$25,500 (\$12,750 annually) to fund the CPMS for two years, until April 2020. Services include annual basic support, maintenance and hosting. Attached is a detailed scope of work (Exhibit I).

Prepared By: Wolde-Ab Isaac, Chancellor
 Evelyn Ault, Administrative Assistant IV

Attachments:

[Exhibit I, Logic Domain Cost Proposal](#)
[Logic Domain - Agreement 4-2018](#)

Robin Steinback, President, Moreno Valley College
Carlos Lopez, Interim Vice President, Academic Affairs
Arthur Turnier, Dean of Instruction PSET, BCTC
Nathaniel Jones, Vice President, Business Services (MVC)

Attachments:

[BCTC Property Planning Location](#)
[BCTC Planning Matrix](#)
[BCTC Phase I Site Plan](#)
[BCTC Ground Lease Performance Measures](#)
[BCTC Ed Center Ground Lease](#)