

Board of Trustees Regular Meeting (VI.W)

Meeting	January 23, 2024
Agenda Item	Other Items (VI.W)
Subject	Other items Riverside City College Life Science and Physical Science Reconstruction Project for Business Education and Computer Information Systems
College/District	Riverside City College
Funding	Riverside City College Measure C Allocation, Riverside City College General Funds, State Capital Outlay Funding Allocation, Riverside City College COVID-19 Block Grant Allocation
Recommended Action	Recommend approving a reallocation of project contingency in the amount of \$900,000 and a budget augmentation in the amount of \$300,000 for RCC Life Science and Physical Science Reconstruction Project for Business Education and Computer Information Systems to increase the total project budget to \$38,437,000.

Background Narrative:

On June 22, 2021, the Board of Trustees approved the revised budget for the RCC Life Science and Physical Science Reconstruction Project for the Business Education (BE) and Computer Information Systems (CIS) in the total amount of \$38,137,000.

The approved budget originally allocated \$3,120,000 for furniture, fixtures, audio visual equipment, and the backbone for the information technology system. Subsequent to budget approval, Riverside City College identified a need for upgrades: specifically, outfitting all seven (7) lecture classrooms, all four (4) computer laboratories, two (2) distance learning classrooms, and one (1) meeting/multi-purpose room with a high-quality learning environment. This enhancement encompasses the integration of Hybrid and Flexibility (HyFlex) technologies, aligning with the college's latest classroom technology standards. The HyFlex technology will enable a combination of both distance learning and face-to-face options within these spaces.

The college's modifications to the technology scope will result in an increase to the technology budget by \$1.2 million. To fund the increased cost, the college proposes utilizing \$300,000 from its COVID-19 Block Grant allocation and reallocating \$900,000 from unused project contingency. The project is in the final construction stage and Facilities Planning and Development has identified all contingencies, confirming the availability of \$900,000 in unused project contingency funds to reallocate towards the increased technology scope cost.

It is requested that the Board of Trustees approve the reallocation of project contingency and the budget augmentation of \$300,000 using the RCC COVID-19 Block Grant allocation for the RCC Life Science and Physical Science Reconstruction Project for Business Education and Computer Information Systems, resulting in an increase to the total project budget from \$38,137,000 to \$38,437,000.

Prepared By: Claire Oliveros, President, Riverside City College
Kristine DiMemmo, Vice President, Planning & Development, Riverside City College
Aaron S. Brown, Vice Chancellor, Business & Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Chris Blackmoore, Associate Vice Chancellor, Information Technology & Learning Services
Misty Griffin, Director, Business Services

Merhan Mohtasham, Director, Capital Planning

Board of Trustees Regular Meeting (VI.O)

Meeting	January 23, 2024
Agenda Item	Grants, Contracts and Agreements (VI.O)
Subject	Grants, Contracts and Agreements Construction Management Services agreement Amendment No. 1 with Kitchell/CEM, Inc. for the Moreno Valley College Student Services Project
College/District	Moreno Valley College
Funding	Moreno Valley College Measure C Allocation, General Funds and Scheduled Maintenance Funds
Recommended Action	Recommend approving the Construction Management Services agreement Amendment No. 1 with Kitchell/CEM, Inc. for the Moreno Valley College Student Services Renovation Project for the not to exceed amount of \$77,745 and extend the original agreement date to January 31, 2025.

Background Narrative:

On December 13, 2022, the Board of Trustees approved the selection of Kitchell/CEM, Inc. for Construction Management Services for the Moreno Valley College Student Services Renovation project and related agreement in the amount of \$444,581.

Pursuant to the agreement, the original contract duration was from December 14, 2022 to May 1, 2024 to provide construction management services during the pre-construction/procurement phase, construction phase and project closeout.

As a result of the initial construction bids exceeding the approved budget by \$2.9 million and rebidding the project, additional pre-construction/procurement services were needed for the project. Services included assisting the district in the initial evaluation of bids, expanding bidding outreach, expanding the prequalification pool of General Contractors, and reinitiating the project bidding process.

It is recommended that the Board of Trustees approve Amendment No. 1 with Kitchell/CEM, Inc. in the amount of \$77,745, for a total agreement amount of \$522,326 and extend the contract to January 31, 2025. This increase to the Kitchell/CEM, Inc. Construction Management Services agreement is within the revised approved project budget.

Prepared By: Robin Steinback, President, Moreno Valley College
Majd Askar, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development
Mehran Mohtasham, Director, Capital Planning
Bart Doering, Facilities Development Director
Misty Griffin, Director, Business Services

Board of Trustees Regular Meeting (VI.M)

Meeting	January 23, 2024
Agenda Item	Bid Awards (VI.M)
Subject	Bid Awards Bid Award for Moreno Valley College Student Services Renovation Project Moreno Valley College
College/District	District
Funding	Moreno Valley College Measure C Allocation, General Funds, and Scheduled Maintenance Funds
Recommended Action	Recommend approving the award of Bid No. 11-23/24-3 for General Contractor services in the total amount of \$6,627,000 to Harik Construction, Inc., and a budget augmentation for Moreno Valley College Student Services Renovation Project in the total amount of \$2,100,000.

Background Narrative:

On April 19, 2022, the Board of Trustees approved a budget of \$6,700,000 for the MVC Student Services Renovation Project, which is designed to consolidate student services functions into a single location in alignment with the MVC Guided Pathway framework.

On August 15, 2023, the Board of Trustees rejected the two (2) construction bids received during the original bid process for exceeding the approved budget by approximately \$2,900,000 million, and directed staff to rebid the project.

To enhance the pool of potential contractors, an additional four (4) General Contractors were pre-qualified, increasing the total pool to eight (8). The project was rebid resulting in receipt of (5) bids on December 5, 2023. As a result, the lowest responsible and responsive bidder is approximately \$1.1 million lower than the low bid received during the original bid process.

At the request of the college, the revised bid documents included an additional add alternate to upgrade the outdoor building restrooms, a component not initially included in the original scope of work.

It is requested that the Board of Trustees approve: 1) a budget augmentation totaling \$2,100,000, comprising \$1,800,000 million for construction costs and \$290,000 to renovate the outdoor building restrooms, increasing the total project budget from \$6,700,000 million to \$8,800,000 million; and 2) award the bid for General Contractor services to Harik Construction, Inc. as the lowest responsive and responsible bidder for the total contract amount of \$6,627,000, including Add/Alternates 1 & 2.

The \$2,100,000 million budget augmentation will be funded from various sources, including \$1,090,292 from MVC's uncommitted Measure C balance, \$648,543 from Measure C Centrally Controlled funds, \$214,325 from Measure C Program Contingency funds, and \$146,840 from remaining available funds from the MVC Welcome Center Project.

Prepared By: Robin Steinback, President, Moreno Valley College
Majd S. Askar, Vice President, Business Services, Moreno Valley College
Aaron S. Brown, Vice Chancellor, Business and Financial Services
Hussain Agah, Associate Vice Chancellor, Facilities Planning & Development

Mehran Mohtasham, Director, Capital Planning
Bart Doering, Facilities Development Director
Misty Griffin, Director, Business Services