



Agenda Item (IV-E-1)

Meeting	10/4/2011 - Committee/Regular Board
Agenda Item	Committee - Resources (IV-E-1)
Subject	Tentative Project Budget for District Design Standards
College/District	District
Funding	District Allocated Measure C Funds
Recommended Action	The Board of Trustees approve the tentative project budget in the amount of \$170,000 using District Measure C funds for the District Design Standards project; and authorize the processing of the attached proposals with the following consultants: P2S Engineering, Lerch Bates, Assa Abloy, Sweeney & Associates, Inc., Francis Krahe & Associates, Inc. and Independent Roofing Consultant.

Background Narrative:

On December 14, 2010, the Board of Trustees approved staff development of District Design Standards to establish design and construction consistency, operational efficiency and maintainability with the District's capital facilities. The Board also approved an agreement with HMC Architects to develop the Design Standards for the District in an amount of \$150,000 using District Measure C funds. On April 19, 2011, the Board of Trustees approved an amendment with HMC Architects in the amount of \$35,000 to revise the scope of work, requested by the Chancellor, to develop further detail of campus signage and wayfinding standards.

On April 6, 2011, a Request for Proposal was emailed to the District's consultants for categories pertaining to the District's Design Standards: Civil/Accessibility, Mechanical/Electrical/Plumbing, Food Services, Information Technology/Audio Visual/Data/Telecom/Security/Acoustics, Elevator, Hardware, Landscape, Irrigation, Laboratory, Lighting, Roofing/Waterproofing and Signage. After proposals were received on April 13, 2011 and interviews conducted for each category, staff now requests the Board's approval of a tentative project budget in the amount of \$170,000 for six (6) categories for the District's Design Standards. The consultants and categories are listed as follows:

P2S Engineering - Mechanical/Electrical/Plumbing
Lerch Bates - Elevator
Assa Abloy - Hardware
Sweeney & Associates, Inc. - Irrigation (only)
Francis Krahe & Associates, Inc. - Lighting
Independent Roofing Consultant - Roofing/Waterproofing

Attached for the Board's review and consideration is a "Consultant Proposals Summary" (Exhibit A).

Prepared By: Orin Williams, Associate Vice Chancellor, Facilities Planning & Development

Attachments:

[Exhibit A - Consultant Proposals Summary](#)

EXHIBIT A

District Design Standards Project

General Scope of Work for all Consultants as follows:

- Background and information gathering which includes detailed field surveys, assessment, and evaluation of each of the 3 college sites to verify and establish basis for existing conditions.
- Review existing record drawings, archives, site surveys and other related documents available through the District or HMC Architects.
- Develop and establish programmatic and functional needs of the District Standards based on District's specifications, master plans and other related documents.
- Attend meetings with District's site and curriculum staff to further define and develop needs at each of the college sites.
- Meet and work with the District's site and its stakeholders in addressing the long-term. Programmatic plans for District colleges in conjunction with the development of District Standards.
- Attend meetings with District stakeholders, consultants and community members, and provide meeting materials, such as boards and digital presentation as needed.
- Present District Standards studies and options to the Board, District Staff, and other staff meetings as required.

Consultant Proposals Summary:

SECTIONS	CONSULTANTS	Fixed Fee	Reimb.	TOTAL	Proposed Total	Recommended TOTAL
Mechanical/Electrical/ Plumbing	P2S Engineering	\$42,500	\$2,000	\$44,500	\$44,500	\$44,500
Elevator	Lerch Bates	\$14,300		\$14,300	\$14,300	\$14,300
Hardware	Assa Abloy	\$10,000		\$10,000	\$10,000	\$10,000
Irrigation (only)	Sweeney + Assoc	\$20,000	\$2,000	\$22,000	\$22,000	\$22,000
Lighting	Francis Krahe & Assoc	\$56,000		\$56,000	\$56,000	\$56,000
Roofing/Waterproofing	Independent Roofing Consultants	\$22,800		\$22,800	\$22,800	\$22,800



Agenda Item (IV-E-2)

Meeting	10/4/2011 - Committee/Regular Board
Agenda Item	Committee - Resources (IV-E-2)
Subject	Self-Generation Incentive Program for Norco College
College/District	Norco
Funding	Norco College Allocated Measure C Funds
Recommended Action	The Board of Trustees approve the Self-Generation Incentive Program application fee in the amount of \$10,000 for the Norco College.

Background Narrative:

With the joint work of Pacific Gas and Electric, Southern California Edison, the Southern California Gas Company, California Center for Sustainable Energy, San Diego Gas and Electric, California Energy Commission and the Energy Division of the California Public Utilities Commission, the Self-Generation Incentive Program (SGIP) was established. SGIP provides financial incentives for the installation of new, qualifying self-generation equipment installed to meet all or a portion of the electric energy needs of a facility. These funds benefit all ratepayers whose utilities have a reduced need to invest in expensive transmission and distribution infrastructure.

With the Board of Trustees goals of reducing energy use and saving general funds, the Norco College is requesting the Board's consideration to apply for the Self-Generation Incentive Program which would provide the College with a one-time incentive payment of \$900,000 to help reduce the cost installation of self-generation equipment. Applying for the SGIP does not obligate the College to proceed with the installation of a 400kw fuel cell with an attached absorption chiller however it would place the College at the front of the line for what are expected to be limited funds. Although, the program funding is not guaranteed, if received, the expected return on investment for the fuel cell and chiller would be less than 5.7 years with a savings of over \$300,000 of Norco College's \$500,000+ in electricity charges. If the SGIP funding is not approved, the project would not have a viable return on investment and would not be further pursued.

The total project cost for the installation of the self-generation equipment would be less than \$2.9 million from a source still to be identified, however after the incentive payment the total net cost would be less than \$2,000,000. At this time, the College requests approval to apply for the SGIP which includes a \$10,000 application fee. The College will provide the Board of Trustees status of the application once it becomes available and will not pursue further contracts for the project until authorized by the Board of Trustees.

Orin Williams, Associate Vice Chancellor, Facilities Planning & Development
Michael Stephens, Director, Construction
Laurens Thurman, (Interim) Vice President, Business Services



Agenda Item (IV-E-3)

Meeting	10/4/2011 - Committee/Regular Board
Agenda Item	Committee - Resources (IV-E-3)
Subject	Budget Augmentation and Design Amendment for the Alumni Carriage House Restoration Project
College/District	District
Funding	District Allocated Program Contingency and ADA Implementation - Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve the budget augmentation in the amount of \$20,000, increasing the Alumni Carriage House Restoration estimated project budget to \$150,000; approve Amendment No. 2 with Broeske Architects and Associates, Inc. in the amount of \$3,200 for additional project design services.

Background Narrative:

On May 18, 2010, the Board of Trustees approved an agreement with Broeske Architects and Associates, Inc. in the amount of \$16,000 to provide design services for the District's Alumni Carriage House Restoration project. On January 25, 2011, the Board of Trustees approved the tentative project budget in the amount of \$130,000 for the Alumni Carriage House Restoration project using the District's Allocated Program Contingency Measure C funds. An amendment with Broeske Architects and Associates, Inc. was also approved in the amount of \$8,030 for additional design services required to address specific City plan-check requirements.

In effort to compliment the pending Americans with Disability Act (ADA) Transition Plan, the District has elected to add an access ramp from the rear of the Alumni House to the rear yard area and area serving the Alumni Carriage House. This will allow better access from a heavily used area of the facility. Through the City review process it was determined the facility needs ADA improvements consisting of: two unisex toilet facilities, accessible from the exterior of the Alumni House and gardens, a path of travel improvement from the handicap parking stall to both the front door of the Alumni Carriage House and the new toilet facilities, which makes the Alumni House facility more compliant with the ADA.

With the Board's consideration, staff request approval of a budget augmentation to the Alumni Carriage House Restoration project in an amount of \$20,000 using the District's Allocated Program Contingency Measure C funds, bringing the estimated project budget to \$150,000. The budget augmentation includes costs associated with converting the Alumni Carriage House space to a legal B-Occupancy, and for additional design services with Broeske Architects and Associates, Inc. in the amount of \$3,200, bringing their agreement total to \$27,230. Amendment No. 2 with Broeske Architects and Associates, Inc. is attached for the Board's review and consideration.

Prepared By: Orin Williams, Associate Vice Chancellor, Facilities Planning & Development
Michael Stephens, Director, Construction

Attachments:

Amendment No. 2 - Broeske Architects and Associates, Inc.

SECOND (2) AMENDMENT TO AGREEMENT
BETWEEN
RIVERSIDE COMMUNITY COLLEGE DISTRICT
AND
BROESKE ARCHITECTS AND ASSOCIATES, INC.
(Alumni Carriage House Restoration Project)

This document amends the original agreement between the Riverside Community College District and Broeske Architects and Associates, Inc., which was originally approved by the Board of Trustees on May 18, 2010.

The agreement is hereby amended as follows:

- I. Additional compensation of this amended agreement shall not exceed \$3,200, including reimbursable expenses. Broeske Architects and Associates, Inc. agreement, including amendments and reimbursable expenses, now totals \$27,230. The term of this agreement shall be from the original agreement date of May 19, 2010, to the completion of the project. Payments and final payment shall coincide with original agreement.
- II. The additional scope of work is described 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 Amendment (2) as of the date written below.

BROESKE ARCHITECTS
AND ASSOCIATES, INC.

RIVERSIDE COMMUNITY COLLEGE
DISTRICT

By: _____

James L. Broeske
Principal
4344 Latham Street, Ste. 100
Riverside, CA 92501

By: _____

James L. Buysse
Vice Chancellor
Administration and Finance

Date: _____

Date: _____

Exhibit I

Project: Alumni Carriage House Restoration

SCOPE OF SERVICES:

Additional scope will be to provide the layout and detailing for construction of a new accessible ramp for the rear of the Alumni House. Broeske Architects and Associates, Inc. will provide design review approval with the Cultural Heritage Board, construction documents for the City of Riverside Building department for approval and construction purposes. Sheet specifications will be included within the working drawing set as well as basic construction administration services.

COMPENSATION:

Fixed Fee Basis \$3,200

Fee Breakdown:

Architectural	\$2,200
Structural	\$1,000

Amendment No. 2 not to exceed the total amount of \$13,400.



Agenda Item (IV-E-4)

Meeting	10/4/2011 - Committee/Regular Board
Agenda Item	Committee - Resources (IV-E-4)
Subject	Budget Augmentation for Wheelock Gymnasium, Seismic Retrofit Project
College/District	Riverside
Funding	Riverside City Allocated Measure C Funds
Recommended Action	The Board of Trustees approve the budget augmentation in the amount of \$395,000 for the Wheelock Gymnasium, Seismic Retrofit project at the Riverside City College.

Background Narrative:

On June 16, 2009, the Board of Trustees approved the design and tentative project budget in an amount of \$18,411,120 for the Wheelock Gymnasium, Seismic Retrofit project located at the Riverside City College (RCC) using State Construction Act and Measure C funds. On February 16, 2010, the Board of Trustees approved a budget augmentation of \$600,000 for the interim housing facilities for the project, totaling the tentative project budget to \$19,011,120. On June 21, 2011, the Board of Trustees approved a budget augmentation in the amount of \$2,125,000 for office and lobby furniture, instructional and non-instructional equipment, audio visual equipment, data and voice equipment, building access/security equipment and systems needed to appropriately support the instructional, intercollegiate programs. The budget augmentation also included funds due to the extended construction schedule related to delays in the project caused from unforeseen/deteriorated structural conditions in the building's foundation and structure, weather delays (flooding) and the default from Tidwell Concrete Construction. The current tentative project budget for the Wheelock Gymnasium, Seismic Retrofit project is \$21,136,120.

Staff now request an additional budget augmentation at request of the College in the amount of \$395,000 for removal of existing exterior plaster and installation of new exterior plaster due to the deterioration of the current exterior plaster and moisture barrier as a result of the multiple penetrations required to accommodate the extensive ongoing structural work on the Wheelock Gymnasium; interim facility lease extension with VBS Leasing; added service fees with GKK Works (architect) and Inland Inspections (Inspector of Record); and added contingency for unforeseen conditions. The tentative project budget for the Wheelock Gymnasium, Seismic Retrofit project with the approved budget augmentation would now total \$21,531,120.

Norm Godin, Vice President
Orin Williams, Associate Vice Chancellor, Facilities Planning & Development
Michael Stephens, Director, Construction