Subject: March Dental Education Center

Background: On December 23, 2008, the Board of Trustees approved a non-binding Letter of Intent (LOI) with March HealthCare Development, LLC. The LOI outlines the potential donation of 7.8 acres of property at the former March Air Force Base for the purpose of developing a facility to house the dental programs of the Moreno Valley Campus. The leased facility at March Air Force Base currently housing the dental programs is tentatively scheduled to be demolished within the next year to make way for a major medical center campus.

On March 17, 2009, the Board approved the initial planning and design process for the March Dental Education Center (MDEC) with an allocation of $500,000 of Measure “C” Funds. Additionally, the Board approved an agreement with HMC Architects to provide site development plans and design for a modular facility in the amount of $239,500.

The Campus is now requesting an additional allocation of $700,000 for the design of a permanent MDEC facility, for a total allocation of $1,200,000. The Campus is also requesting approval to enter into a new agreement with HMC Architects (copy attached) to provide design services for the development of design, working drawings, specifications, and a project cost estimate for the permanent facility. The fee for design services with HMC Architects is not to exceed $1,014,000 based on 7.8% of construction cost, including reimbursable expenses. The design services fee will be adjusted based on the actual cost of construction when bids are approved by the Board of Trustees. Additionally, HMC Architects will provide California Environmental Quality Act (CEQA) documentation for an additional amount not to exceed $45,000. The total sum of the HMC Architects agreement for the MDEC project would then be $1,059,000. This agreement would supersede the agreement with HMC Architects approved by the Board on March 17, 2009. If the Board approves these proposals, staff will bring the final project design and proposed final project budget to the Board for approval at a later date.

It should also be noted that due to this change, MDEC square footage would increase from 7,500 to approximately 18,000 assignable square feet which would allow for future program growth. This space would also be equivalent to that which would otherwise have been planned to be located on the first of three floors at the new Moreno Valley Health Science Center building (i.e. the same 18,000 square feet of construction is planned for the donated 7.8 acre property). Additionally, with the square footage increase, building construction is now seen as permanent in nature, which increases the Measure C-funded project budget to approximately $13,500,000, up from the earlier $2.5 million. Finally it should be noted that plans generated for this project could be reused at another site in the event the donation of this property does not occur.
RIVERSIDE COMMUNITY COLLEGE DISTRICT
PLANNING COMMITTEE

Report No.: VI-C-3

Date: June 16, 2009

Subject: March Dental Education Center (continued)

Recommended Action: It is recommended that the Board of Trustees approve additional Measure C funding in the amount of $700,000 for the planning and design of the March Dental Education Center, the agreement with HMC Architects to provide design services, and authorize the Vice Chancellor, Administration and Finance, to sign the agreement.

Irving G. Hendrick
Interim Chancellor

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