

Revised by C.P.R.C.

840



### SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 8, 2006

**SUBJECT:** Historic Courthouse Renovation Project

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve a \$2,000,000 increase in the project budget;
2. Approve the Supplemental Agreement (Exhibit A) with Roger Quinn Construction, Inc.; and
3. Delegate project management authority for this project to the Director of Facilities Management in accordance with Board Policy B-11.

**BACKGROUND:** On May 17, 2005, the Board of Supervisors approved a project budget of \$12,500,000 and awarded a construction contract to Roger Quinn Construction, Inc. (RQC) for the renovation of the 1933 addition to the County's Historic Courthouse in downtown Riverside. The project is intended to bring the 1933 addition up to the standards of the original section of the courthouse, which was constructed in 1903 and completely renovated between 1995 and 1998.  
(Cont'd)

Robert Field, Director  
Department of Facilities Management

RF:JM:jle

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 2,000,000	<b>In Current Year Budget:</b>	No
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	Yes in MYB
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	FY 06/07

<b>SOURCE OF FUNDS:</b> General Fund per Health & Safety Code 33670 and 33607.5	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION: APPROVE**

- Policy
- Policy
- Consent
- Consent

County Executive Office Signature

Dep't Recomm.:  
Per Exec. Ofc.:

3:50  
**Prev. Agn. Ref.:** M.O. 3.14, 5/17/05; 3.15 3/1/05; 3.16 4/20/04; 3.11 3/30/04; 3.2 4/23/02; 3.21a 10/21/03; 3.21b 10/31/03

**District:** 2<sup>nd</sup>

**Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 25

### **BACKGROUND (Cont'd):**

As with most renovation projects, the design and construction of the Historic Courthouse Renovation project has been complicated by the need to work from existing record drawings or as-built drawings that may or may not accurately reflect actual conditions in the building. In addition, the courthouse has been modified numerous times in the 70+ years of its existence, with walls and drop ceilings added, plumbing modifications made, electrical systems altered or replaced, and phone and data lines installed, and almost none of the work has been documented on the permanent record for the building. Many of these modifications were masked by existing improvements, or they served to hide other alterations. Similar conditions were encountered throughout the renovation of the 1903 section of the Historic Courthouse.

The unforeseen conditions encountered to date have delayed the project's completion by nearly eight months and added costs over and above those anticipated at the time the project budget was established. The requested funds will allow Facilities Management to complete the project without further delay and enable the courts to consolidate operations that have been displaced since the renovation project was initiated. Court personnel currently occupy temporary space in at least four buildings scattered around downtown Riverside, which has had a negative impact on the efficiency of their operations and is inadequate for the court's purposes. Indeed, in light of increases in caseloads and pending increases in the number of judges assigned to Riverside County courts, it is important to complete the and return the 1933 addition to service as quickly as possible.

A complete list of the difficulties and delays encountered would be quite long, but some of the more significant issues include:

- Removing all terrazzo flooring from the 2<sup>nd</sup> and 3<sup>rd</sup> floors and replacing it with structurally sound and compliant floors
- Re-routing existing courthouse electric and IT circuits in order to keep the courthouse functional during construction
- Remediation of substandard soil encountered beneath a new access stairwell for the courthouse's detention cells
- Retrofitting and strengthening numerous existing structural columns, beams, and walls discovered over the course of demolition
- Demolition of unknown concrete walls hidden by existing conventionally framed walls and ceilings
- Uncovering and resolving numerous relatively minor unforeseen conditions such as modifying or reconstructing stairwells, re-plumbing restrooms from ground floor to roof, installation of new shear walls, construction of temporary secure pathways for detainee path of travel from the jail in the 1961 Annex to remaining active courtrooms, re-routing roof drains away from office spaces, and resurfacing existing walls not identified in existing documents or project plan sets

- The project architect's utilization of a 12 month project schedule for project bidding purposes, when an 18 month schedule would have been more appropriate

The adjustment to the project budget is broken down as follows:

- The Supplemental Agreement (Exhibit A) with RQC extends the project completion date to March 8, 2007 and increases the construction contract amount by \$925,247. The Supplemental Agreement also resolves all of RQC's claims related to delays, disputed costs on the project, and scope changes beyond the limits of the initial contract value.
- \$350,000 to pay for extended inspection costs, furniture storage, and other miscellaneous project costs related to the eight month delay in the project's completion.
- \$724,753 will serve as the contingency for the remainder of the project; Facilities Management does not anticipate expending the entire amount, but needs to reestablish a contingency fund to account for the balance of the construction work.

As part of the closeout effort for the project, Facilities Management will provide a report to the Board regarding final expenditures from the \$2,000,000 requested herein. A budget adjustment will be included in the Mid-Year Budget Report (MYB).