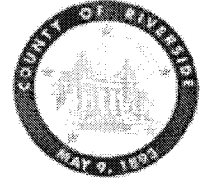


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

308



SUBMITTAL DATE:
August 28, 2007

FROM: Economic Development Agency

SUBJECT: Woodcrest Community Library Project

RECOMMENDED MOTION: That the Board of Supervisors approve and authorize the chairman to execute the attached First Amendment to the Consulting Services Agreement with HMC Architects for additional services.

BACKGROUND: On July 26, 2005, the Board approved the Woodcrest Community Library Project as part of the Capital Improvement Project and approved an Agreement between HMC Architects for the design of this 10,000 square foot community library project. The County requested that many "energy efficient" green features be built into the design. However, the original scope of work did not include LEED Certification. LEED stands for "Leadership in Energy and Environmental Design". LEED is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. It promotes a whole building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

(Continued on Page 2)

Robin Zimpfer

RZ:DL:TE:AA:GP:
S:\RDACOM\DIS1\WoodcrestLibraryConceptual\Agreements and Form
11\F11 BOS 8-23-07

Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 220,215	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/08

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Capital Anticipation Notes issued by CORAL	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*

County Executive Office Signature

Jennifer L. Sargent

Policy

Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 5/29/06, 3.31, 4/4/06, 9.6, 5/3/05,
3.45, 7/26/05, 3.20, 3/28/06, 9.2,

District: 1st

Agenda Number:

3.14

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: *M. S. Victor*
DATE: 09-11-07
MARSHA L. VICTOR
Department of County Counsel

Background continued:

It was later determined the project would qualify for LEED Certification and that a separate LEED Certification Application would be required along with the applicable fees. Preparation of the LEED Certification documentation required a significant amount of additional work by the Architect. Also, during the design phase of this project it was determined that additional soils tests were required to evaluate possible ground water for the proposed leach line disposal area. Lastly, an assessment determined that it would be more cost effective to have the current Architect provide interior design services for this project.

The Agreement with HMC Architects calculates the consultant's compensation based on 8.75% of the construction cost. The low bidder came in at \$5,086,600. As a result, this Amendment to the Consulting Services Agreement with HMC Architects will increase the Architect's fee accordingly and also reimburse the architect for the additional services that were required to address LEED Certification, additional soils testing and interior design services.

Staff recommends the Board approve the attached First Amendment to the Consulting Services Agreement with HMC Architects.