

2007-09-180

440



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

FROM: Department of Facilities Management and Riverside County
Regional Park and Open Space District

SUBMITTAL DATE:
September 19, 2007

SUBJECT: Riverside County Regional Park and Open Space District Headquarters Annex Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve a reduction of the contract retention for Steton Construction Group from 10% to 5% per the General Conditions of the contract;
2. Approve final Change Order No. 7 with Steton Construction Group, Inc.;
3. Accept the Parks Headquarters Annex Project, constructed by Steton Construction Group, as complete and authorize the Clerk of the Board to file the Notice of Completion; and
4. Authorize the release of \$201,107.96 in retained funds to the contractor in accordance with the contract terms.

BACKGROUND: On April 4, 2006, the Board of Supervisors approved the construction agreement between Steton Construction Group and the County of Riverside in the amount of \$3,607,048.

(Continued on Page 2)

Paul Frandsen

 Paul Frandsen, General Manager
 Regional Park and Open Space District

Robert Field

 Robert Field, Director
 Department of Facilities Management

RF:WH:tv
Project #FM08931001887

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 457,234	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

SOURCE OF FUNDS: Development Impact Fees and Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Act of 2002 (Proposition 40)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
 BY: *Jennifer L. Sargent*

 County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: *H. S. Kelly*
 MARSHAL L. VICTOR
 DATE: 10-02-07
 Departmental Concurrence

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

Prev. Agn. Ref.: 3.43, 8/23/05; 13.1, 10/19/04; 13.3, 11/25/03; 3.15, 4/3/01

District: 2

Agenda Number:

3.51

BACKGROUND: (Continued)

Change Order No. 7 in the amount of \$61,131.05 will compensate Steton Construction Group for additional required work on electrical to comply with the electrical code; signage to comply with Fire Department requirements; structural modifications; insect screening; and for additional concerns with the fire alarm system. This change order will bring the total change order amount slightly over 10% of the original contract. The work was an integral part of the project and there would be no advantage for the County to separately bid out this additional work.

The General Conditions of the Contract state that after the 50% completion point of the contract work, if satisfactory progress is being made the County has sole discretion to reduce the retention to a minimum of 5% of the contract. Steton Construction Group has performed at an acceptable level and the project has been completed per the contract documents and within the project budget. Therefore, Facilities Management recommends that the contract retention be reduced to 5% of the contract and the Clerk of the Board to file the Notice of Completion.

The project was inspected and found to comply with all contract requirements. This Board action will release the balance of the contract retention funds of \$201,107.96 to Steton Construction Group.

There are funds available within the project budget to absorb this cost and no additional General Fund allocation is necessary.

To be recorded with County Recorder
within 10 days after completion.
No recording fee.

When recorded, return to:
Clerk, Board of Supervisors
4080 Lemon St., 1st Floor
Riverside, CA 92501

Notice of Completion
(Civil Code § 3093 - Public Works)

(For Recorder's Use)

Notice is hereby given by the undersigned owner, a public entity of the State of California,
that a public work of improvement has been completed, as follows:

Project title or description of work: **Riverside County Regional Park and Open Space District
Headquarter Annex Project (Project #FM08931001887)**

Date of completion: **As dated herein.**

Nature of owner: **County of Riverside, a Public entity.**

Interest or estate of owner: **Fee Title.**

Address of owner: c/o Clerk of the Board of Supervisors
4080 Lemon Street, Riverside, CA 92501

Name of contractor: **Steton Construction Group, Inc.**
145 S. State College Blvd., Suite 450, Brea, CA 92821-5818

Street address or legal description of site: **4600 Crestmore Road**
Riverside, CA 92509

Dated: _____ Owner: County of Riverside
(Name of public entity)

By: _____
John Tavaglione
Title: Chairman, Board of Supervisors

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

I am the Chairman of the governing board of the
County of Riverside

the public entity which executed the foregoing notice and on whose behalf I make this verification:
I have read said notice, know its contents, and the same time is true. I certify under penalty of
perjury that the foregoing is true and correct.

Executed at _____, California on _____ (Date)

John Tavaglione

FORM APPROVED COUNTY COUNSEL
BY: MARSHA L. VICTOR 10-02-07
DATE