

2007-10-206

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

937



*Reviewed by
CIP TEAM
C.M. Hays*

Departmental Concurrence

FROM: Department of Facilities Management

SUBMITTAL DATE:
October 31, 2007

SUBJECT: Palm Desert Sheriff Station - Schematic Design

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Schematic Design on file with Facilities Management for the Palm Desert Sheriff Station; and
2. Authorize the architect to proceed with the Design Development/Construction Document phases of the project.

BACKGROUND: (Commences on Page 2)

Project # FM08250003764

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

SOURCE OF FUNDS: Palm Desert Finance Authority	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

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 3.24, 6/5/07

District: 4th

Agenda Number:

3.13

BACKGROUND:

The proposed Palm Desert Sheriff's Station project consists of the construction of a new 54,000± SF sheriff's station and a 33,000± SF evidence storage and dispatch building. The complex will be constructed on a ten acre site located near the intersection of Gerald Ford Drive and Portola Avenue in north Palm Desert. The new facilities will replace the existing Palm Desert Sheriff's Station, which is too small to accommodate the department's increased staffing levels and activities in the Palm Desert area. The Board approved an Architectural Services Agreement between the County of Riverside and HDR Architecture, Inc. regarding the project on June 5, 2007.

HDR Architecture, Inc. has now completed the schematic design phase and has prepared a detailed project cost estimate which takes into account all aspects of the building's design, construction, commissioning, equipping, and furnishing. The order-of-magnitude construction cost estimate amounts to \$35,500,000. The estimated cost for the balance of the project amounts to \$7,700,000, and is allocated to architectural services, owner's representative services, furnishings, telephone and data services, and other associated non-construction related costs, as well as the project contingency. Combined with the construction cost estimate, the overall estimated project cost is \$43,200,000. In accordance with Board Policy B-22, these costs will continue to be refined during the Design Development and Construction Document phases. It should be noted that these figures are significantly higher than those used when the project cost was initially estimated and the project approved.

The cost increases are attributable to a number of factors related to both the local construction labor market and the cost of materials. For instance, availability and cost for steel and concrete have been directly affected by a number of large building projects in the Peoples Republic of China and by the demand for materials for reconstruction efforts in Iraq and Afghanistan. Labor has been subject to increased demands placed by the region's housing market and, while the current downturn in the housing market might have reduced these demands, the destruction of large numbers of houses by the recent wildfires is expected to perpetuate the demand for (and cost of) construction labor; also, the pace of construction in the commercial and industrial sectors has not slowed, placing still more pressure on the labor market.



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**PALM DESERT SHERIFF STATION
RIVERSIDE COUNTY
PERSPECTIVE**

