

FORM APPROVED COUNTY COUNSEL
 BY: M. B. Victor DATE: 05/23/08
 MARSHAL L. VICTOR

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

SUBMITTAL DATE:
 May 22, 2008

FROM: Department of Facilities Management

SUBJECT: County Administrative Center 3rd Floor Renovation

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve asbestos abatement services regarding the 3rd Floor renovation project;
2. Approve Change Order No. 1 with W.B. Allen Construction, Inc; and
3. Approve a \$175,000 increase in the project budget.

BACKGROUND: On April 15, 2008, the Board of Supervisors approved the construction agreement between the County of Riverside and W.B. Allen Construction, Inc. in the amount of \$355,000.

(Continued)

for T.L. Miller
 Robert Field, Director
 Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$175,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$175,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

SOURCE OF FUNDS: Capital Improvement Program	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

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

Prev. Agn. Ref.: 15.1, 4/29/08; 3.11, 4/15/08;
 3.31, 12/18/07; 2.0, 5/21/07

District: 2

Agenda Number:

3.28

BACKGROUND: (Continued)

At the start of the construction project, we discovered asbestos containing materials above the T bar ceilings on decks, beams, HVAC ducting and on the T bar ceiling panels. In the interest of expediting corrective action to this potential health hazard, W.B. Allen Construction has made temporary closers in the HVAC system to stop possible distributing contaminated air through other areas of the 3rd floor. W.B. Allen is also willing to use his qualified and licensed abatement sub-contractor to do the clean up as per all code and state requirements.

With due diligence, Facilities Management has compared W.B. Allen's proposal with two other abatement company's and W.B. Allen is the lowest bid. Facilities Management requests the approval to Change Order No.1 which exceed our authority and to have funding reimburse the project budget.

Change Order No. 1 will compensate W.B. Allen Construction, Inc. in the amount of \$115,982.77 to abate asbestos discovered during the early stages of the 3rd Floor Renovation project. The proposed change order will provide labor, materials and equipment to abate approximately 4,250 square feet of fireproofing, which includes the removal of drop/drywall ceilings and fiberglass insulation from HVAC ductwork. The change order has been reviewed and approved by County Counsel as to legal form.

The request for approval of a \$175,000 increase to the project budget is comprised of Change Order No. 1 in the amount of \$115,982.77 and \$59,017 in additional maintenance assistance, air quality monitoring, and project management during after-hours and week-end work schedules.

FINANCIAL IMPACT:

The approximate allocation of the revised project budget is as follows:

Original Project Budget	\$896,015
Change Order No. 1	\$115,983
Project Budget Increase	<u>\$59,017</u>
Revised Total Project Budget:	\$1,071,015

The additional project related expenditures for FY 07/08 are estimated at \$175,000. All costs associated with this project will be fully funded by the Capital Improvement Program.