

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

457
BOARD OF SUPERVISORS
SUBMITTAL DATE:
August 13, 2008

FROM: Redevelopment Agency

SUBJECT: Rubidoux Community Library

RECOMMENDED MOTION: That the Board of Directors:

1. Accept and award the construction contract to the lowest responsive bidder ASR Constructors, Inc. in the amount of \$11,782,000;
2. Authorize the Chairman to sign the contract documents on behalf of the Board;
3. Delegate change order authority to the Executive Director of the Redevelopment Agency or designee in accordance with Board Policy B-11;
4. Approve and authorize the Chairman to execute the Consulting Services Agreement by and between the Redevelopment Agency for the County of Riverside and Kroh Architects for construction management services in the amount of \$211,400 for the Rubidoux Community Library;
5. Authorize the Executive Director or designee to execute amendments to the Kroh Architects Agreement up to the amount of \$75,000; and
6. Approve a total project budget of \$14,500,000.

BACKGROUND: Continued on next page

Deanna Lorson

RZ:DL:TE:DF

Robin Zimpfer, Executive Director
by Deanna Lorson, Deputy Executive Director

F:\Shared\RDACOM\DIS2\Rubidoux\Rubidoux Library\Construction\F11-Construction Award-8-6-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 14,500,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	08/09

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	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*
Jennifer L. Sargent

County Executive Office Signature

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

Reviewed by
CIP TEAM
Christopher Hans

FORM APPROVED COUNTY COUNSEL
BY: *M. Keener* 08/13/08
MARSHA L. VICTOR DATE
Departmental Concurrence

Prev. Agn. Ref.: 6/24/08, Item 4.2 **District:** 2 **Agenda Number:**

BACKGROUND: Continued

The project consists of a 40,000 sq.ft. public library and administrative facility and will serve as the central automation/administrative center for the Riverside County Library System, replacing several leased facilities.

On June 24, 2008, the Board approved the plans and specifications and authorized the Clerk of the Board to advertise the Notice Inviting Bids for the Rubidoux Community Library Project. The Notice Inviting Bids for the project was advertised on June 26, 2008, and July 3, 2008. On July 30, 2008 at 1:30 p.m., thirteen (13) bids were received and opened at the Clerk of the Board's Office.

Upon review, County Counsel and Agency staff determined that the low bid submitted by Robert Clapper Construction Services, Inc. in the amount of \$11,529,000 was unresponsive due to failure to acknowledge Addendum No. 7 which included several items of significant cost. Based on guidance from County Counsel, pursuant to the Public Contract Code, such an oversight cannot be waived. The bid submitted by the second lowest bidder, ASR Constructors, Inc. in the amount of \$11,782,000, is responsive and complete. Therefore, Agency staff recommends that the Board award the contract to the lowest responsive bidder, ASR Constructors, Inc., in the amount of \$11,782,000 and approve the construction project budget as follows:

Construction Budget:

Construction	\$11,782,000.00
Plan Check, Test & Inspection Fees	\$400,000.00
Southern CA Edison Fees	\$500,000.00
Utility Fees	\$300,000.00
Contingency	\$1,306,600.00
Construction Management	\$211,400.00
Total	<hr/> \$14,500,000.00

In addition, Staff recommends that the Board execute the Consulting Services Agreement by and between the Redevelopment Agency for the County of Riverside and Kroh Architects in the amount of \$211,400 for construction management services for the Rubidoux Community Library. Kroh Architects prepared the plans and specifications for the project and have the knowledge and experience necessary to provide the needed services.

The total project cost is fourteen million five hundred thousand dollars (\$14,500,000), three million under the original estimate of \$17,500,000.