

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

734



FROM: Redevelopment Agency

SUBMITTAL DATE:
September 18, 2008

SUBJECT: Construction Contract for Thermal Sheriff's Station and Sheriff's Aviation Facility

RECOMMENDED MOTION: That the Board of Directors:

1. Accept and award the construction contract to the responsive low bidder, ASR Constructors, Inc., in the amount of \$32,196,000;
2. Approve and authorize the Chairman to execute the Agreement with Construction Testing and Engineering, Inc., for professional services in the amount of \$325,000;
3. Approve and authorize the Chairman to execute the second amendment to the Agreement with HDR, Inc., in the amount of \$128,500;
4. Approve the project budget in the amount of \$41,600,000;
5. Authorize the Chairman to execute the construction contract on behalf of the Board; and
6. Delegate Change Order authority to the Executive Director or designee for all three agreements in amounts that are in accordance with the California Public Contract Code.

BACKGROUND: On April 1, 2008, the Board of Directors made findings, approved the plans and specifications for the Thermal Sheriff's Station and Sheriff's Aviation Facility Project, and authorized the Clerk of the Board to advertise for bids.

(continued on page 2)

Robin Zimpfer

Robin Zimpfer
Executive Director

RZ:DL:CC:AR

I:\EDA Administration\ANNA's Files\RDA-Thermal\Thermal Sheriff's Station\BOD Form 11 - Thermal Sheriff's Station Construction Award (2).doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 41,600,000	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: Desert Communities Redevelopment Project Area 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

Policy

Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: Item 4.8 on 4/1/08; Item 4.3, 6/12/07; Item 4.1, 5/9/06
District: 4
Agenda Number:

Reviewed by: Christopher Hans
 FORM APPROVED COUNTY COUNSEL: LARISA R-MCKENNA
 DATE: 9/21/08
 Departmental Concurrence

BACKGROUND (continued): The bid opening was held on May 21, 2008, and eight (8) bids were submitted; the lowest bid was submitted by J.D. Diffenbaugh. During County Counsel's review of the bids, several protests were received challenging bids submitted by the lowest and second lowest bidders. Based on the review of all the bids submitted, the Agency recommended that all bids be rejected and the project be rebid. This course of action was approved by the Board of Supervisors on July 15, 2008 (Item 4.5). The bid opening date for the re-bid was August 5, 2008, four (4) bids were received, and the lowest responsive bidder was determined to be ASR Constructors, Inc.

On May 9, 2006, the Board of Directors approved the contract with HDR Architecture, Inc., for the design of the Thermal Sheriff's Station and with Mead & Hunt for the design of the Sheriff's Aviation Facility. The "In-Concept Approval" and the findings for both projects were approved by the Board on June 12, 2007. The Notice of Determination was filed by the County Clerk on July 20, 2007.

The two projects were designed separately, but were bid as one project in anticipation of achieving economies of scale for construction costs. The projects will sit on a 20-acre site acquired by the Redevelopment Agency in Thermal, on the south side of Airport Boulevard, east of Polk Street. The north 10 acres of the site will be used for the approximately 77,000-square-foot Sheriff's Station with forensic lab and evidence storage, automobile fueling station, public and agency parking, and a central plant. A portion of the remaining 10 acres of the site will be used to develop a Sheriff's Aviation facility that will consist of a 12,000-square-foot hangar, an office building and a storage loft. The site will also include a 12,000-gallon fueling station for Jet-A fuel. The balance of the site has been set aside for a future Aviation Education Center.

Funding for this project will be provided by the Desert Communities Redevelopment Project Area Capital Improvement funds. Agency staff recommends that the Board award the contract to the lowest qualified and responsible bidder ASR Constructors, Inc., in the amount of \$32,196,000 and approve the project budget as follows:

Project Budget	
Construction	\$32,196,000
Materials Test	\$ 325,000
Utilities	\$ 2,500,000
FF&E	\$ 2,000,000
County IT	\$ 1,000,000
Permits/Insp	\$ 365,000
Contingency	<u>\$ 3,214,000</u>
Total	\$41,600,000

County Counsel has reviewed the proposals and approved the Agreement as to form.

In addition to the construction contract, the Agency is requesting Board approval of an agreement for specialty materials and soils testing with Construction Testing and Engineering, Inc. The Agency, through RDK Consulting, Inc., issued a request for proposals for this service, and 13 proposals were received. Staff from RDK Consulting, Mead & Hunt (the Civil Engineer) and the Agency reviewed and scored the proposals, and Construction Testing and Engineering, Inc., was determined have submitted the most responsive proposal. County Counsel has reviewed the Agreement and has approved it as to form.

BACKGROUND (continued): The Agency is also requesting Board approval of the second amendment to the agreement with HDR, Inc., to extend the term of the Agreement for additional bidding services and for construction administration services on the Sheriff's Station project. The additional bidding services are related to the re-bidding of the project. The additional construction administration services relate to the additional coordination required when the Aviation project and the Sheriff's station projects were combined as one. Originally, these were two separate projects. Once the decision was made to combine the projects, additional coordination with the Aviation project's engineers and architects for shared utilities, drainage, access, fire suppression and other issues was required of HDR, Inc. County Counsel has reviewed the amendment and has approved it as to form.

ATTACHMENTS:

Bid Summary

Contractor's Proposal

Agreement Form (3 original copies) Construction of Thermal Sheriff's Station & Sheriff's Aviation Facility

Performance Bond

Payment Bond

Insurance Certificates

Agreement Form (3 original copies) for Specialty Materials and Soils Testing

Amendment 2 (3 original copies) for Construction Administration