

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

806A



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 7, 2008

SUBJECT: Progress Report Regarding the Hub Jail Facility Construction Project

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached progress report regarding the Hub Jail facility construction project.

BACKGROUND: On February 5, 2008, the Board of Supervisors approved the architectural and engineering services agreement with DMJM/H&N, Inc., in support of the Hub Jail facility construction project. Facilities Management provides a monthly status report for the project. Attached is the October 2008 monthly progress report, which indicates the architect's documented project progress milestones. The department recommends that the attached progress report be received and filed.

Departmental Concurrence

RF:jle
Project # FM08110003794
2009-09-554

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:	08/09

SOURCE OF FUNDS: N/A	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
- Consent
- Policy
- Consent

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

Prev. Agn. Ref.: 2.10, 9/16/08; 2.6, 7/1/08;
2.38, 6/3/08; 2.7, 5/6/08; 3.38, 4/1/08; 3.21,
2/5/08

District: 5

Agenda Number:

2.15

RIVERSIDE COUNTY HUB JAIL

OCTOBER 2008

Progress Report

This report summarizes the County of Riverside and the design teams accomplishments and decisions reached over the past month as well as identifying upcoming project activities for the Riverside HUB Jail project.

Master Planning & Programming:

- A) The Master Plan Operational Program for the HUB Jail is now finalized. The design team is reviewing various buildings and components to assess ultimate first phase build-out square footage needs to support the initial 1,200 beds with an additional 600 bed alternate. A build-out program outlining the proposed square footage of each component to be built in Phase 1 will be determined in October.**
- B) DMJM is studying final building and component layout for the Site Master Plan. Review sessions with the County will take place in September to arrive at an approved Site Master Plan concept.**
- C) Housing Building Schematic Documents are underway. In addition, the Housing support core has entered into schematic design. The design team continues to review options for cell construction from pre-cast to metal wall panel systems similar to those used on the Smith project. A cost analysis will be presented to the County in September on the impact of the different cell construction costs.**
- D) A meeting with Southern California Edison has taken place concerning the capability of their existing site infrastructure elements. Information from Edison and to Edison on power needs should also lead to a decision on the method for Site Power to be utilized at the site. The site will have 100% back-up power for all components regardless of whom or what the primary power is derived from.**
- E) The County will meet with the Mission Springs Water district in September and October to determine if they will be a participant for the water needs and waste treatment needs for the project. DMJM is in the process of finalizing water and waste projections for the build-out of the project.**

CEQA/EIR:

- A) The Traffic study work is completed and submitted to TLMA for review. Comments from the County and TLMA should be received by October.**
- B) Air and Noise studies will begin in September.**

C) CEQA/EIR work is scheduled to be finalized prior to the end of 2008. The goal of the project is to have all Public reviews completed by Spring of 2009, allowing for the possibility of initial site or site infrastructure packages to proceed.

Advanced Food Preparation Kitchen & Laundry Expansion:

A) The scope of work for the renovation and expansion of the existing Larry D. Smith Kitchen has been modified. DMJM will now move into Construction documents with the schedule pointed to and October bid date.

B) DMJM and The County will finalize Program needs for the Advanced Food Preparation Facility. Schematic Design documents will begin in late September.

C) Decisions on Laundry expansion components and expansion needs remain to be reviewed in September.

Other Business:

A) Design management meetings continue to be held weekly with the Project Team.

B) Tamarack Road re-alignment and relocation of the gas lines has been finalized to be south of the 115KV transmission lines. DMJM will meet with TLMA and the County to finalize details.

Future Business – October 2008:

A) Site Master Planning decisions will be completed, and final re-alignment of Tamarack road along with other utilities will be pinned down to more exact locations at the site.

B) Room data sheets will continue to be developed for the various HUB buildings and components.

C) Schematic document for the HUB Housing building components will continue.

D) Schematic Documents for other major core components of the HUB project will begin in October. These include Intake/Transport; Administration/Staff Services; Video Visitation; Sheltered Housing; Food Service.

E) CEQA/EIR Air and Noise studies will move towards completion.

Riverside Hub Master Planning, Programming & Kitchen Renovation Schedule – October 7, 2008

ID	Task Name	Duration	Start	Finish
1	Kickoff Meeting	0 days	Mon 2/11/08	Mon 2/11/08
3	Project Goals and Visions	4.5 wks	Wed 2/20/08	Fri 3/21/08
4	Concept Design Studies	15.2 wks	Mon 3/24/08	Mon 7/7/08
5	Owner Review	1.2 wks	Mon 7/7/08	Mon 7/14/08
6	Site Review/Surveys/Studies	12.2 wks	Mon 2/25/08	Mon 5/19/08
7	Water, Sewer, Power Studies	17 wks	Tue 3/4/08	Mon 6/30/08
9	Programming Workshops	3 wks	Tue 3/4/08	Mon 3/24/08
10	Submit First Draft	0 days	Mon 3/24/08	Mon 3/24/08
11	Owner Review	7 days	Tue 3/25/08	Wed 4/2/08
12	Second Round Workshops	3 days	Tue 4/8/08	Thu 4/10/08
13	Third Round Workshops	2 days	Tue 5/20/08	Wed 5/21/08
14	Final Draft Program To County	0 days	Fri 6/20/08	Fri 6/20/08
15	Submit Program To County	1 day	Mon 8/25/08	Mon 8/25/08
16	Draft Phase I Build Out Program	30 days	Mon 8/25/08	Fri 10/3/08
17	Submit Phase I Build Out Program	0 days	Fri 10/3/08	Fri 10/3/08
18	County Review	10 days	Mon 10/6/08	Fri 10/17/08
19	Final Phase I Build Out Program	10 days	Fri 10/17/08	Thu 10/30/08
20	LEED Study	16 wks	Mon 7/7/08	Fri 10/24/08
21	Owner Review	1.2 wks	Fri 10/24/08	Fri 10/31/08
23	Review Project Description	3.6 wks	Mon 3/24/08	Wed 4/16/08
24	Tech Report Water/Air/Noise	8.2 wks	Mon 3/24/08	Mon 5/19/08
25	EIR Report	31 wks	Mon 5/5/08	Fri 12/5/08
27	Schematic Design – Kitchen	29 days	Tue 4/1/08	Fri 5/9/08
28	DD / CD – Kitchen	61 days	Mon 7/14/08	Mon 10/6/08
29	Final Review	5 days	Mon 10/6/08	Fri 10/10/08
30	Scope/Budget Confirmation with RC	0 days	Wed 8/20/08	Wed 8/20/08

Riverside Hub Jail Design Schedule – October 7, 2008

ID	Task Name	Duration	Start	Finish
3	Schematic Design	19.2 wks	Fri 7/18/08	Fri 11/28/08
4	Owner Review	2 wks	Fri 11/28/08	Thu 12/11/08
5	Design Development	20.4 wks	Thu 12/11/08	Fri 5/1/09
6	Owner Review	2 wks	Fri 5/1/09	Thu 5/14/09
8	50% CD's	16.2 wks	Fri 5/15/09	Fri 9/4/09
9	75% CD's	8.2 wks	Fri 9/4/09	Fri 10/30/09
10	100% CD's	7.6 wks	Fri 10/30/09	Tue 12/22/09
11	Owner Review	2 wks	Tue 12/8/09	Mon 12/21/09
12	Agency Review	4.4 wks	Tue 12/22/09	Wed 1/20/10
13	Bid/Award	12 wks	Tue 1/26/10	Mon 4/19/10