

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

314



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 6, 2008

**SUBJECT:** Palm Desert Sheriff Station

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the attached construction contract between the County of Riverside and ASR Constructors, Inc. of Riverside, regarding the construction of a new Sheriff Station in Palm Desert, California in the amount of \$20,428,000 and authorize the Chairman of the Board to execute the agreement on behalf of the County;
2. Approve the attached agreement between the County of Riverside and Kitchell CEM, Inc. in the amount of \$700,130, plus reimbursable expenses not to exceed \$5,000, and authorize the Chairman to execute the agreement on behalf of the County;

(Continued)

*Robert Field*

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost: \$2.1M (est) for 30 years</b>	<b>For Fiscal Year:</b>	08/09
<b>SOURCE OF FUNDS:</b> Riverside County Palm Desert Finance Authority bond proceeds		<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
		<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

*Jennifer L. Sargent*

BY: Jennifer L. Sargent

County Executive Office Signature

Reviewed by  
*Chris*  
Christopher Hans

FORM APPROVED COUNTY COUNSEL

BY: *Joe S. Rank*  
JOE S. RANK  
DATE: 11/10/08

Departmental Concurrence

Consent  
 Policy  
 Consent  
 Policy

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

Prev. Agn. Ref.: 16.6, 10/28/08; 3.62, 7/29/08; 3.33, 7/1/08; 3.24, 6/5/08; 3.13, 11/27/07; 3.39, 1/30/07

District: 4

Agenda Number:

3.19

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**RECOMMENDED MOTION:** (Continued)

3. Approve the attached professional service agreement between the County of Riverside and MTGL, Inc. of Riverside, California in the amount of \$292,750 and authorize the Chairman to execute the agreement on behalf of the County;
4. Approve the attached Amendment No. 1 to the architectural and engineering services agreement between the County of Riverside and HDR Architecture, Inc. of Pasadena, California, in the amount of \$485,938, with a reimbursable allowance of \$5,913, and authorize the Chairman to execute the agreement on behalf of the County;
5. Authorize the Director of the Department of Facilities Management to administer the agreements in accordance with applicable Board policies;
6. Approve a total project budget of \$32,916,400; and
7. Delegate project management authority for this project to the Director of Facilities Management in accordance with Board Policies.

**BACKGROUND:**

On November 27, the Board of Supervisors approved the plans specifications for the Palm Desert Sheriff Station and authorized the Clerk of the Board to advertise for bids. On September 8, 2008, a total of twelve contractors attended a mandatory job walk for the project. On October 1, 2008, the bid opening was conducted and ASR Constructors, Inc. was determined to be the lowest responsive and responsible bidder. The bid documents have been reviewed and approved by County Counsel as to legal form.

The Department of Facilities Management advertised a Request for Qualifications (RFQ) for the selection of a firm to provide Owner's Representative Services for the construction of the new Palm Desert Sheriff Station. The RFQ was distributed for the purpose of selecting the most qualified firm for the construction management of the project. Per Board policy H-7 and the Government Code, a selection committee was formed to review each firm's qualifications and interview selected firms. After reviewing all of the Statement of Qualifications (SOQ's) and conducting interviews, Kitchell CEM, Inc. was identified as the firm best suited to provide the services required assisting the County to successfully complete the Palm Desert Sheriff Station. The attached agreement was subsequently negotiated with the assistance of County Counsel and County Risk Management. Kitchell CEM, Inc. offers particular strengths, experience, and capabilities in providing construction management/owner's representative services for a project with the size and complexity of the Palm Desert Sheriff Station. County Counsel has approved the agreement as to legal form.

**BACKGROUND:** (Continued)

The Department of Facilities Management conducted a Request for Proposal (RFP) to procure deputy inspection services required for the Palm Desert Sheriff Station. Fifteen firms responded to the RFP and were reviewed by personnel from Facilities Management. MTGL, Inc. of Riverside, California was selected in accordance with RFP criteria and Board Policy A-18. County Counsel has approved the agreement as to legal form.

On June 5, 2007, the Board of Supervisors approved an architectural services agreement with HDR Architecture, Inc. in the amount of \$1,892,250 with \$30,000 reimbursable allowance for the design of the Palm Desert Sheriff Station. The original design did not include a fueling station, street improvements, photovoltaic, or LEED certification. The warehouse and the heliport also required redesign in order to meet the needs of Sheriff's personnel. As a result of the change in design described above, additional architectural and engineering services were required to complete the design of the project. Amendment No. 1 will increase HDR Architecture's compensation by \$485,938 with a reimbursable allowance of \$5,913 for a new not-to-exceed contract amount of \$2,378,188 and \$35,913 reimbursable allowance. County Counsel has approved Amendment No.1 as to legal form.

**PROJECT BUDGET:**

The approximate allocation of the project is as follows:

Real Estate	\$ 46,000
Design	\$ 2,915,000
Special Inspections and Testing	\$ 500,000
Construction	\$ 22,828,000
Project Management/Inspection	\$ 2,525,000
Furniture, Fixtures and Equipment	\$ 1,110,000
Project Contingency	<u>\$ 2,992,400</u>
<b>TOTAL</b>	<b>\$ 32,916,400</b>

**FINANCIAL IMPACT:**

Project related expenditures for FY 08/09 are estimated at \$10,972,000; expenditures for FY 09/10 are estimated at \$21,944,400. All project costs will be paid from Riverside County Palm Desert Finance Authority bond proceeds. The debt service on this borrowing is estimated at \$2.1 million annually for 30 years.