

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

463



FROM: Economic Development Agency

SUBMITTAL DATE:
February 13, 2009

SUBJECT: Proposed Highgrove Library Project – Design-Build Process

RECOMMENDED MOTION: That the Board of Supervisors approve and:

1. Authorize the Agency to utilize the Design-Build project delivery method as allowed by Public Contract Code Section 20133 for delivery of the Highgrove Library Project; and
2. Direct the Agency to establish and enforce a labor compliance program for use on this and other projects containing the requirements outlined in Labor Code Section 1771.5; and
3. Authorize the Agency to issue a Pre-Qualification Package for Design-Build Contractors and to compile a list of Pre-Qualified Entities pursuant to the attached package; and
4. Approve the Request for Proposal (RFP) Package and authorize the Agency to release the RFP to the Pre-Qualified Entities in accordance with the attached Exhibit "A" and Public Contract Code Section 20133.

(BACKGROUND Page 2)

Reviewer by: [Signature]
 DATE: 2/17/09
 Departmental Concurrent: [Signature]
 BY: LARISA R-MCKENNA
 FORM APPROVED COUNTY COUNSEL

[Signature]
 Robin Zimpfer, Assistant County Executive Officer/EDA,
 by Deanna Lorson, Managing Director

RZ:DL:TE:AF:TR

S:\RDACOMDIS\Highgrove Library\2.0 Form 11 Board & Approvals\EDA-001a-F11 - Highgrove Library - Procedure (2).doc

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:	N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

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

[Signature]
 BY: Jennifer L. Sargent

County Executive Office Signature

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

Prev. Agn. Ref.: N/A District: 5 Agenda Number:

BACKGROUND:

On September 2, 2008, the Board of Directors for the Redevelopment Agency (“Agency”) authorized the Agency to proceed with the Design-Build of the proposed Highgrove Library Project. Subsequently, it was determined that the legislation giving Design-Build authority is limited to the County and the authority was not given to redevelopment agencies. Therefore, it is recommended the project be constructed by the County of Riverside, by and through the Economic Development Agency. The Local Agency Public Construction Act (Public Contract Code Section 20100 et seq.) requires officials to invite bids for construction projects and then award contracts to the lowest responsible bidder. The “Design-Bid-Build” method is the traditional approach to public works construction. The “Design-Build” method allows counties to procure both design and construction services from a single company before the development of complete plans and specifications. A county with approval of the Board of Supervisors may utilize an *alternative procedure* for bidding on construction projects in the county in excess of two million five hundred thousand dollars (\$2,500,000) and may award the project using either the lowest responsible bidder or by best value. It is proposed that this project be awarded based on the “best value” procedure. It is recommended that the Board approve the Design-Build procedure outlined in Exhibit “A” and authorize the Agency to proceed with this process for construction of the Highgrove Library.

Exhibit "A"

Riverside County Economic Development Agency

Design-Build Procedural Outline:

1. Board Authorization to proceed with Design-Build process, directing Agency staff to issue Pre-Qualification Questionnaire and approve the Request for Proposal (RFP)
2. Pre-Qualification Questionnaire released by Agency staff
3. Pre-Qualification Questionnaire scored and ranked by Agency staff
4. Request for Proposal sent to all Pre-Qualified firms
5. Proposals reviewed and scored by Agency staff using the best-value procedure, short-listed firms invited for interview by Agency
6. Board approves final Design-Build entity and awards contract