

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

101



FROM: Department of Facilities Management

SUBMITTAL DATE:
April 2, 2009

SUBJECT: Progress Report Regarding the Riverside County Regional Detention Center

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached progress report regarding the Riverside County Regional Detention Center (RCRDC) 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 RCRDC construction project. Facilities Management provides a monthly status report for the project. Attached is the April 2009 monthly progress report, which indicates the architect's documented project progress milestones. The department recommends that the attached progress report be received and filed.

RF:jle
Project # FM08110003794
2009-03-744

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

Reviewed by
CCP TEAM

Christopher Hans

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 2.14, 2/24/09

District: 5

Agenda Number:

2.4

RIVERSIDE COUNTY REGIONAL DETENTION CENTER

APRIL 2009

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 County Regional Detention Center project.

Master Planning & Programming:

A) County comments were received on the Master Plan. Design team in process of incorporating revisions to the Master Plan. Final edits will be completed in late March.

B) The County continues discussions with local utility providers and the Mission Springs Water District to determine the best project site options for utility infrastructure items. The design team will support the discussions with local Utilities to determine the best long-term Power, Water, and Waste Water support backbone for the Site.

The Memorandum of Understanding (MOU) with the Mission Springs Water District is expected to reach conclusion in March.

The agreement will have the Water Reclamation/Sewer Plant built to the requirements of Mission Springs, and operated by Mission Springs. Design documents will be prepared by AECOM.

C) Property to the east of the site is in the process of being procured by Mission Springs as part of the MOU with the County. Master Plan documents are being revised to show development of the water/sewer elements on this new site. Site documentation is being forwarded to complete these planning tasks.

D) The County will provide for a General Plan Amendment for the land use for the current site. This will necessitate a detailed water study to review effects on the current water supply. This study will be started in March by an outside consultant.

E) The County has reviewed additional proposed sites in the Desert Hot springs area, and found them to not be appropriate for use or development as a Detention Center.

Schematic & Design Development Documents:

A) Schematic documents were submitted to the County in February. Design Development documents have begun for most of the components.

B) The Corrections Standards Authority in Sacramento returned initial documents to the Sheriff's Department in February. The next submittal to the State of California Corrections standards Authority will be at the end of Design Development in mid-June. This review process with the State goes through the final review of Construction documents, and eventually ends with the field review of the constructed project.

CEQA/EIR:

A) The proposed new General Plan amendment changing the land use designation from Rural Residential will require a more detailed water study to be performed for the current site. The County will retain a consultant to perform the analysis.

B) The proposed new land acquisition to the east for the water/waste elements of the project will need to be reviewed as part of the EIR. LSA and the Water District should be able to reach an agreement quickly to perform requisite biological survey work and other investigations. The Water district needs to provide their proposed layout and land use drawings to the County and AECOM to allow for an accurate Master Plan and EIR description.

C) The draft EIR is now scheduled to be issued after the water study and new studies are performed for the land to the east. Release of the EIR is contingent upon the General Plan Amendment and completion of the water study, and the completions of additional studies for the land to be acquired to the east.

D) Sections of the EIR have been submitted to the County for review and will continue to be submitted during March.

E) The County will continue to respond to Public questions on alternative sites and on the current Project site. Additional Public meetings may be held to review the project.

Future Business – April 2009:

A) The County will continue to pursue the best arrangement with Utilities with the goal of arriving at final direction on locations for Electrical and Water/Waste Treatment components of the site Infrastructure. The best overall use of the Riverside County Regional Detention Center site land as well as the long term economic interests of the project remain the goals of the discussions and pursuits with the Utilities.

B) The Master Plan will be issued after picking up all County comments. The major revisions being picked up relate to the new locations of Water Reclamation and Sewer elements to the east of the Site.

C) Design Development Documents will continue to be developed.

Riverside County Regional Detention Center Design Master Schedule April 2009

Task Name	Duration	Start	Finish
Schematic Design	30 weeks	Fri 7/18/08	Fri 2/13/09
County Review	2 weeks	Fri 2/13/09	Wed 2/27/09
Design Development	16 weeks	Fri 2/13/09	Fri 6/19/09
County Review	2 weeks	Fri 6/19/09	Fri 7/3/09
50% CD's	10 weeks	Fri 7/03/09	Fri 9/11/09
75% CD's	8 weeks	Fri 9/11/09	Fri 11/06/09
100% CD's	8 weeks	Fri 11/06/09	Tue 12/29/09
County Review	4 weeks	Wed 12/29/09	Thu 1/28/10
State Review	4 weeks	Tue 12/29/09	Fri 1/29/10
Bid/Award	12 weeks	Tue 2/23/10	Tue 4/20/10

Riverside County Regional Detention Center Planning and CEQA Master Schedule April 2009

Task Name	Duration	Start	Finish
Kickoff Meeting	1 day	Mon 2/11/08	Mon 2/11/08
Project Goals and Visions	2 days	Wed 2/20/08	Fri 3/21/08
Concept Design Studies	15 weeks	Mon 3/24/08	Mon 7/7/08
Owner Review	1 week	Mon 7/7/08	Mon 7/14/08
Site Review/Surveys/Studies	12 weeks	Mon 2/25/08	Mon 5/19/08
Water, Sewer, Power Studies	17 weeks	Tue 3/4/08	Mon 6/30/08
Programming Workshops	3 weeks	Tue 3/4/08	Mon 3/24/08
Submit First Draft	1 day	Mon 3/24/08	Mon 3/24/08
Owner Review	7 days	Tue 3/25/08	Wed 4/2/08
Second Round Workshops	3 days	Tue 4/8/08	Thu 4/10/08
Third Round Workshops	2 days	Tue 5/20/08	Wed 5/21/08
Final Draft Program To County	1 day	Wed 7/23/08	Wed 7/23/08
Submit Final Program To County	1 day	Fri 9/26/08	Fri 9/26/08
Draft Phase I Build Out Program	4 weeks	Mon 8/25/08	Fri 10/3/08
Submit Phase I Build Out Program	1 day	Fri 10/3/08	Fri 10/3/08
County Review	1 week	Mon 10/6/08	Fri 10/17/08
Final Phase I Build Out Program	2 weeks	Fri 10/17/08	Thu 10/30/08
Draft Master Plan	41 weeks	Mon 4/7/08	Tue 1/27/09
County Review	5 weeks	Fri 1/27/09	Tue 2/26/09
Update Master Plan	5 weeks	Tue 2/26/09	Tue 3/31/09
CEQA/EIR Reports	35 weeks	Mon 7/7/08	Fri 3/3/09
Other Tech Reports Water/Air/Noise	24 weeks	Fri 10/24/08	Fri 4/10/09
Draft EIR Report	44 weeks	Thu 7/3/08	April/May/09