

FORM APPROVED COUNTY COUNSEL  
 BY MS Victor 9-24-09  
 DATE  
 MARSHAL VICTOR

Departmental Concurrence

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

435



**FROM:** Economic Development Agency and the Department of Mental Health

**SUBMITTAL DATE:**  
 September 21, 2009

**SUBJECT:** Mental Health Safe Haven and Full Partnership Clinic

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

1. Approve the reduction of the contract retention for Capstone Construction, Inc. from 10% to 5% per the General Conditions of the contract and authorize the release of \$69,268 in retained funds to this contractor in accordance with the contract terms;
2. Ratify final change order No. 4 in the amount of \$66,687 and find that the extra work is integral to the project;
3. Accept the Mental Health Safe Haven and Full Service Partnership Clinic project constructed by Capstone Construction, Inc. as complete and authorize the Clerk of the Board to record the Notice of Completion;

(Continued)

*[Signature]*

Jerry L. Dennis, MD  
 Medical Director

*[Signature]*

Jerry Wengerd, Director  
 Department of Mental Health

Robert Field  
 Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 230,223	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	09/10

<b>SOURCE OF FUNDS:</b> State Mental Health Services Act	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

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

APPROVE

*[Signature]*  
 BY: Debra Cournoyer  
 Debra Cournoyer

**County Executive Office Signature**

Reviewed by  
 CRH/EAM  
 Christopher Hans

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

3.16

**RECOMMENDED MOTION:** (Continued)

4. Ratify the attached Amendment No. 1 to the architectural and engineering services agreement between the County of Riverside and WWCOT of Palm Springs, California, in the amount of \$25,000 and authorize the Chairman to execute the agreement on behalf of the County; and
5. Authorize the Assistant County Executive Officer/EDA to administer Amendment No. 1 in accordance with applicable Board policies.

**BACKGROUND:**

On October 28, 2008, the Board of Supervisors approved the construction agreement between Capstone Construction, Inc. and the County of Riverside for the Mental Health Safe Haven and Full Service Partnership Clinic.

Change Order No. 4 will exceed the contractor's 10% contingency allowance, so Board approval is required; the overall project was completed within budget. The change order will compensate Capstone Construction in the amount of \$66,687 for the added scope of work that is integral to the project. The additional scope includes door hardware and associated general conditions for extended construction duration. An estimated \$10,000 allowance was included in the bid package for door hardware as part of a cost-saving effort. The intent was to re-use the door hardware to be available for the project and use the \$10,000 allowance to compensate for additional costs. It was determined after the award of the construction contract to Capstone Construction that the hardware from the Department of Mental Health could not be used for the project. The time extension was required to compensate for the submittal period for the door hardware and material lead time. There would be no economic advantage to bidding out the added work.

The General Conditions of the Contract state that after the 50% completion point of the contract work, if satisfactory progress is being made, the County has sole discretion to reduce the retention to a minimum of 5% of the contract. Capstone Construction has completed the work on time, within budget, and in a professional manner. Therefore, the Economic Development Agency recommends that the contract retention be reduced to 5% of the contract and the Clerk of the Board to file the Notice of Completion.

The project has been inspected and found to comply with all contract requirements. This Board action will release the balance of the contract retention funds of \$69,268 to Capstone Construction, Inc.

On October 28, 2008 the Board of Supervisors approved the architectural and engineering services agreement between the County of Riverside and WWCOT. Design services associated with this amendment provided important additional safety mechanism, operational function, and public awareness opportunities. Amendment No.1

**BACKGROUND:** (Continued)

will increase WWCOT's compensation by \$25,000. The facility provides permanent housing with bedrooms, a kitchen, dining room, bathrooms, showers, a living room, and a clinic for basic health services to serve homeless mental health clients. The plumbing in the facility is equipped with an energy-saving tank-less water heater. The commercial dishwasher furnished by the user department necessitated a conventional water heater for this equipment due to its demand for a higher temperature water supply at a higher volume than what the tank-less water heater is capable of generating. This required redesign of electrical and plumbing drawings and design and construction of air vents associated with this water heater. As an added safety measure, a secondary means of egress from each bedroom was designed and built. These safety features provide an additional outlet for mental health individuals to exit the bedrooms and for staff to assist in evacuating the facility in emergency events. The septic system redesign and upgrade was necessary to accommodate the change in the use of the facility from a warehouse type of function to an institutional use. The design and construction of the exterior signage was completed for the purpose of making the public better aware of the facility for the benefit of the homeless community in the region. Building renderings of this facility were generated for the purpose of promoting the programs and services offered there. These illustrations will be displayed at County facilities, Department of Mental Health brochures, flyers, and other public awareness materials.

All costs associated with this agreement will be funded by the State Mental Health Services Act. Thus, no Net County Cost will be incurred as a result of this agreement.

COUNTY OF RIVERSIDE  
 FACILITIES MANAGEMENT  
 DESIGN & CONSTRUCTION DIVISION

**CHANGE ORDER NO. 4**

**Date:** 8/24/2009

**Project:** MH Safe Haven & Full Service partnership Clinic

**To Contractor:**  
 Capstone Construction Inc.  
 3651 Third Street  
 Riverside, CA. 92501

**Project No.:** FM08410003958  
**Distribution:**  
 Project Manager Rizaldy Baluyot  
 Contractor Robert Krull  
 FM Accounting

**You are directed to make the following changes. Changes shall include labor, material and equipment; each item to include all charges or indirect arising out of this work:**

1) Door Hardware ADD \$66,687.09

**The specifications, where pertinent, shall apply to these changes.**

**This Change Order provides for a time extension of 11 calendar days.**

Original Contract Duration (calendar days):	<u>85</u>
Prior Authorized Time Extension (calendar days):	<u>0</u>
Revised Construction Duration (calendar days):	<u>96</u>

**APPROVAL**

County of Riverside

By \_\_\_\_\_  
 Authority for Change:  
 Board Minutes of:

Original Contract	\$	<u>1,262,300.00</u>
Prior Authorized [ X]ADD [ ]DED	\$	<u>123,062.96</u>
Total Contract Prior to this Change	\$	<u>1,385,362.96</u>

Accepted By: \_\_\_\_\_  
 Design & Construction Div. Date

Authorized Changes on this C.O.:  
 Addition \$ \$66,687.09  
 Deduction \$ \_\_\_\_\_

Contractor [Signature] 8-25-09  
 Date  
 Architect [Signature] 9/3/09  
 Date  
 Project Manager [Signature] 9/1/09  
 Date

NET: [x] Addition [ ] Deduction \$ 66,687.09

Amount of Contract Authorized  
 Including this Change Order \$ 1,452,050.05

FORM APPROVED COUNTY COUNSEL

BY: [Signature] 9-22-09  
 MARSHAL L. VICTOR DATE



AMENDMENT NO. 1

To The

AGREEMENT

Between

THE COUNTY OF RIVERSIDE AND WWCOT

The County of Riverside and WWCOT of Palm Springs, CA hereby agree to amend that certain agreement for Owner/Architect Agreement, approved on October 28, 2008, Agenda Item 3.20 as follows:

- Section II. SCOPE OF WORK shall be modified in the first paragraph to read as follows:

“The Architect shall perform all services and other activities necessary to design and prepare construction documents ready to advertise and receive bids for the project in accordance with the terms of this Agreement and as outlined in the attached Exhibit “A”, incorporated herein and by this reference made part hereof. The ARCHITECT shall also provide additional services as outlined and specified in **Exhibit C** consisting of 1 page attached hereto and incorporated herein by this reference”

- Section IV,A,1. ARCHITECT’S COMPENSATION shall be modified in the first paragraph to read as follows:

“For the services hereinabove required the County shall pay to the Architect, in the manner hereinafter provided, a lump sum fee of One Hundred (**\$122,000**) dollars, and shall be paid as provided in paragraph IV.C. Payment. The COUNTY shall also pay the ARCHITECT for additional services performed and expenses incurred in accordance with the terms of this Agreement and as specified in **Exhibit C**. The total amount of additional compensation paid to the ARCHITECT for services as specified in Exhibit C shall not exceed the sum of **\$25,000** plus a reimbursable expense of **\$0**, for a new not to exceed total compensation of **\$147,000** plus a reimbursable expense of **\$3,000**. No other services shall be performed unless a written amendment to this Agreement is executed by both parties prior to performance of additional services.”

- All other terms and conditions of the agreement shall remain in full force and effect.

Recommended for Approval:

County of Riverside

\_\_\_\_\_  
Assistant County Executive Officer/EDA

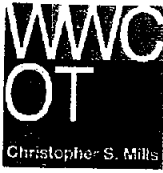
\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

WWCOT  
By *[Signature]*  
Title *PARTNER*

By \_\_\_\_\_  
Deputy  
  
(Seal)

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 9-24-09  
MARSHAL VICTOR DATE



Full-spectrum architecture  
and design services

# Exhibit C

April 23, 2009

Mr. Rizaldy T. Baluyot, Supervising Facilities Project Manager  
**County of Riverside**  
3133 Mission Inn Avenue  
Riverside, CA 92507

**Re: Additional Service Request #1  
Safehaven/Mental Health Tenant Improvement  
WWCOT Project No. 084015.01**

Dear Rizaldy:

Per our recent discussions and direction from the County of Riverside, the following outlines our request for additional fees due to modifications in the scope of work on the Safehaven/Mental Health Tenant Improvement Project.

WWCOT and their consultants' scope of services will include revisions to the bid documents to reflect the County's requested changes as follows:

- Kitchen Modifications: including equipment, new water heater and redesign of electrical and plumbing. (\$4,500)
- Addition of roof vents at Safehaven. (\$2,500)
- Design of secondary emergency exit at all bedrooms. (\$2,500)
- Coordination of new septic system. (\$4,500)
- Exterior signage. (\$2,500)
- Color renderings and color sample boards. (\$8,500)

WWCOT will provide the above services for an additional fee of Twenty Five Thousand Dollars (\$25,000). The terms of the Master Agreement between County of Riverside and WWCOT, dated September 9, 2005 will govern this work.

If the above request meets with your approval, please sign and return one copy of this letter for our files. If you have any questions, please don't hesitate to contact me.

Very truly yours,

WWCOT

Pam Touschner, FAIA  
Partner

/jm

cc: JP/AL

Accepted and Approved

COUNTY OF RIVERSIDE

\_\_\_\_\_  
Rizaldy Baluyot  
Supervising Facilities Project Mgr.

Partners:

- Pamela Touschner, FAIA
- Adrian O. Cohen, FAIA, LEED
- Andrea Cohen Gehring, FAIA, LEED
- Benjamin Levin, AIA, NIDA, LEED
- Dean J. Vlahos, AIA, CCCA, LEED
- Thomas Cestari, AIA
- Jeff Grodsky, CID
- Dennis T. Tanida, AIA, LEED
- Christopher S. Mills, AIA
- Kaveh Amirdelfan, AIA
- Gary J. Gery, AIA
- Miguel Maio, AIA

Principals:

- Rudolph V. DeChellis, FAIA
- William Judge, AIA, LEED
- Chengzhi Lu
- David Sakaguchi, AIA, LEED
- Sam Hanna
- John Booker, AIA

Founding Partner:

- Chester A. Wikam, FAIA

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