

304



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

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
January 20, 2010

**SUBJECT:** Riverside County Regional Medical Center Mental Health Building

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

1. Approve the Schematic Design on file with the Economic Development Agency for the Riverside County Regional Medical Center Mental Health Building;
2. Authorize the architect to proceed to the design development and construction document phases of the project;
3. Approve the attached Amendment No. 1 to the architectural and engineering services agreement between the County of Riverside and HKS Architects, Inc. of Beverly Hills, California, in the amount of \$725,000 plus a reimbursable allowance of \$40,000 and authorize the Chairman to execute the agreement on behalf of the County; and

(Continued)

Reviewed by  
CIP TEAM  
*Christopher Hans*  
Christopher Hans

*Robert Field*

Robert Field  
Assistant County Executive Officer EDA

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 765,000	<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> RCRMC Enterprise Fund	<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

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *Samuel Wong* 3/8/10  
 SAMUEL WONG  
 MARSHAL L. VICTOR  
 DATE: 2/25/10  
 Departmental Concurrence  
 Douglas Bagley, Hospital Director  
 Riverside County Regional Medical Center  
 Dept't Recomm.:  Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:** 3.29, 6/16/09; 3.68, 9/02/08; 3.50, 7/31/07

**District:** 5

**Agenda Number:**

**3.16**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**RECOMMENDED MOTION:** (Continued)

4. Authorize the Assistant County Executive Officer EDA to administer Amendment No. 1 in accordance with applicable Board policies.

**BACKGROUND:**

On June 16, 2009, the Board of Supervisors approved the architectural and engineering services agreement between the County of Riverside and HKS Architects, Inc. of Beverly Hills, California, and authorized the Chairman to execute the agreement on behalf of the County.

The architects have now completed the schematics (Exhibit A) for the Riverside County Regional Medical Center (RCRMC) Mental Health Building. Cost estimates will be refined following the Board's approval to proceed into the design development and construction document phases in accordance with the Capital Improvement Program (Board Policy B-22).

During the program verification phase, it was considered an advantage for RCRMC to include the design of Emergency Treatment Services (ETS) within the scope of HKS Architects. Amendment No. 1 will increase HKS Architects compensation by \$725,000.

All costs associated with this project will be fully funded by RCRMC Enterprise Fund, thus no Net County Cost will be incurred as a result of this action.

AMENDMENT NO. 1 TO THE  
OWNER/ARCHITECT SERVICES AGREEMENT BETWEEN  
THE COUNTY OF RIVERSIDE AND HKS ARCHITECTS INC.

**The County of Riverside and HKS Architects, Inc.** hereby agree to amend that certain agreement for architectural and engineering services associated with the RCRMC Mental Health Building approved on June 16, 2009, Agenda Item 3.29, as follows:

- Section II. SCOPE OF WORK shall be modified to add the following sentence:

“ARCHITECT shall provide additional services as outlined and specified in **Exhibit A-1 dated December, 2009** consisting of six page(s) attached hereto and incorporated herein by this reference”.
- Section III. ARCHITECTS SERVICES is modified to reflect the new performance timelines for the additional services as follows:
  - A. PROGRAMMING VERIFICATION – “Work under this phase to be completed within 3 weeks from authorization.”
  - B. SCHEMATIC DESIGN – “Work under this phase to be completed within 10 weeks from authorization.”
  - C. DESIGN DEVELOPMENT – “Work under this phase to be completed within 12 weeks from authorization.”
  - D. CONSTRUCTION CONTRACT DOCUMENTS – “Work under this phase to be completed within 14 weeks from authorization.”
  - E. & F. BIDDING AND CONSTRUCTION - as reflected in the final bid documents.
- Section IV. ARCHITECT’S COMPENSATION shall be modified in paragraph A.1. to add the following sentence as follows:

“The COUNTY shall pay the ARCHITECT for services performed and expenses incurred in accordance with the terms of **Exhibit A-1**. The total amount of additional compensation paid to the ARCHITECT for services under Exhibit A-1 shall not exceed the sum of **\$725,000.00**, for a new not to exceed total of **\$6,439,99.00**, unless a written amendment to this Agreement is executed by both parties prior to performance of additional services. The fee for services under **Exhibit A-1** shall be paid as provided in paragraph IV.C.”
- Section IV. ARCHITECT’S COMPENSATION shall be modified in paragraph A.3. to reflect a revised construction budget of **\$64,439,066.00**.
- Section IV. ARCHITECT’S COMPENSATION shall be modified in paragraph A.4 to provide that reimbursable expenses shall not exceed total of **\$240,000.00**.
- 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

HKS Architecture Inc.

By 

Name. MICHAEL KIM

Title SR. VICE PRESIDENT

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

FORM APPROVED COUNTY COUNSEL

BY:  2/25/10  
MARSHAL VICTOR DATE

# Exhibit A-1

**MICHAEL H. KIM AIA, ACHA, LEED AP**  
SENIOR VICE PRESIDENT

22 October 2009  
*Revised, 21 December, 2009*

Mr. Sergio Pena  
Facilities Project Manager III  
Design and Construction Division  
3133 Mission Inn Avenue  
Riverside, CA 92507

Re: Proposal for Riverside County Regional Medical Center  
New Emergency Treatment Services Building (ETS)  
HKS Project. No.TBD

Dear Sergio:

HKS is pleased to submit our revised proposal for professional architectural and engineering design services for your new ETS. The proposed location for the new building will be to the north of the proposed mental health building.

## Scope of Work

Based upon our meetings on 5 October 2009, and 15 December 2009 the following is our understanding of the scope of work for this effort:

1. Design, documentation and construction administration for a new 15,500 GSF non-OSHPD ETS.
2. Preliminary site planning, design and coordination with HGA's civil engineer who will complete the design and construction documents and provide construction administration.
3. Program Verification.
4. Conceptual planning to arrive at functional building organization.
5. Design and documentation - schematic design, design development, construction documents and specifications.
6. Bidding assistance.
7. Construction administration.
8. Project close-out and record drawings.
9. Participation in the Southern California Edison Savings by Design initiative.
10. Coordination with the other selected architectural firms on the RCRMC campus.
11. Coordination with HGA master civil engineer and landscape architect.
12. Landscape design extending five feet outside the perimeter of our buildings.
13. Coordination with connecting corridor design (by others).
14. LEED coordination.

The scope of this project specifically excludes the following:

1. Geotechnical studies and investigations.
2. Hazardous material surveys or abatement.
3. Entitlements.
4. New functional and space programming.
5. Existing campus/building surveying and record documentation.
6. Parking and traffic analysis and parking design.
7. Helipad analysis.
8. Design of a new central plant or modifications to the existing central plant.

### Proposed Team

The proposed team to complete this effort includes:

#### Basic Architectural and Engineering Services

HKS Architects, Inc.	Architecture/Specifications
TMAD Taylor & Gaines	Structural engineering
DCGA Engineers	MEP and low voltage
Rick Engineering	Landscape design

#### Additional Services

HKS Architects, Inc.	Conceptual planning
HKS Architects, Inc.	Interior design
Cumming LLC	Cost estimating
HKS Architects, Inc.	LEED coordination
DCGA Engineers	Low voltage
Newson Brown Acoustics LLC	Acoustic consultant
Sparling	Security consultant
CEC	Medical equipment
Motivational Systems	Signage consultant (building and room ID)

### Proposed Fee

In order for HKS to commence services, we will require a survey for the site. The original space program provided to HKS by HGA was 13,515 GSF. During the course of our initial meetings with the medical center user group, it became apparent that additional area for a pharmacy would be necessary for the mental health program to fulfill its commitment to their patients. Consequently, the square footage of the ETS has increased to 15,500 GSF. As requested by Riverside County EDA, HKS has included a fee breakdown for the 15,500 GSF ETS.

Compensation for these basic services shall be 8.25% (eight and 25/100 percent) of the estimated construction cost of this project \$6,975,000.00.

Basis Services	\$575,438.00
Predetermined Additional Services	\$149,562.00
<b>Total</b>	<b>\$725,000.00</b>

For a detailed breakdown of the Basic Services and Pre-determined Additional Services refer to Attachment A.

Services for additional consultants other than those listed, if required and approved by RCRMC, shall be invoiced at 1.10 times the amount billed HKS for their services.

HKS will invoice for services and reimbursable expenses on a monthly basis, with payment expected within thirty days of receipt of invoice.

Expenses for mileage, plotting, reproduction, deliveries, faxes, data storage, and toll telephone calls will be reimbursable at cost plus ten percent, including those of our consultants. Total reimbursable expenses are estimated to be approximately \$40,000.00 (mileage expenses will not exceed \$5,000).

The basic services described in this proposal and reimbursable expenses fees are based upon the project being developed and issued conventionally, i.e. there will not be any early packages. In the event the project requires additional separate packages or phased review, the basic services and reimbursable expenses fees shall be increased by 10%. We have assumed a design schedule of eight (8) months, and a construction schedule of sixteen (16) months. In the event these schedules are extended by circumstances beyond our control, our fee will be equitably adjusted to compensate for the additional time.

HKS has made the commitment to BIM and the project will be documented in Revit at no additional cost to RCRMC. Revit requires additional technical and drafting resources earlier in the design effort and necessitates a re-allocation of labor hours. Consequently, HKS is proposing the following fee breakdown:

Program Verification	1.5%
Schematic Design	19.5%
Design Development	25%
Construction Documents	30%
Back Check and Bid	4%
Construction Administration	15%
Record Drawings	5%

Currently, HKS is under contract with Riverside County and we are using the Riverside County Master Agreement with modifications. This agreement may be terminated by Riverside County for any reason upon receipt by HKS of notice of termination, and may be terminated by either party for any default with seven days notice of termination.

With payment in full of all compensation and expenses that become due, documents prepared by HKS may be used for this project only.

We look forward to continuing our relationship with Riverside County Regional Medical Center. I hope this proposal is in accordance with your understanding of the scope of work. Please do not hesitate to contact me if you have any questions regarding the content of this letter. We look forward to the successful completion of the project.

Mr. Sergio Pena  
22 October 2009, Revised, 21 December, 2009  
Page 4

The signature below of a representative of the Client represents its authorization to the Architect to commence with the services described in this agreement.

Sincerely,



Michael H. Kim, AIA, ACHA, LEED AP

AGREED:

This \_\_\_\_\_ day of \_\_\_\_\_, 2009  
On behalf of the County of Riverside

By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title



**Attachment A**

**Architectural and Engineering Fee Breakdown**

**Riverside Community Regional Medical Center  
Mental Health ETS Building (15,500 SF)**

Est Construction Cost	\$6,975,000
Percent of Construction	8.25%
AE Fee	\$575,438
Bldg SF	15,500

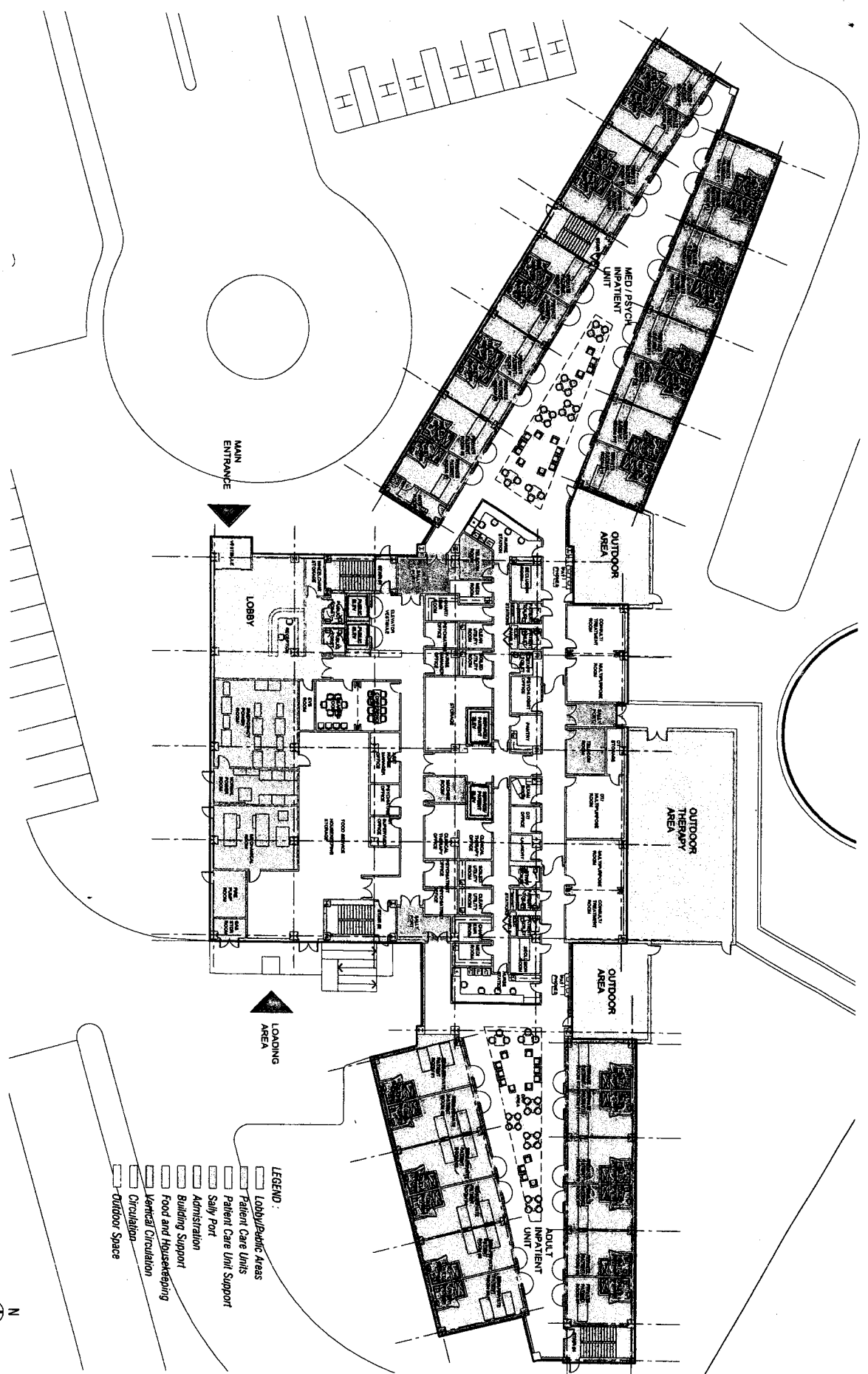
Service Group		Current Proposed Fee
<b>Basic Services</b>		
Architecture	HKS	\$414,338
Structural Engineering	TMAD	\$68,000
MEP	DCGA	\$74,000
Landscape	Rick Eng.	\$19,100
Civil Engineer	incl HGA scope	\$0
Specifications	HKS (included above)	
	<b>Subtotal</b>	<b>\$575,438</b>
	<b>% Construction</b>	<b>8.25%</b>
<b>Predetermined Additional Services</b>		
Conceptual Planning	HKS	\$8,500
Interiors	HKS	\$31,000
Cost Estimating	Cumming	\$22,000
LEED Coordination	HKS	\$33,491
Low Voltage	DCGA incl above	\$0
Acoustic Consultant	Newson Brown**	\$11,000
Elevator Consultant	n/a	\$0
Security	Sparling	\$10,091
Medical Equipment	CEC	\$15,480
Furniture	n/a	\$0
Signage	Motivational Systems**	\$10,000
Landscape Site Design Coord	Rick Eng.	\$8,000
Food Services	n/a	\$0
	<b>Subtotal</b>	<b>\$149,562</b>
<b>Total Architectural and Engineering Services</b>		<b>\$725,000</b>

\*\*consultant with \$1 Mil Professional liability insurance

**2009 HOURLY RATE SCHEDULE**

Principal	\$275
Senior Vice President	\$240
Vice President	\$210
Associate	\$190
Professional Staff	\$155
Technical Staff	\$115

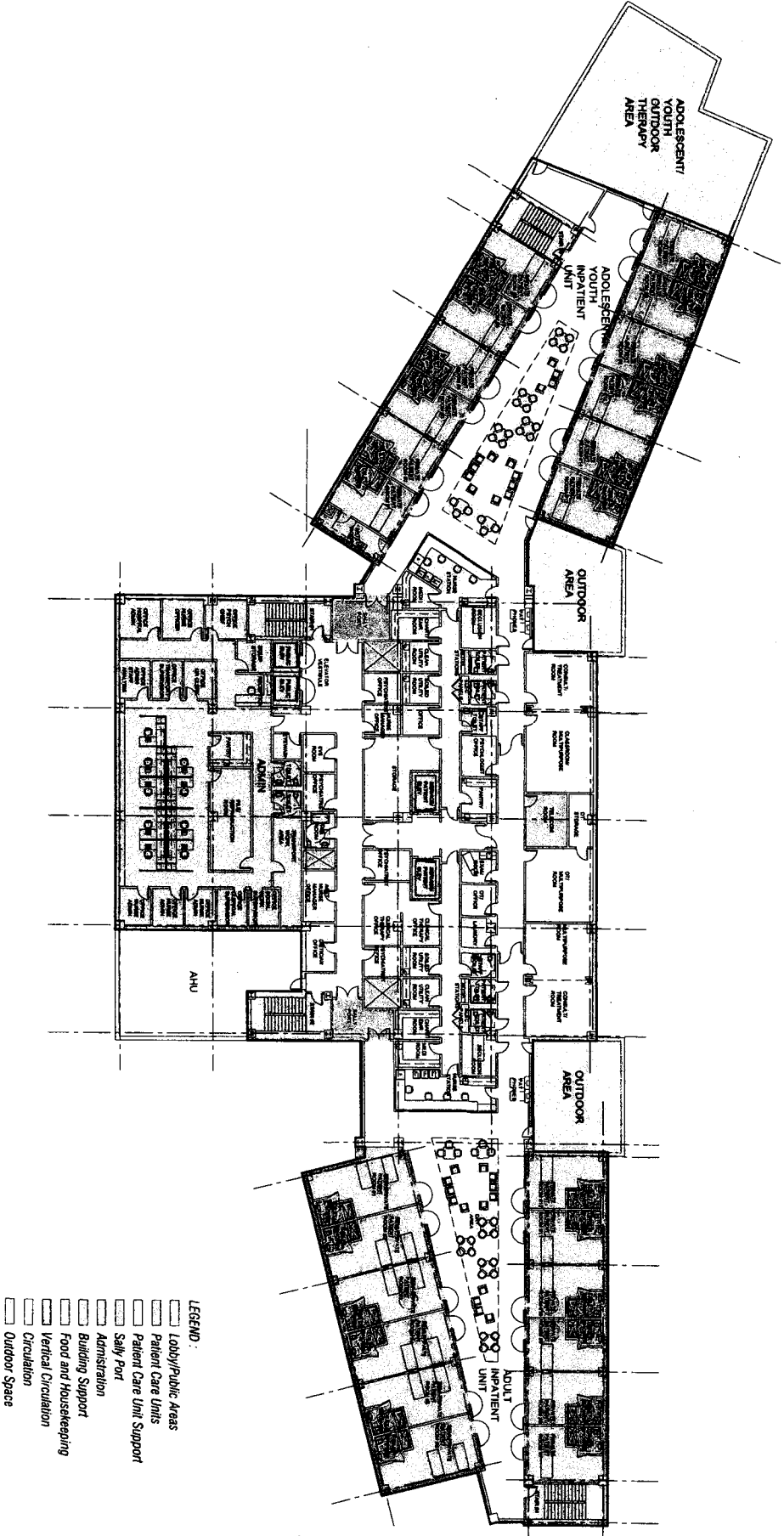
FIRST FLOOR PLAN



- LEGEND:
- ▬ Lobby/Public Areas
  - ▬ Patient Care Units
  - ▬ Patient Care Unit Support
  - ▬ Sally Port
  - ▬ Administration
  - ▬ Building Support
  - ▬ Food and Housekeeping
  - ▬ Vertical Circulation
  - ▬ Circulation
  - ▬ Outdoor Space

Exhibit A

SECOND FLOOR PLAN



- LEGEND:
- Lobby/Public Areas
  - Patient Care Units
  - Patient Care Unit Support
  - Sally Port
  - Administration
  - Building Support
  - Food and Housekeeping
  - Vertical Circulation
  - Circulation
  - Outdoor Space



HIKS  
 © 2009 HKS, INC.

Exhibit A

THIRD FLOOR PLAN

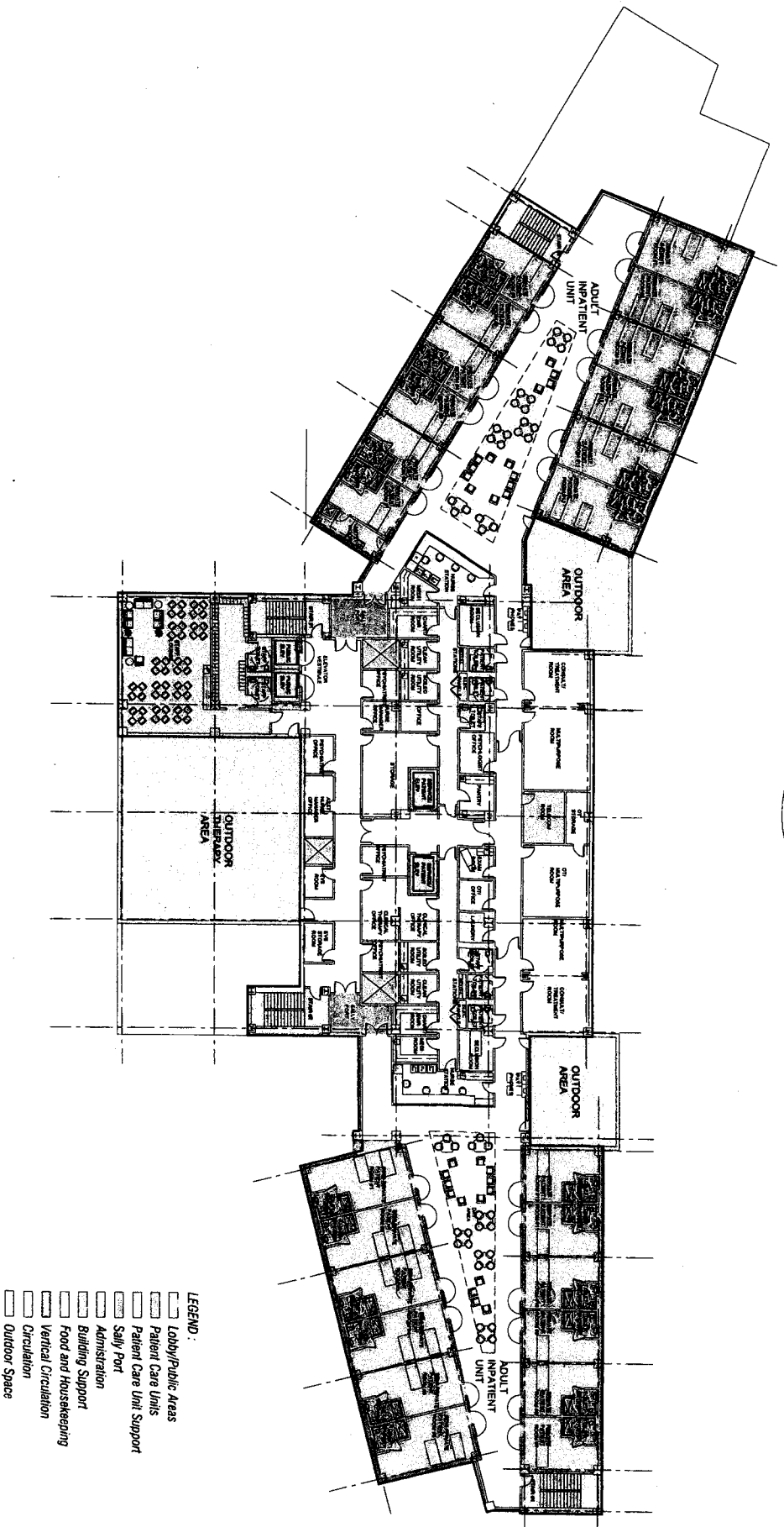
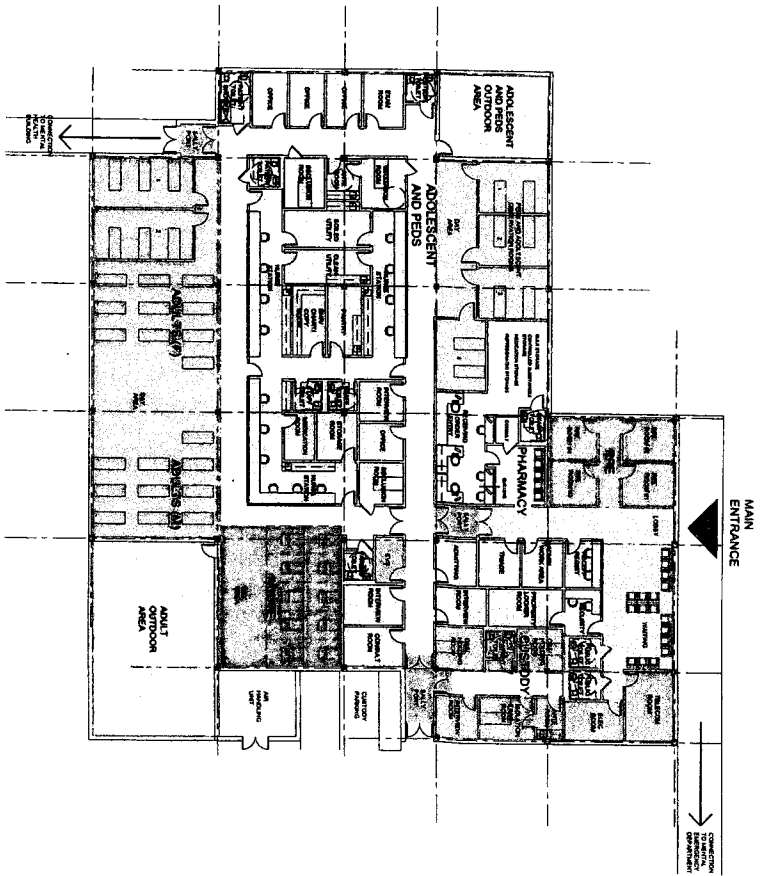


Exhibit A



- LEGEND:
- Public / Intake
  - Adult
  - Acute-Adult
  - Adolescent and Peds
  - Custody
  - Support Areas
  - Rapid Psych Evaluation
  - Pharmacy
  - Sally Port
  - Building Support
  - Circulation
  - Outdoor Space

FIRST FLOOR PLAN

RIVERSIDE COUNTY REGIONAL MEDICAL CENTER MENTAL HEALTH BUILDING



HKS

Exhibit A

RIVERSIDE COUNTY REGIONAL MEDICAL CENTER MENTAL HEALTH BUILDING

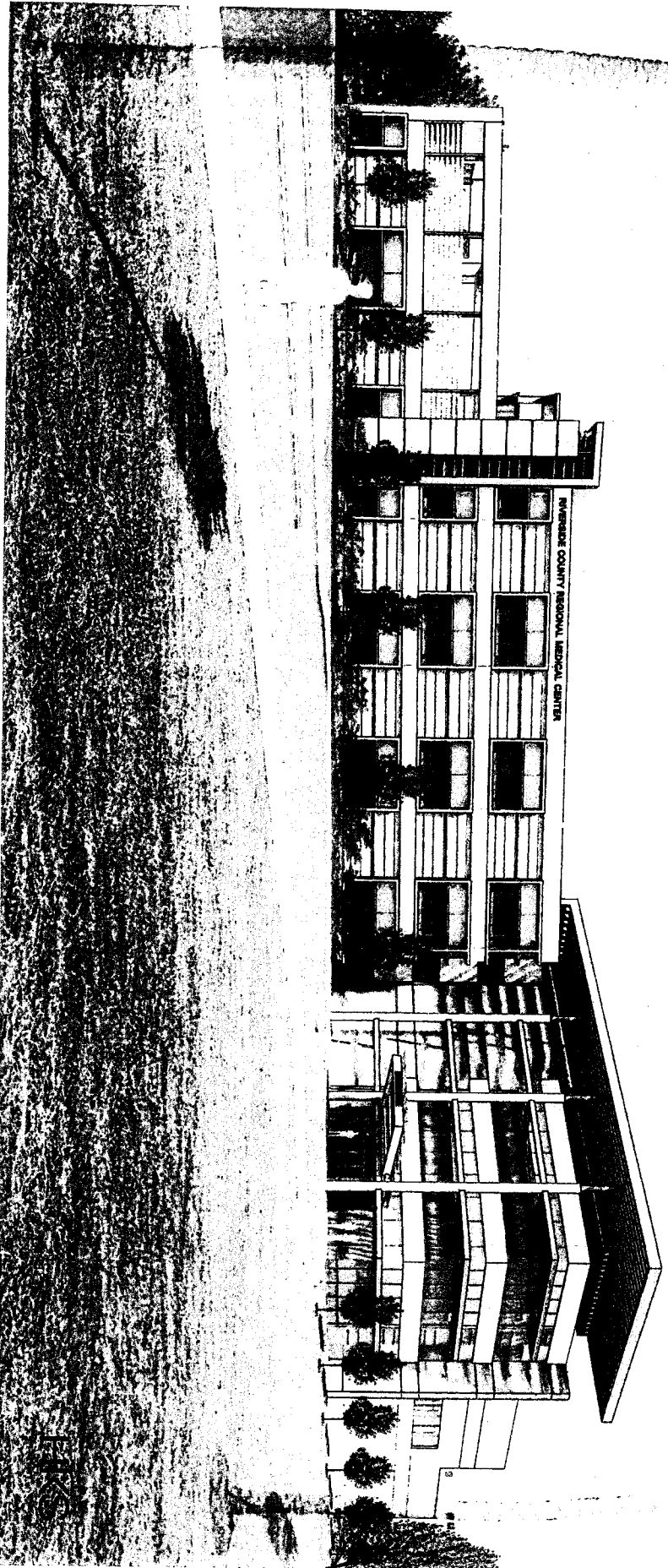


Exhibit A



RIVERSIDE COUNTY REGIONAL MEDICAL CENTER MENTAL HEALTH BUILDING



Exhibit A