

FORM APPROVED COUNTY COUNSEL
 BY: H. K. Kline 3/25/10
 MARSHAL VICTOR DATE

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: S. Garcia-Bocanegra 3/25/10
 SUSANA GARCIA-BOCANEGRA
 Departmental Concurrence

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



507

SUBMITTAL DATE:
 March 25, 2010

FROM: Economic Development Agency

SUBJECT: Riverside Centre Building, Fifth Floor - Tenant Improvement Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached construction agreement between the County of Riverside and B.J.M.V. Inc., dba Southern Pacific Coatings of Orange, California, in the amount of \$421,012 and authorize the Chairman to execute the agreement on behalf of the County;
2. Authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies;
3. Approve the total project budget of \$1,237,001; and
4. Delegate project management authority for this project to the Assistant County Executive Officer/EDA in accordance with applicable policies.

BACKGROUND: (Commences on Page 2)

Reviewed by
 CIP TEAM
Christopher Hans
 Christopher Hans

Robert Field
 Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,237,001	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost FY:	\$ 0	For Fiscal Year:	09/10

SOURCE OF FUNDS: Redevelopment Agency Tax Increment	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 Jennifer L. Sargent

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

Prev. Agn. Ref.: 3.15 of 12/22/09; 3.21 of 10/20/09; 4.5 of 12/22/09; 3.50 of 10/27/09; 3.103 and 3.104 of 7/21/09
 District: 2
 Agenda Number:

3.24

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

BACKGROUND:

The proposed project consists of tenant improvements to the Fifth Floor of Riverside Centre for us by EDA's Aviation, County Service Areas and Housing divisions. It is part of the consolidation effort generated by the merge of Facilities Management into EDA.

On November 6, 2007 (item 3.11), the Board of Supervisors approved the purchase of the Riverside Centre. This purchase immediately provided benefit to the County by temporarily housing divisions whose permanent space was under renovation and by addressing some pressing needs for office space.

In April 2009, the Facilities Management Department was merged into the Economic Development Agency. The resulting agency included 30 divisions, more than 1,000 employees and a \$1.02 billion budget. The real property, fiscal/accounting services, human resources and purchasing functions of the two departments were consolidated to eliminate duplication of effort and increase efficiency; this reduced the number of divisions to 22.

Riverside Centre will house several agency divisions, including; real estate, project management, marketing, economic development, aviation, housing, county service areas and others previously housed at 1325 Spruce Street. These relocations will enable Workforce Development to relocate from 1151 Spruce Street to 1325 Spruce Street and save the County \$806,298 in annual lease payments. Workforce Development received a significant amount of Economic Stimulus funds to assist the County's growing unemployed population. In its new location, the division will have the space to accommodate additional staff being hired to provide these greatly needed services. In addition to the divisions listed above, EDA's executive management currently occupies a portion of the Riverside Centre's third floor.

Tenant improvements are needed in Riverside Centre to enable the most effective use of the space. Some work has been completed and some is in various stages of completion. The real estate division now occupies a portion of the fifth floor and the project management division is scheduled to occupy the fourth floor before the end of February. The Board ratified the architectural services agreement for modifications to the fifth floor on October 20, 2009. The plans and specifications for the fifth floor tenant improvements were approved by the Board on December 22, 2009. Following a formal bid process, B.J.M.V. Inc., dba Southern Pacific Coatings was determined to be the lowest responsive and responsible bidder on February 22, 2010. Approval of the construction agreement for the fifth floor is now being requested.

A lease agreement has been finalized to pay these and other improvement costs and was approved on December 22, 2009, M. O. 4.5.

BACKGROUND: (Continued)

Following is the budget for the project currently before the Board for consideration.

PROJECT BUDGET:

The approximate allocation of the project budget is as follows:

Design	\$ 124,390
Construction/Demolition	\$ 595,693
Project Management	\$ 77,450
Inspection	\$ 12,500
Project Contingency	<u>\$ 80,968</u>
Construction Sub-total	\$ 891,001 (without furniture)
Furniture, Fixtures & Equipment	<u>\$ 346,000</u>
TOTAL	<u>\$1,237,001</u>

AGREEMENT FORM

THIS AGREEMENT, entered into this 5th day of March, 2010, by and between B.J.M.V. Inc, dba Southern Pacific Coatings hereinafter called the "Contractor", and the County of Riverside hereinafter called the "Owner".

WITNESSETH: That the parties hereto have mutually covenanted and agreed as follows:

CONTRACT: The Complete Contract includes all of the Contract Documents, to wit: The Notice Inviting Bids, the Instructions to Bidders, the Contractor's Proposal, Wage Schedule, Payment and Performance Bonds, the Plans and Specifications plus any Addenda thereto, the General Conditions, the Supplementary General Conditions, if applicable and this Agreement. All Contract Documents are intended to cooperate and be complimentary so that any work called for in one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all Contract Documents.

STATEMENT OF WORK: The Contractor hereby agrees to furnish all tools, equipment, services, apparatus, facilities, transportation, labor and materials for the Riverside Centre 5th Floor Renovation Project. In strict accordance with the Plans and Specifications dated January 2010 prepared by Holt Architects & County of Riverside hereinafter called the "Architect", including Addenda thereto as listed in the Contractor's Proposal, all of which are made a part hereof.

TIME FOR COMPLETION: The work shall be commenced on a date to be specified in a written order of the Architect and shall be completed within Seventy Five (75) calendar days from and after said date. It is expressly agreed that except for extensions of time duly granted in the manner and for the reasons specified in the General Conditions, time shall be of the essence.

COMPENSATION TO BE PAID TO CONTRACTOR: The Owner agrees to pay and the Contractor agrees to accept in full consideration for the performance of the Contract, subject to additions and deductions as provided in the General Conditions, the sum of four hundred, twenty-one thousand and twelve dollars (\$421,012) being the total of the base bid plus the following alternate: 1. The sum is to be paid according to the schedule as provided in the General Conditions.

Pursuant to Labor Code, Section 1861, the Contractor gives the following certification: I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

IN WITNESS WHEREOF, the parties hereto on the day and year first above written have executed this agreement in four (4) counterparts.

Type of Contractor's organization: Corporation
If other than individual or corporation, list names of all members who have authority to bind firm.

Firm Name: B.J.M.V., Inc, dba Southern Pacific Coatings
Address: P.O. Box 614, Orange, CA 92856
Contractor's License No.: 690720

IF OTHER THAN CORPORATION EXECUTE HERE

Signature: _____
Title: _____

IF CORPORATION, FILL OUT FOLLOWING AND EXECUTE

Name of President of Corporation: Benjamin J. Rodriguez
Name of Secretary of Corporation: Benjamin J. Rodriguez
Corporation is organized under the laws of State of California
Signature: _____
Title: President

Affix Seal
If
Corporation

Owner: COUNTY OF RIVERSIDE
Signature: _____
Title: Chairman - Board of Supervisors

Attest: Clerk - Board of Supervisors
By: _____
Title: _____