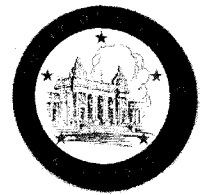


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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Economic Development Agency

SUBMITTAL DATE:
December 30, 2010

SUBJECT: Riverside Public Defender Remodel – In Principle

RECOMMENDED MOTION: That the Board of Supervisors approve In-Principle the Riverside Public Defender Remodel Project.

BACKGROUND: On May 18, 2010, the Board of Supervisors approved the architectural and engineering services agreement between the County of Riverside and Holt Architects of Rancho Mirage, California, in the amount of \$515,000, plus a reimbursable allowance of \$7,500, and funding not-to-exceed \$250,000 for selective demolition and hazardous material abatement work necessary to expose the building's concealed structural and mechanical systems.

The project is in the program verification and schematic design phase. The building is being prepared for an in-depth structural analysis.

(Continued)

Lisa Brandl for

Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: General Fund Designation	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer L. Sargent

County Executive Office Signature BY: Jennifer L. Sargent

Reviewed by
CIP TEAM
Dean Delines

Departmental Concurrence

Dept't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 3.22, 5/18/10

District: 2

Agenda Number: 3.26

BACKGROUND: (Continued)

Hazardous material investigation is in process and the work associated with the removal of the existing furniture is in the bidding phase. Selective demolition and hazardous material abatement will begin upon removal of the furniture from the building.

The Law Offices of the Public Defender has occupied its current space at 4200 Orange Street in Riverside since 1986. Expansion into the entire building occurred in 2004. Substantial growth in terms of both personnel and workload over this time period has resulted in overcrowded working conditions. Current staffing and workspace needs have exceeded all levels of operation, seriously affecting the nature of the department's business operations. Office space has grown increasingly scarce with some personnel having to double or triple up in the available space. In some instances, supervisors and team members are separated on different floors impacting efficiency and unit cohesiveness. There is inadequate storage space for client files that are required to remain on site; inadequate training space resulting in the forced utilization of training facilities off site which deprives staff in outlying offices of live video conferencing of speaker presentations; insufficient work areas, interview rooms for clients and witnesses, and insufficient break rooms.

Expansion into leased space has been an inadequate interim solution resulting in some units and staff being isolated from their supervisors and co workers who have remained at Orange Street due to lack of space. Information Technology has both inadequate work and storage space. Staff and visitor parking have long been problematic with the non-secure parking lot fully occupied by 7:00 a.m. each work day with generally non department county employees. The law library is small and confined and can no longer host the majority of meetings and training sessions. Heating and air conditioning is problematic and uneven throughout the building with the existing units requiring frequent servicing.

The project will address the aforementioned issues, the long term growth of the office in Riverside, increase the effectiveness and efficiency of the department, integrate and connect related work forces while avoiding blockage of communication and access to work processes and space; enable collaboration of various staff teams related to work processes where the department's central administration is located as well as much of the court operations.

Finally, the project will address the confidential nature of the information commonly used in the business of the department. Operations will be consolidated into one building enhancing communication and work efficiencies among units that will foster a team environment. Basic necessities such as appropriate sized offices, adequate file storage, client and witness interview facilities, sufficient conference and training space, ergonomically optimized clerical workstations, and adequate and secure parking will all be addressed. The end result will be a much more efficient work flow environment that will serve the clients, courts, and community in the most effective manner possible.

The estimated project total is in the range of approximately \$7,000,000 to \$8,000,000. The Economic Development Agency is seeking the approval of funds and will return to the Board to execute any project related agreements.