

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

186



FROM: Economic Development Agency

SUBMITTAL DATE:
December 30, 2010

SUBJECT: Riverside Public Defender Remodel – Amendment No. 1 and Plans and Specifications

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached Amendment No.1 to the Architectural and Engineering Services Agreement between the County of Riverside and Holt Architects, Inc., of Rancho Mirage, California, in the amount of \$113,400, plus a reimbursable allowance of \$3,730, and authorize the Chairman of the Board to execute the agreement on behalf of the county;
2. Authorize the Assistant County Executive Officer/EDA to administer Amendment No. 1, for Holt Architects, Inc., in accordance with applicable Board policies;

(Continued)

Lisa Brandl for

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 117,130	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 117,130	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 Sargent
BY: Jennifer Sargent

County Executive Office Signature Jennifer Sargent

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY *Samuel Wong* 12/29/10
 SAMUEL WONG
 Departmental Counsel
 FORM APPROVED COUNTY COUNSEL
 BY *Laura Wickenna* 12/29/10
 LAURA WICKENNA

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

Reviewed by
 CIP TEAM
Dean Deines

Prev. Agn. Ref.: 3.22, 5/18/10 District: 2 Agenda Number: **3.35**

RECOMMENDED MOTION: (Continued)

3. Approve the plans and specifications for the Riverside Public Defender Remodel Project and authorize the Clerk of the Board to advertise for bids; and
4. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies.

BACKGROUND:

On May 18, 2010, the Board of Supervisors approved the agreement between the County of Riverside and Holt Architects, Inc., in the amount of \$515,000, plus a \$7,500 reimbursable allowance, and funding of \$250,000 for selective demolition and hazardous material abatement necessary to expose the building's concealed structural and mechanical systems.

Additional costs associated with this project were due to the need of additional architectural and engineering services for furniture and for the evaluation and re-design of the building exterior to improve energy efficiency and reduce utility costs. As a result of these changes, Amendment No. 1 will compensate Holt Architects, Inc., in the amount not-to-exceed \$113,400, with a reimbursable allowance of \$3,730.

The bid documents are now complete and the Economic Development Agency (EDA) requests approval to solicit bids for construction of this project. EDA will return to the Board under separate cover to approve the project budget and execute any related project agreements.

All costs associated with this agreement will be fully funded through General Fund Designation Funds, thus no additional net county cost will be incurred as a result of this agreement.

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

The County of Riverside and Holt Architects Inc. of Palm Springs, CA do hereby agree to amend that certain agreement for architectural services for the Riverside Public Defender Remodel, approved on May 18, 2010, Agenda Item 3.22, as follows:

- Section II. SCOPE OF WORK shall be modified by adding the following sentence:
“ARCHITECT shall provide additional services as outlined and specified in **Exhibit A-1 dated 12/15/2010** consisting of two pages attached hereto and incorporated herein by this reference.”
- Section III. ARCHITECT’S SERVICES is modified to as noted below to reflect the new performance timelines due to the additional services, as follows:

D. CONSTRUCTION CONTRACT DOCUMENTS – change last line to read “Work under this phase to be completed within 10 weeks of written authorization to proceed.”
- Section IV. ARCHITECT’S COMPENSATION shall be modified under paragraph A.1 to add the following sentences:

“The COUNTY shall pay the ARCHITECT for services performed and expenses incurred in accordance with the terms of **Exhibit A-1 dated 12/15/2010**. The total amount of additional compensation paid to ARCHITECT for services under **Exhibit A-1 dated 12/15/10** shall not exceed the sum of \$113,400.00 for a new lump sum fee not to exceed a total of \$628,400.00, 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 dated 12/15/2010** shall be paid as provided in Section IV.C.”
- Section IV. ARCHITECT’S COMPENSATION shall be modified under paragraph A.2 to reflect a revised construction budget of \$6,800,000.
- Section IV. ARCHITECT’S COMPENSATION shall be modified in paragraph A.4 to provide that reimbursable expenses shall not exceed a total of \$11,230.00.
- Except as modified herein, 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

Holt Architects, Inc

By *James M. Holt*
Title PRESIDENT

By _____
Deputy

(Seal)

FORM APPROVED COUNTY COUNSEL

BY *Larisa R-Mckenna* *12/29/10*
LARISA R-MCKENNA DATE



HOLT ARCHITECTS

ARCHITECTURE AND PLANNING

TIMOTHY M. HOLT, A.I.A. ■ JOHN E. HOLT, A.I.A. ■ THOMAS C. HOWELL, A.I.A.

December 15, 2010

County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 400
Riverside, CA 92501

Attention: Rizaldy Baluyot

**RE: PUBLIC DEFENDER OFFICE BUILDING:
ADDITIONAL SERVICES FOR FURNITURE DESIGN AND EXTERIOR BUILDING FAÇADE
IMPROVEMENTS (Revised)**

Dear Mr. Baluyot:

Holt Architects, Inc. is pleased to provide you with this proposal for Additional Architectural Services to provide the design of the custom and systems furniture for all eight floors of the building and to design a new exterior glass curtain wall system for the building.

SCOPE OF SERVICES:

Our Scope will include the following:

A. Furniture Design Services:

Engage G.M.B.I. to perform Consulting Design Services, as follows:

- **Develop questions for electronic questionnaire:** *based on review of the architectural program. The questions will be used as workstation and office programming information.*
- **Develop station and office typical for all floors:** *typical design will be based on data from the questionnaire results.*
- **Finalize office and workstation typical:** *finalize details of each typical for each department and/or floor based on staff feedback.*
- **Finalize overall furniture layout:** *this will include all office furniture, lounge furniture, mock trial rooms, high density files, training rooms, break rooms, storage rooms, work rooms, power and data location and coordination, etc.*
- **Development Ancillary product type and selection:** *furniture selection, options and model numbers.*
- **Finalize Ancillary product selection:** *put together drawings and documents that detail approved furniture selections, fabrics and finishes for RFP.*
- **Furniture Bid Documents:** *Documents to include drawings with all furniture labeled with nomenclature, electrical data locations and required circuits, project narrative with project scope, images of all furniture labeled with fabrics and finishes, description and part numbers. Workstation and office drawings will have dimensions and detailed descriptions for each typical.*

70-225 HIGHWAY 111 ■ SUITE D
RANCHO MIRAGE, CA 92270
PH (760) 328-5280 ■ FAX (760) 328-5281
E-mail: info@holtarchitects.net

B. Exterior Building Façade Improvements:

- Research the available optional curtain wall replacement systems for the building exterior, focusing on systems which will provide maximum energy efficiency.
- Create design options for vertical exterior projecting fin systems which attach to the curtain wall system and provide solar protection for the new curtain wall system.
- Create design options for horizontal exterior aluminum louver systems which attach to the curtain wall system and provide solar protection for the new curtain wall system.
- Perform a computerized energy model analysis of all combinations of the above systems to assess their economic viability. The model will assess/compare the past cost performance of the building with the proposed improvements and determine the amount of time required to offset the expense of the new improvements.
- Propose new exterior coating for the existing plaster / concrete surfaces of the building, including new color alternatives.
- Preliminary Structural Analysis and Opinion of Probable Construction Cost for structural modifications to the existing building as a result of the proposed building façade improvements.

COMPENSATION:

Our proposed compensation is on a Fixed Fee basis, not to exceed the amounts per phase, as follows:

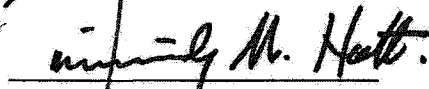
A. Furniture Design	34,520.00	
B. Exterior Building Façade Improvements	78,880.00	
C. Reimbursable Expenses	<u>3,730.00</u>	
TOTAL		\$117,130.00

Reimbursable expenses will accompany the monthly invoices per the attached 2010 Hourly Rate & Expense Schedule. If the Scope of Work (in terms of affected building area or site area) increases by more than 10%, the Architect's compensation shall be adjusted accordingly.

We appreciate the opportunity to be of service to you. Please contact me with any questions regarding this proposal.

Very truly yours,

HOLT ARCHITECTS, INC.



Timothy M. Holt, A.I.A.
President

Attachment: 2010 Hourly Rate and Expense Schedule

TMH/kmd

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By *William M. Healt*
Title *PRESIDENT*

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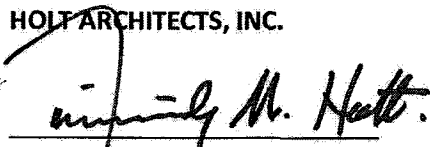
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