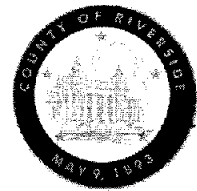


**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

515



FROM: Redevelopment Agency

SUBMITTAL DATE:

March 24, 2011

SUBJECT: Jurupa Valley Sheriff's Evidence Warehouse – Approve Total Project Budget, Plans, and Specifications

RECOMMENDED MOTION: That the Board of Directors:

1. Approve and authorize the Chairman to execute the First Amendment to the Agreement between Holt Architects and the Redevelopment Agency for additional design and engineering services in the amount of \$19,350;
2. Approve the total project budget of \$5,000,000;
3. Approve the plans and specifications for the construction of the project;
4. Authorize the Clerk of the Board to advertise the Notice of Inviting Bids for the project; and

(Continued)

[Signature]
Robert Field
Executive 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 SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature BY: *[Signature]*
Jennifer L. Sargent

Reviewed by: *[Signature]*
 DATE: 4/25/11
 FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]*
 MARSHA L. VICTOR
 Dept's Recomm.: Consent
 Per Exec. Ofc.: Consent
 Policy
 Policy

RECOMMENDED MOTION: (Continued)

5. Upon completion of the bid process for the construction of the Jurupa Sheriff's Warehouse, authorize the Executive Director of the Redevelopment Agency to submit the contract for award of the bid to the lowest responsive and responsible bidder to the Chairman of the Board, and authorize the Chairman to execute the agreement on behalf of the Board; provided that, if any of the following occur, the award will be submitted to the Board for action: there is a bid protest, the lowest bid exceeds the estimated construction budget, the low bidder is disqualified, two or more bids are the same and are the lowest, or a bidder requests relief from its bid due to an error.

BACKGROUND:

In 1997, the County of Riverside built a new 38,000 square foot Sheriff's Station for Jurupa Valley, which included approximately 2,700 square feet of evidence intake and storage. In the past 13 years, evidence laws have changed to require greater amount of evidence to be stored for longer periods of time. Due to these changes, the existing evidence storage area has been filled to capacity and the Jurupa Valley Sheriff's Department has had to store evidence at off-site locations to meet their needs. Staff along with the Sheriff's Department has identified a need to expand its existing storage to meet current and future evidence storage and warehouse needs.

On August 31, 2010, the Board of Directors entered into an agreement with Holt Architects for architectural design services for the new evidence storage warehouse for the Jurupa Valley Sheriff's Department. The project consists of approximately 10,000 square feet of secure high-bay warehouse storage, evidence refrigeration, evidence intake, staging area, service offices, security, parking, and lighting.

During the initial programming stage it was determined that in order to serve the increased amount of visitors to the facility, the project necessitated the front lobby be expanded and secured. It was also decided during the programming that a solar panel installation would assist the project in meeting energy savings and reducing operating costs substantially. This required additional architectural and electrical engineering work.

It has been found and determined that this project is eligible to utilize the Redevelopment Agency (RDA) funds because it helps eliminate blight and helps to effectuate the purpose of the project area's Redevelopment Plan, which calls for construction of infrastructure improvements.

The project is exempt from the provision of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, Existing Facilities, Class 1 (e)(2) and General Rule Exemption Section 15061, a Notice of Exemption was filed with the County Clerk on January 4, 2011 and posted for 30-days. The project has therefore complied with CEQA and no environmental impacts will occur with project implementation.

The approval of the plans, specifications, and total project budget includes the front lobby expansion, additional security, and solar panel installation. The First Amendment of \$19,350 will fund the additional design and engineering services.

(Continued)

BACKGROUND: (Continued)

The approximate allocation of the project budget is as follows:

PROJECT BUDGET

Design	\$276,000
Construction	\$3,900,000
Information Technology	\$30,000
Project Management & Real Estate	\$150,000
Permits, Fees, Reproduction, Dedication	\$29,000
Testing & Inspection	\$155,000
Project Contingency (10%)	\$460,000
Total:	\$5,000,000

In order to keep the project moving forward and meet project schedule commitments, staff recommends the Board of Directors authorize the Executive Director of RDA for the County of Riverside to determine award of the project, and authorize the Chairman of the Board to execute the agreement on behalf of the Board of Directors, provided that the lowest bid falls within the allotted project budget amount for construction. RDA staff recommends that the Board of Directors approve the total project budget, approve the plans and specifications, and authorize the Clerk of the Board to advertise the Notice of Inviting Bids for the project.

**FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT
BY AND BETWEEN THE REDEVELOPMENT AGENCY
FOR THE COUNTY OF RIVERSIDE
AND HOLT ARCHTECTS FOR THE JURUPA SHERIFF'S WAREHOUSE PROJECT**

THIS FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT
for the Jurupa Sheriff's Warehouse Project ("First Amendment") is made and entered
into by and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF
RIVERSIDE, a public body corporate politic in the State of California, herein referred to
as "AGENCY," and Holt Architects, a Professional Corporation under the laws of the
State of California, herein referred to as "ARCHITECT," and is effective date of
execution.

RECITALS

WHEREAS, the AGENCY entered into the original agreement on August 31,
2010 ("Original Agreement");

WHEREAS, the AGENCY has determined that the scope of services in the
Original Agreement has considerably expanded;

WHEREAS, the AGENCY is requesting that the ARCHITECT provide design
services to incorporate the additional scope of services requested;

WHEREAS, ARCHITECT shall perform the services described in Exhibit 'A-1' of
the First Amendment through project completion unless the work program is altered by
written amendments pursuant to the provisions in Section 3 of the Original Agreement;

WHEREAS, the ARCHITECT and has agreed to provide such additional services
to AGENCY for the additional amount of \$19,350.

NOW, THEREFORE, in consideration of the mutual covenants contained herein
and providing that all other sections not amended remain intact, the parties hereto
agree as follows:

1 I. Section II of the Original Agreement is hereby amended to add the following
2 sentence:

3 SCOPE OF WORK. ARCHITECT shall provide the additional professional
4 services, which are described in Exhibit "A-1" to this agreement, attached hereto
5 and incorporated herein by this reference.

6 II. Section III of the Original Agreement is hereby amended by modifying the
7 introductory sentence to read as follows:

8 Architect shall render the following services and related services as listed in
9 Exhibit "A" and Exhibit "A-1".

10 III. Section IV subparagraph A. of the Original Agreement is hereby amended to
11 read as follows:

12 A., DETERMINATION OF AMOUNT. For the services hereinabove required,
13 and pursuant to the First Amendment to this Agreement, AGENCY shall pay to
14 ARCHITECT in the manner hereafter provided, a fee of One Hundred Forty-Four
15 Thousand One Hundred Thirty dollars (\$144,130), and shall be paid as provided
16 in paragraph IV, C, Payment.

17 ///

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1 IN WITNESS HEREOF, the parties hereto have caused their duly authorized
2 representatives to execute this First Amendment on

3 _____
4 (To be filled in by Clerk of the Board)

5
6 **REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE**

HOLT ARCHITECTS

7
8 _____
9 **Marion Ashley**
Board of Directors

_____ Title

10
11
12 **APPROVED AS TO FORM:**

13
14 By *AP [Signature]* 4/25/11
Agency Counsel

15
16
17 **ATTEST:**
Clerk of the Board

18
19 By _____
Deputy

20
21
22
23 S:\RDACOM\DIS\Jurupa\Jurupa Sheriff's Warehouse/Agreements/Holt Architects FIRST AMENDMENT Agreement.docx

EXHIBIT A-1

OF THE

FIRST AMENDMENT TO THE AGREEMENT FOR ARCHITECTURAL SERVICES

**BY AND BETWEEN THE REDEVELOPMENT AGENCY
FOR THE COUNTY OF RIVERSIDE AND**

HOLT ARCHITECTS FOR THE JURUPA SHERIFF'S WAREHOUSE PROJECT



HOLT ARCHITECTS

ARCHITECTURE AND PLANNING

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

April 11, 2011

Rebecca Tsagris, Project Manager
County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 400
Riverside, CA 92501

**RE: COUNTY OF RIVERSIDE
JURUPA SHERIFF STATION EVIDENCE WAREHOUSE
CONTRACT AMENDMENT #1**

Dear Ms. Tsagris:

Holt Architects, Inc. is pleased to provide you with this proposal for Architectural/Engineering Services for an Amendment to our existing Contract, dated August 31, 2010. The Amendment shall provide Design Services for the expansion to the Front Lobby of the Sheriff Station to include new Visitor Counter and Security Cameras.

SCOPE OF SERVICES:

Our Scope will include the customary Architectural Service Phases of:

- Schematic Design
- Design Development (preliminary plans to illustrate Design alternatives; refine to Final Preliminary Drawings)
- Construction Documents; Plans & Specifications
- Bidding Assistance
- Construction Administration

Our Proposal includes the consulting services of Structural, Mechanical and Electrical Engineering.

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

Rebecca Tsagris
County of Riverside Economic Development Agency
Jurupa Sheriff Station Evidence Warehouse
April 11, 2011 – Page 2 of 2

COMPENSATION:

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

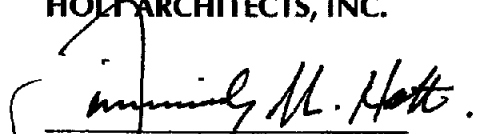
Basic Professional Services		
▪ Schematic Design Phase	1,270.00	
▪ Design Development Phase	1,890.00	
▪ Construction Documents Phase (50%)	3,320.00	
▪ Construction Documents Phase (100%)	5,320.00	
▪ Bidding Assistance	810.00	
▪ Construction Administration	1,740.00	
▪ Reimbursable Expenses for Warehouse & Lobby	<u>5,000.00</u>	
Total Basic Services		\$19,350.00

Reimbursable expenses will accompany the monthly invoices per the attached 2011 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

TMH/kmd



HOURLY RATE AND EXPENSE SCHEDULE HOLT ARCHITECTS, INC.

HOLT ARCHITECTS, INC. 2011 HOURLY RATE AND EXPENSE SCHEDULE

Senior Principal	\$175.00
Principal Architect	\$152.00
Project Architect	\$135.00
Project Manager	\$115.00
Designer	\$ 90.00
CAD Technician	\$ 80.00
Word Processor	\$ 60.00
Office Technician/Courier	\$ 45.00

CONSULTANTS

Services of outside Consultants for additional services beyond the Basic Services of the Agreement such as Structural Engineer, Mechanical Engineer, Electrical Engineer, Civil Engineer, Soils and Testing Laboratories and Landscape Architect.

COST + 10%

REIMBURSABLE EXPENSES

Photocopies	\$ 0.20 -\$2.00 Each
In-House Reproduction	\$4.00-\$12.00 Each
Computer Plotter	\$4.00-\$21.00 Each
Vehicle Mileage	\$.80 Mile
Postage, Reproduction, Special Photography, Printing, etc. performed by Subcontractor, Aerial Photogrammetry, Delivery Service	Cost + 10%

**Rates Effective through 12/31/11*
