

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

347



FROM: Economic Development Agency

SUBMITTAL DATE:
October 3, 2012

SUBJECT: Riverside Public Defender Remodel – Approval of Revised Plans and Specifications

RECOMMENDED MOTION: That the Board of Supervisors:

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

BACKGROUND: Commences on Page 2

REVIEWED BY CIP
Christopher Hens
Christopher Hens

Robert Field

Robert Field
Assistant County Executive Officer/EDA

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:	2012/13

COMPANION ITEM ON BOARD 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

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

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE: 10/19/12
BY: NEAL R. KIPNIS
Departmental Concurrence

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

Prev. Agn. Ref.: 3.11 of 9/11/12; 3.35 of 1/11/11

District: 2/2

Agenda Number:

3.18

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND:

On January 11, 2011, the Board of Supervisors approved the original plans and specifications for the Riverside Public Defender Remodel and authorized the Clerk of the Board to advertise for bids. The design documents were subsequently changed after said approval to comply with current building codes for seismic requirements, replace the existing, inefficient heating, ventilating and air conditioning (HVAC) system with a new HVAC system that meets current standards, and to allow the portion of the county's "Outside Plant" (OSP) underground infrastructure that will provide County-standard telecommunications capabilities to the building to be constructed. These modifications not only created a major change in the bid documents, but also caused a major change in the project budget.

On April 26, 2012, fifty-eight contractors attended a mandatory job walk for the Riverside Public Defender Remodel project. Due to pre-bid RFI's, and further project issues, there were additional changes to the project specifications in the form of four addenda during the bidding period. On May 30, 2012, a bid opening was conducted and AWI Builders, Inc. was the apparent lowest responsive and responsible bidder. Stronghold Engineering Inc. filed a bid protest regarding the low bid submittal by AWI Builders, Inc. claiming that their bid was non-responsive and that the bidder was non-responsible.

County expressly reserved the right in the bid documents to reject all bids, should that be determined to be in the best interests of the county. Based on the fact that significant changes to the project scope and specifications were made after Board approval in January, 2011, and an apparent lack of clarity or ambiguity in the plans leading to further addenda and a bid protest, the Board rejected all bids on September 11, 2012, and directed the Economic Development Agency (EDA) to review and revise the bid documents and specifications as necessary to facilitate moving the project forward to re-bid. The bid documents have been revised, reviewed, are now complete and EDA requests approval to solicit bids for construction of this project.

Attachment:

Specifications