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

FROM: Economic Development Agency/Facilities Management and
Transportation Department

SUBMITTAL DATE:
January 17, 2013

SUBJECT: Transportation Highway Operations Center Replacement Project – Approval for
Architectural Services

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Owner/Architect Agreement between the County of Riverside (County) and Ruhnau Ruhnau Clarke and Associates of Riverside, California, in the amount of \$1,550,000, plus a reimbursable allowance of \$90,000, and authorize the Chairman of the Board to execute the agreement on behalf of the County; and,
2. Authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies.

Juan C. Perez, Director
Transportation & Land Management

Robert Field
Assistant County Executive Officer/EDA

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Samuel Wong 1/15/13
SAMUEL WONG
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
DATE: 1/9/13
BY: MARSHA L. VICTOR

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,640,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/2013

SOURCE OF FUNDS: Transportation Department Road Funds (100%)	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

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

Prev. Agn. Ref. 3.73 of 6/5/12; 3.43 of 8/16/11 | District: 1/1 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3-20

BACKGROUND:

On August 16, 2011, the County of Riverside Board of Supervisors authorized the purchase of 19.38 acres of real property in the unincorporated area of Mead Valley. The land was purchased for the eventual relocation of the main Highway Operations Center, which is currently located in the City of Riverside on Washington Street, close to SR 91 and the Madison Interchange. This existing 15 acre site was built in 1955 and is in need of a functional upgrade, with some of the buildings dating back to that time and others added since then on an ad-hoc basis. There are 134 employees who primarily work out of this facility year-round, maintaining over 2200 miles of roadway and 500 signals county-wide, supplementing the small crews that we have at our 10 satellite maintenance yards. This existing location is far from central to our current and future operations, as the County has evolved and grown over the past decades.

The new site is close to the Cajalco/Ramona Expressway Corridor, I-215, and SR 60. The Transportation Department has conducted an analysis of savings on fuel costs and lost productivity time comparing this location to the current Washington Yard. The analysis projects a conservative operational savings in the amount of \$600,000 annually from being in this more centralized location, which would increase over time as gas costs continue to rise.

On June 5, 2012, the County of Riverside Board of Supervisors approved in principle the project to replace the Transportation Department's antiquated main Highway Operations Center.

The proposed new Transportation facility will include office space for operations, inspections, and surveying. In addition, the facilities will include repair shops, warehousing, material testing labs, vehicular wash and fuel stations, and storage areas. The proposed new facility will be LEED certified and include energy-savings components and be fully ADA accessible. The site will also be designed to accommodate a CNG fueling station and an electrical charging station that can be used for County vehicles and potentially the general public.

This facility will also be large enough to accommodate the move of our engineering personnel currently housed on 14th Street in downtown Riverside, which would bring another 50 jobs to the Mead Valley area. The 14th Street location is slated for eventual additional downtown Superior Court facility use.

On July 26, 2012, the Economic Development Agency (EDA) advertised a Request for Qualifications (RFQ) for the selection of a firm to provide architectural services for the proposed project. The RFQ was distributed for the purpose of selecting the most qualified firm to provide architectural service for the Transportation Highway Operations Center Replacement project.

Per Board Policy H-7 and the Government Code, a selection committee was formed that included representative from EDA and the Transportation Department to review each firm's qualifications and to interview selected firms. Ruhnau Ruhnau Clarke and Associates has been selected due to their experience and successful completion of similar projects for the County. The scope consists of providing architectural and engineering services for the new facility, which is planned to be the main Highway Operations Center.

(Continued)

BACKGROUND: (Continued)

Expenditures for FY 2012/13 are estimated at \$600,000; expenditures for FY 2013/14 are estimated at \$485,000, with the balance of architectural services fees to be expended once construction financing has been secured. All costs associated with this project will be fully funded by the Transportation Department Operating funds; thus, no net County costs will be incurred.

Building the site in the near future provides the County the opportunity to take advantage of the low bids that we are seeing in the soft construction market. Being in this new central location also provides the County with long-term options to consolidate some of our outlying yards, should they become unnecessary to keep due to future annexations/incorporations. Since the Washington Yard was purchased using State Gas Tax (Road Funds), proceeds of a future sale or transfer for other County uses would need to reimburse the Road Fund.