

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

121



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
March 28, 2013

**SUBJECT:** Indio Larson Justice Center Courtrooms Remodel - Approval of Plans and Specifications, Architectural Services Agreement and Project Budget

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a) and (d), Existing Facilities and Section 15061(b)(3);
2. Ratify the attached owner/architect agreement between the County of Riverside and DLR Group Inc. dba DLR Group WWCOT of Riverside, California, in the amount of \$314,480 and authorize the Chairman of the Board to execute the agreement on behalf of the county;

(Continued)

**REVIEWED BY CIP**  
*Christopher Hans*  
**Christopher Hans**

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

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 500,000	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

<b>SOURCE OF FUNDS:</b> Eastern Region Detention Center Project Budget	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

**County Executive Office Signature**

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

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

Prev. Agn. Ref.: N/A

District: 4/4

Agenda Number: 3-14

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL  
DATE 4/3/13  
BY: MARSHAL VICTOR  
FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: *Christine Rose* 4/3/13

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies;
4. Approve the plans and specifications for the construction of the Indio Larson Justice Center Courtrooms Remodel Project and authorize the Clerk of the Board to advertise for bids;
5. Upon completion of the bid process, authorize the Assistant County Executive Officer/EDA 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;
6. Approve the total project budget of \$3,000,000;
7. Delegate project management authority for this project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies; and
8. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval.

**BACKGROUND:**

On August 30, 2012, the Economic Development Agency (EDA) advertised a Request for Qualifications (RFQ) regarding the selection of a qualified firm to provide architectural services for the Indio Larson Justice Center Courtrooms Remodel project.

Per Board Policy H-7 and the Government Code, a selection committee was formed that included representatives from EDA and the Sheriff's Department to review each firm's qualifications. After reviewing all of the submitted Statements of Qualifications, DLR Group Inc. dba DLR Group WWCOT was selected as the firm best suited to provide the services.

The bid documents are now complete and EDA requests approval to solicit bids for construction of this project. In order to keep the project moving forward and meet project schedule commitments, staff recommends the Board of Supervisors authorize the Assistant County Executive Officer/EDA to determine award of the project in accordance with Board Policy B-11, and authorize the Chairman of the Board to execute the agreement on behalf of the Board of Supervisors, provided that the lowest bid falls within the allotted project budget amount for construction.

(Continued)

**BACKGROUND:** (Continued)

Pursuant to the California Environmental Quality Act (CEQA), the Project was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301(a) and (d), Class 1 - Existing Facilities and Section 15061(b)(3). The tenant improvements to be made at the existing Larson Justice Center are minor alterations to interior space within existing public structures and facilities, involving negligible expansion beyond that existing at this time. The building upgrades to the facility are to help the existing court functions and to meet current standards of public health and safety. In addition, it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

EDA staff recommends that the Board of Supervisors approve the plans and specifications and authorize the Clerk of the Board to advertise the Notice Inviting Bids for the project.

**PROJECT BUDGET:**

The approximate allocation of the project budget is as follows:

Design/Consultant	348,500
Construction	2,100,000
Specialty Inspections/Testing	45,000
County Inspections	75,000
Real Property	4,000
Project Management	119,773
Furniture Fixtures and Equipment	45,000
Project Contingency	262,727
<b>TOTAL</b>	<b>\$3,000,000</b>

**FINANCIAL IMPACT:**

Expenditures for FY 2012/13 are estimated at \$500,000; expenditures for FY 2013/14 are estimated at \$2,500,000. All costs associated with this project will be fully funded through the Eastern Region Detention Center project budget, thus no net county costs will be incurred as a result of this agreement.

**Attachments:**

Notice of Exemption  
Exhibit of Exemption  
Architectural Services Agreement  
Specifications