FORM APPROVED COUNTY COUNSEL BY WYLLYM 4/16/13 BY MARSHAL VICTOR DATE

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



FROM: Economic Development Agency

SUBMITTAL DATE: April 25, 2013

SUBJECT:Department of Mental Health, 14th Street Office Tenant Improvements – Approval of Change Order No. 2 and Increase Project Budget

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Change Order No. 2 in the amount of \$54,788, toward the construction of the Department of Mental Health, 14th Street Office Tenant Improvements Project and find that competitive bidding would not produce an advantage and be impractical for the work that is the subject of Change Order No. 2;

BY	nctiment	would not produce an advantage and be impractical for the work that is the subject of Chang Order No. 2;						
ER	LETY ROLD YOUNG		the Assistant County he county; and	Executive C	Officer/EDA or	designee, to exec	cute the chan	ge order on
AUDITOR-CONTROLLER		(Continued)	Veneerd		B	7/6/		_
CPA, AUDIT		Jerry Wengerd, D Department of Me			Robert Field Assistant County Executive Officer/EDA			
ANGULO, CI		FINANCIAL	Current F.Y. Total Cos	st:	\$ 447,235	In Current Year	Budget:	Yes
			Current F.Y. Net County Cost:		\$ O	Budget Adjustm	ent:	No
ANE	7 des	DATA	Annual Net County Co	ost:	\$ O	For Fiscal Year:		2012/13
PAULA	1	COMPANION ITE	EM ON BOARD AGE	ENDA: No				
2 2	8	SOURCE OF FU	NDS: 100% State Fu	ınds			Positions Deleted Po	
							Requires 4	
		C.E.O. RECOMM	IENDATION:	APPROVE	11.00			
Nolicy Nolicy	N Policy		ve Office Signature	BY June	Sargent	ml		
				395	V			
] Consent] Consent							
Dep't Recomm.:	Per Exec. Ofc.:			91				
Reviewed by	Seine Olion							
by	Sold	Prev. Agn. Ref.:	3.6 of 5/08/12		District:	2/2 Agenda	Number:	

-22

EDA-001a-F11 two signature Form 11 (Rev 06/2003) Economic Development Agency
Department of Mental Health, 14th Street Office Tenant Improvements – Approval of Change Order
No. 2 and Increase Project Budget
April 25, 2013
Page 2

RECOMMENDED MOTION: (Continued)

3. Approve a \$447,235 increase to the project budget.

BACKGROUND:

On May 8, 2012, the Board of Supervisors approved the plans and specifications, authorized the Clerk of the Board to advertise for bids, and authorized the Chairman of the Board to execute the construction agreement upon completion of the bid process for the Department of Mental Health, 14th Street Office Tenant Improvements project located in Riverside.

On July 19, 2012, the Chairman of the Board approved a construction agreement between the County of Riverside and Cal-City Construction of Cerritos, California, in the amount of \$1,069,000. During construction, the Department of Mental Health requested the addition of 12 new offices requiring an increase to the overall project budget.

Change Order No. 1 in the amount of \$64,982 was approved increasing the total contract value to \$1,133,982. Change Order No. 2 will exceed the 10% contingency allowance by 1.2%, which requires Board approval. The change order will compensate Cal-City Construction in the amount not-to-exceed \$54,788 for work essential to complete the addition to the project which includes design and engineering, replacement of Heating Ventilation and Air Conditioning (HVAC) equipment and ductwork. This work is integral to the project and impractical to bid out as a separate contract because it would be impossible to delineate the scope and responsibility between two separate contractors working in the same space, therefore staff recommends approval of the change order.

Due to the deteriorated condition of the roof and the leak discovered during construction, it was determined the roof required replacement and has been addressed utilizing Job Order Contracting. The project budget increase will cover Change Orders No. 1 and 2, including the additional HVAC units and the new roof.

The approximate allocation of the budget increase is as follows:

Original Project Budget	2,166,214
Change Order 1	64,982
Change Order 2	54,788
Design and Engineering	43,379
Construction for New Roof	163,000
Project Management	61,086
Project Contingency	60,000
Revised Total Project Budget	\$2,613,449

Sufficient funds for this project are budgeted for FY 2012/13. All costs associated with this project will be fully funded through 100% State Funds, thus no net county costs will be incurred.

Attachment:

Copy of Change Order No. 2

COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY

CHANGE (ORDER NO. 2	-
Date: 2/11/2013	Project: Mental Heal	th 14th Street Tenant Improvement
To Contractor:	Project No: 2010001	5 FM08720000015
Cal-City Construction		
16605 Norwalk Blvd	Distribution:	
Cerritos, CA 90703	Project Manager	Construction Manager
	Contractor	Inspector
	Fiscal	Architect/Engineer
You are directed to make the following changes. Change all charges or indirect arising out of this work:	s shall include labor, materia	il and equipment; each item to include
1) Replacement of 8 Carrier HVAC units		
COR # 005	ADD	\$ 54,788,30
2)		
COR#	ADD	
3)		
COR#	ADD	
4)		
COR#	ADD	
The specifications, where pertinent, shall apply to these of This Change Order provides for a time extension of Original Contract Duration (calendar days); Prior Authorized Time Extension (calendar days);	changes. 30 calendar day 225 60	•
Revised Construction Duration (calendar days):	315	
Original Contract Completion Date: Revised Contract Completion Date:	3/26/2013	
Hovest Compositi Date.	6/26/2013	
NOTE: This change order is not effective until ALL aignatures Form 11 as indicated per Change Order Guidelines.	below are obtained, and if app	licable, signature authority approval by
elready contracted for, and hereby agrees, if this change materials, except as may otherwise be noted above, and paccept as full payment for all costs related in any way the Contractor (Signature) Date Contractor's Printed Name	perform all services necessary note the prices shown above Original Contract Prior Authorized [] ADD [Total Contract Prior to this	\$ 1.069,000.00 DED
EDA Designee (Signature) Date	Authorized Changes on the Addition \$ 54,788.30 Deduction \$	- · · · · · · · · · · · · · · · · · · ·
Tim Milter		
Assistant Director	NET: (X) Addition [] Ded	luction \$ 64,788.20
Printed tyame		•
Architec (Signature)	Amount of Contract Author Including this Change Orde	
Architect's Printed Name	Pursuant to:	
2/23/3013	[] Board Policy B-11	
Project Manager (Signature) Date		
Rits Medellin		EDA Change Order Fount - Revised 1-10-12