

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

409



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;
2. Authorize the Assistant County Executive Officer/EDA or designee, to execute the change order on behalf of the county; and

(Continued)

Jerry Wengerd

Jerry Wengerd, Director
Department of Mental Health

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 447,235	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: 100% State 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: *Jennifer Sargent*
Jennifer Sargent

Policy <input checked="" type="checkbox"/> / Policy <input checked="" type="checkbox"/> Consent <input type="checkbox"/> / Consent <input type="checkbox"/> Dep't Recomm.: <input type="checkbox"/> / Per Exec. Ofc.: <input type="checkbox"/>	Reviewed by <i>Susan Chan</i> CIP TEAM
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Prev. Agn. Ref.: 3.6 of 5/08/12 **District:** 2/2 **Agenda Number:**

3-22

FORM APPROVED COUNTY COUNSEL
 DATE 4/16/13
 BY: MARSHAL VICTOR
 CONCURRENCE
 FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY:

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

