

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

616



FROM: Economic Development Agency

SUBMITTAL DATE:
May 9, 2013

SUBJECT: Riverside County Regional Medical Center Nursing and Allied Health Education Building Quarterly Progress Report - May 2013

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached Quarterly Progress Report regarding the Riverside County Regional Medical Center (RCRMC) Nursing and Allied Health Education Building Construction Project.

BACKGROUND: On February 26, 2013, the Board of Supervisors approved the construction agreement between the County of Riverside and AWI Builders, Inc. of Vernon, California, in the amount of \$12,994,500 for the construction of the RCRMC Nursing and Allied Health Education Building project. As directed by the Board, the Economic Development Agency (EDA) will provide quarterly status reports for the project to the Board of Supervisors. Attached is the May 2013 Quarterly Progress Report which indicates the project progress milestones. EDA recommends that the attached Progress Report be received and filed.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: CORAL Bond Proceeds (debt service to be paid by RCRMC Enterprise Fund)	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

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

5013 MAY 17 PM 1:13

OFFICE OF THE COUNTY CLERK
RECEIVED RIVERSIDE CALIFORNIA

Prev. Agn. Ref.: 3-82 of 2/26/13; 3.13 of 9/11/12 **District:** 5/5 **Agenda Number:** 2-5

BACKGROUND: (Continued)

Budget/Schedule Update:

On March 7, 2013, a preconstruction conference was held with the project team to discuss contractual requirements and expectations.

On March 13, 2013, a subsequent follow-up preconstruction conference was held with the inspector of record and the deputy inspections firm to discuss the process of inspections for the project.

On March 28, 2013, a Notice of Authorization to mobilize and to proceed with limited work was issued to mobilize on site, perform soils investigations, repair areas of the building pad that were damaged due to weather and ready the building pad to attain certification. An over excavation schedule was prepared starting work on April 15, 2013, with a completion date of May 31, 2013. This notice was understood to not serve as the contractual notice to proceed.

The term of this construction contract is scheduled for a duration of 365 days from the date of the Notice to Proceed. The anticipated Notice to Proceed is expected to be June 3, 2013, to accommodate the mill run dates for orders of steel exceeding 27" in width.

Attachments:

RCRMC Nursing and Allied Health Education Building Quarterly Progress Report – May 2013

PROJECT: RCRMC Nursing and Allied Health Education Building
PROJECT #: FM08430003954
REPORT DATE: May 1, 2013
PREPARED BY: Parker Davis, gkkworks

This report summarizes the status of the RCRMC Nursing and Allied Health Education Building Project schedule, budget, contract administration, and significant matters.

SCHEDULE

A baseline schedule provided by AWI Builders, Inc. (AWI) is under review by the construction manager. The project's critical path runs through structural steel procurement because a mill order needs to be placed to obtain the material for the building's columns. Due to this fact, the contractual start date is established as June 3, 2013 – with a completion date of June 3, 2014. Steel shop drawings have been submitted, reviewed and approved in order to make the expected June 3, 2013 start date.

AWI was released on March 28, 2013 to perform a limited amount of site work, primarily utility relocations and grading, prior to the planned notice to proceed date of June 3, 2013. This effort has revealed some conflicts which will likely have some impact on project costs but may not affect the schedule. Further review will be required.

Significant Activities that will begin within the next quarter are as follows:

- Excavation and grading necessary to ready the building pad
- Removal/relocation of utilities, fire hydrants, irrigation lines, and lighting, within project boundaries
- Install retaining wall at north side of project
- Structural foundation system and slab on grade
- Underground utilities to serve the building

BUDGET

The original contract value is \$12,994,500, which includes an additive alternate for site work.

CONTRACT ADMINISTRATION

Submittals: 15

RFI: 79

Board Approved Change Orders: 0

Schedule Status: Current

Payment Status: No payment application has been submitted to date

SIGNIFICANT ISSUES AND CONCERNS

1. The general contractor has identified that the project site will require additional import of soil based on the discrepancy between the project elevations provided at bid time and actual conditions. The design team is investigating whether lowering the building pad is a viable option.
2. The building pad will require excavation and re-compaction to some extent to meet the requirements of the geotechnical report. This work may have not been identified in the bid documents.
3. The project team is currently working with Eastern Municipal Water District in order to remove a section of water line from within the footprint of the new building. This will be easily resolved but is ongoing.
4. The general contractor has notified the County that an electrical duct bank has been discovered within the area of the building requiring over excavation for proper foundation bearing. This issue is still under investigation but the geotechnical engineer's early assessment is that the electrical lines will need to be relocated or protected in place. An RFI has been submitted and is being evaluated.

End.