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

FROM: Economic Development Agency

SUBMITTAL DATE:
May 9, 2013

SUBJECT: Riverside Public Defender Remodel Quarterly Progress Report - May 2013

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached Quarterly Progress Report regarding the Riverside Public Defender Remodel 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 Glendale, California, in the amount of \$14,417,500 for the construction of the Riverside Public Defender Remodel project. 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: General Fund Designation

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

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

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RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.: 3-86 of 2/26/13; 3.18 of 10/16/12

District: 2/2

Agenda Number

2-6

BACKGROUND: (Continued)

In addition to the Public Defender, the Probation Department will also be a tenant in this building.

Budget/Schedule Update:

EDA has issued the Notice to Proceed to AWI Builders and formally set the contractual start date for April 15, 2013. The contractual construction completion is August 2014.

The approximate allocation of the project budget as approved by the Board on February 26, 2013 is as follows:

Design / Consultant	\$ 1,366,355
Construction	14,777,268
Specialty Inspections and Testing	225,000
Riverside County Information Technology	1,062,650
Project Management	443,251
County Inspections	286,840
Furniture Fixtures and Equipment	600,000
Miscellaneous Fees & Permits	10,000
Project Contingency	855,024
Project Budget	\$19,626,388

Construction Management Services:

The County is in contract with GKK Works, a consultant pre-qualified by the County, to provide Construction Management Services for the project.

Attachment:

Riverside Public Defender Remodel Quarterly Progress Report - May 2013



QUARTERLY PROGRESS REPORT

PROJECT: Law Offices for Public Defender
PROJECT #: FM08240003992
REPORT DATE: May 1, 2013
PREPARED BY: Parker Davis, gkkworks

This report summarizes the status of the Law Offices for Public Defender Project schedule, budget, contract administration, and significant matters.

SCHEDULE

Pursuant to the baseline schedule provided by AWI Builders, Inc. (AWI), and in reference to the latest short-interval schedule provided by AWI, the project will be delivered within the originally planned duration of 485 calendar days. In fact, the work as currently scheduled reflects that the project will be completed in 466 calendar days and will be delivered by July 25, 2014. The contractual notice to proceed date, and start of the project duration, is April 15, 2013.

To date, the general contractor has identified only minor, unquantified, schedule obstacles that deserve little mention here. Those obstacles are identified under Significant Issues and Concerns below.

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

- Lead and asbestos abatement
- Demolition
- Exterior planter and irrigation work
- Generator enclosure and associated underground electrical pathways
- Glazing system removal
- Structural foundation work
- Framing, drywall, and finish work at completed floors

BUDGET

The original contract value is \$14,417,500.00. The bid documents were structured to include six deductive alternates totaling \$1,545,000.00 which, if accepted, would effectively reduce the value of the contract. None of the deductive alternates have been accepted at this time but value engineering efforts may reduce the cost of those work scopes as well.

As of the date of this report, AWI has not submitted a formal request for additional compensation. Once the project is underway, and for future reports, a detailed cost report which breaks down the contract value to date, expenditures, allowance balances, and estimated potential costs to the contract will be attached to this narrative.

CONTRACT ADMINISTRATION**Submittals: 31****RFI: 13****Change Order Requests: 0****Board Approved Change Orders: 0****Schedule Status: Current****Payment Status: No payment application has been submitted to date****SIGNIFICANT ISSUES AND CONCERNS**

1. The City of Riverside has requested that AWI adjust its logistics plan to provide for wider fire lanes and emergency access to the building. This is not a considerable problem and should be resolved in meetings scheduled for the week of May 3rd.
2. During fire sprinkler plan review the City of Riverside requested alterations to the fire sprinkler system beyond those reflected in the bid documents. The requests are relatively minor but will likely result in additional cost to the project unless those revisions are found to be beneficial to the general contractor.

End.