

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

926



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 13, 2013

**SUBJECT:** Van Horn Youth Treatment and Education Center – Approval of Amendment No. 1 to Architectural Agreement

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

1. Approve attached Amendment No. 1 to the owner/architect agreement between the County of Riverside and DLR Group WWCOT of Riverside, California, in the additional amount not-to-exceed \$125,000 and authorize the Chairman of the Board to execute the agreement on behalf of the county; and
2. Authorize the Assistant County Executive Officer/EDA to administer Amendment No. 1 for DLR Group WWCOT, in accordance with applicable Board policies.

**BACKGROUND:** (Commences on Page 2)

*Robert Field*  
Robert Field  
Assistant County Executive Officer/EDA

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY Samuel Wong 6/12/13  
SAMUEL WONG

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 125,000	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

**SOURCE OF FUNDS:** Capital Improvement Program (CIP) funds to be repaid by County Development Impact Fees (DIF)

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  
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
REVIEWED BY CIP MARSHAL L. VICTOR  
DATE 6/11/13  
Departmental Concurrence  
Christopher Hans  
Chief Hake  
Riverside County Probation Department

Dept's Recomm.:  Consent  
Per Exec. Ofc.:  Consent  
 Policy  
 Policy

**Prev. Agn. Ref.:** 3-69 of 3/12/13; 3.16 of 6/19/12 | **District:** 1/1 | **Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3-6

**BACKGROUND:**

On June 19, 2012, the Board of Supervisors approved an owner/architect agreement between the County of Riverside and DLR Group WWCOT, in the amount of \$2,118,950 for architectural services for the proposed project. During the design process, a cost-benefit analysis was performed to evaluate a central utility plant to serve the facility in lieu of Heating Ventilation and Air Conditioning package units. A central utility plant will use less energy, require less maintenance, and has double the life expectancy of package units. The analysis was presented to Probation and upon review, it was determined that the central utility plant was the most cost effective and efficient system for the facility. The scope of services provided by DLR will be increased to cover the additional design and engineering for the central utility plant as well as enhanced Leadership in Energy and Environmental Design (LEED) services. As a result of these additional services, Amendment No. 1 will compensate DLR Group WWCOT in the additional amount not-to-exceed \$125,000. The cost for these services will be deducted from an architectural contingency line item in the overall project budget and no additional funding will be required.

All costs associated with this project will be fully funded by Capital Improvement Program funds to be repaid by County Development Impact Fees (DIF), thus no net county costs will be incurred.

Attachment:

Amendment No. 1 to Architectural Agreement

AMENDMENT NO. 1

To The  
AGREEMENT

Between

THE COUNTY OF RIVERSIDE AND DLR GROUP WWCOT

The County of Riverside and DLR GROUP WWCOT of Riverside, CA hereby agree to amend that certain agreement for Architectural and Engineering services associated with the Van Horn Youth Treatment and Education Center (FM08260000146) approved on June 19, 2012, Agenda Item 3.16 as follows:


- Section II. SCOPE OF WORK shall be modified in the first paragraph to read as follows:  
"Architect shall provide additional services as outlined and specified in Exhibit A-1 consisting of six pages attached hereto and incorporated herein by this reference".
- Section III. ARCHITECT'S SERVICES shall be modified to read as follows:  
"The Architect shall render the following services and related services as stipulated in Exhibit "A" and "A-1"."
- Section IV.A.1. Determination of Amount shall be modified in the first paragraph to read as follows:  
"For the services hereinabove required the County shall pay to the Architect, in the manner hereinafter provided, a lump sum fee of two million, two hundred and forty-three thousand, nine hundred and fifty dollars (\$2,243,950), which includes the additional scope of work enumerated in Exhibit "A-1", and shall be paid as provided in paragraph IV.C. Payment.
- Section IV.C.1.d Construction Documents, the amount shall be changed to \$866,633.
- All other terms and conditions of the agreement shall remain in full force and effect.

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

County of Riverside

By: \_\_\_\_\_  
**JOHN J. BENOIT, Chairman**  
Board of Supervisors

By \_\_\_\_\_  
Deputy

  
\_\_\_\_\_  
**PAMELA TUSCHNER**

By \_\_\_\_\_  
**SR. PRINCIPAL**  
Title

(Seal)

FORM APPROVED COUNTY COUNSEL  
BY: Marshall Victor 3/7/13  
MARSHALL VICTOR DATE

# EXHIBIT A - 1



November 13, 2012

Ms. Rebecca Tsargis, Project Manager  
Riverside County Economic Development Agency  
3403 10<sup>th</sup> Street, Suite 500  
Riverside, CA 92501

4280 Latham Street  
Suite H  
Riverside, CA 92501

o: 951/682-0470  
f: 951/682-1801  
dlrgroup.com | wwcot.com

Re: **Extra Services #1 – LEED Certification and Central Utility Plant**  
**Riverside County EDA – Van Horn Youth Treatment & Education Facility**  
DLR Group Project No.: 75-12608-00  
EDA Project No.: FM08260000146

Dear Rebecca,

The following outlines our extra service request for additional services beyond the terms of our current Agreement:

## 1.0 Scope of Services

### 1.1 LEED Certification and Documentation

- 1.1.1 Prepare design and documentation to achieve at a minimum LEED® Certification by the US Green Building Council (USGBC) in accordance with LEED® for New Construction 2009 Rating System.
- 1.1.2 Coordinate LEED® certification requirements with consultants.
- 1.1.3 EDA will prepare, along with the LEED® Commissioning Agent (CxA), the Owner's Project Requirements (OPR) and the Basis of Design (BOD) submittal.
- 1.1.4 Upload the documentation and exhibits required for LEED® certification to the USGBC website.
- 1.1.5 Energy Modeling of the building will be provided per the base contract.
- 1.1.6 Prepare LEED® Specifications.

### 1.2 Central Utility Plant

- 1.2.1 Refer to the attached Option 2 description.

## 2.0 Professional Fee

- 2.1 DLR Group and our consultant will provide the additional services described under Scope of Services for a fixed fee of **One Hundred Twenty-Five Thousand Dollars (\$125,000)**. The breakdown of the fee is as follows:

• LEED® Documentation	\$ 30,000
• Central Utility Plant	\$ 95,000
TOTAL	\$125,000

If the above request meets with your approval, please process the appropriate paperwork. Please do not hesitate to contact Darrell Stelling or myself should you have any questions.

Sincerely,

DLR Group



Pam Touschner, FAIA  
Senior Principal

**OPTION 2 - CHILLED WATER CENTRAL PLANT**

**I. HEATING, VENTILATING AND AIR CONDITIONING**

**A. General**

1. The proposed heating ventilating and air-conditioning system is a water cooled chilled water central plant, with rooftop airhandlers, and a central hot water boiler system for building heating. Rooftop exhaust fans.

**B. Heating and Cooling Systems**

1. The proposed air conditioning system will consist of cooling towers located in a yard next to the central plant, water cooled magnetic bearing chillers located in the central plant, with primary/secondary pumping on variable frequency drives. Chilled water piping will be distributed in the building to rooftop airhandlers.
2. The proposed heating system will consist of condensing type natural gas fired hot water boilers located in the central plant boiler room, with primary/secondary pumping on variable frequency drives. Heating water piping will be distributed in the building to rooftop airhandlers.
3. Variable air volume system with Rooftop airhandlers with Hot water re-heat will be used in the administration area. Other areas of the building will utilize either single zone constant volume rooftop airhandlers, or single zone variable volume rooftop airhandlers.

**C. Ventilation Air**

1. Ventilation air will be provided to all habitable areas of the building per current code requirements and ASHRAE 62 recommendations.
2. Ventilation air will be drawn from the outdoors through intake hoods located on the rooftop airhandlers. Air to air heat recovery units will be used where 100% outside air is required and elsewhere as may be required to meet the desired project energy efficiencies for LEED silver certification

**D. Exhaust Requirements**

1. Restrooms and Janitor's rooms. Each restroom and janitor room will be provided with exhaust systems to meet code requirements.

**E. Ductwork**

1. All ductwork will be constructed in accordance with SMACNA low velocity standards.
2. All supply, return and exhaust ductwork will be galvanized sheet metal, and shall have all joints sealed with fire retardant duct sealer.

3. All exhaust ductwork from wet areas such as showers, will be stainless steel (or aluminum), and shall have all joints welded (soldered) watertight.

F. Insulation

1. Fiberglass insulation will be installed on all; domestic hot water supply and return piping, unlined supply, return and outside air ductwork. The horizontal runs of roof drain pipe will be insulated. Insulating materials shall contain no asbestos.

G. Cooling Coil Condensate Piping

1. Cooling Coil Condensate piping will be type M hard copper and routed above the ceilings to approved receptors or on the roof to approved receptors.

H. HVAC Controls

1. All air conditioning units and systems will be controlled by a direct digital control system (DDC). The DDC system will be a bac-net protocol.

I. HVAC Test and Balance

1. Balancing of the air systems shall be accomplished by a firm who is a current member of AABC or NEBB and with a minimum of three years of experience on similar projects.

II. PLUMBING

A. Domestic Hot Water

1. Centrally located natural gas fired water heaters will be provided in mechanical room with thermostatic mixing valve to provide 110 deg. F. water to restroom fixtures. A non-recirculated, separate 120 deg F loop will be provided for janitors sinks.
2. Recirculation systems shall be provided (110 deg. F only) to insure hot water to all fixtures.

B. Plumbing Fixtures

1. All plumbing fixtures will be selected in accordance with the use of the facility and will meet all handicapped and State and Local regulations. Generally, as manufactured by Crane, Kohler, or American Standard. Stainless steel penal combination lavatory water closet fixture will be provided in the segregation cells.
2. Water closets shall be elongated siphon jet vitreous china wall-hung with Sloan "Royal" or equal flush valves.
3. Lavatories shall be vitreous china with a center-set faucet. Open drain type waste outlet, flexible supplies w/angle stops, and adjustable 1-1/4 inch cast brass P-trap.

4. Urinals. Wall hung blow out type, vitreous china, Sloan "Royal" or equal flush valve, complete with wall hanger and backing plate.
5. Stainless steel penal fixtures shall be elongated bowl siphon jet, integral bubbler and lavatory faucet, with Sloan "Royal" or equal flush valves. Fixture as manufactured by Acorn, Bradley, Metcraft or Willoughby.
6. Mop Sinks. Terrazzo type with sink edge guards with a wall mounted faucet with hose end, brace, bucket hook and vacuum breaker.
7. Stainless Steel Sinks. As manufactured by Elkay, Just, or an approved equal. Provide faucet, supplies with stops, cast brass P-trap with cleanout plug.
8. Water Coolers. Wall mounted stainless steel drinking fountains with refrigeration unit. Halsey Taylor, Oasis, Haws, Elkay, or approved equal.

C. Domestic Water System

1. Hot and cold water piping shall be extended to all fixtures requiring hot and cold water.
2. Piping above ground shall be type L copper with lead-free solder joints.
3. Piping below ground shall be type K copper with no underground joints.

D. Sanitary Waste and Vent System

1. A complete waste and vent system for all plumbing fixtures, floor drains, etc., shall be provided.
2. Floor drains shall be provided in dayrooms, toilet rooms with more than one water closet, and as required. Floor drain tops in unfinished areas shall be rough brass. Floor drain tops in finished areas shall be polished brass.
3. Waste and vent piping shall be hubless cast iron.

E. Storm Drainage

1. Roof drains with storm piping system and over flow shall be provided for storm water removal.
2. Storm drain piping shall be hubless cast iron.
3. Piping shall be cast iron and insulated to prevent condensation.

III. FIRE PROTECTION SYSTEM

- A. A complete automatic wet pipe sprinkler system will be installed throughout the building. The fire riser for the building will be located within the Mechanical Room of the building.



**IV. CONSERVATION**

- A. The following features of the mechanical design will contribute to energy and natural resource conservation:
1. Plumbing fixtures shall be of the low flow type.
  2. The air conditioning units will be specified as high efficiency SEER 11 units to provide energy efficiency.
  3. The heating hot water boiler will be a condensing type with a minimum of 92% efficiency.
  4. The Domestic water heaters will be a condensing type with a minimum of 92% efficiency.