

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



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 13, 2013

**SUBJECT:** Alternate Emergency Operations Center, Communications Hub and Tower Relocation – Approval of Construction Agreement and Revised Project Budget

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

1. Ratify Addendums 1, 2, and 3 to the Plans and Specifications;
2. Grant the low bidder, Monet Construction, Inc., relief from its bid without penalty due to clerical error;
3. Waive any minor irregularities in the bid and award the construction agreement between the County of Riverside and the second lowest bidder, Lifetime Industries, Inc., dba Parkwest Construction, Inc., in the amount of \$4,227,000 and authorize the Chairman of the Board to execute the agreement on behalf of the county;

(Continued)

**REVIEWED BY CIP**  
*Christopher Hans*  
**Christopher Hans**

*Lisa Brandl for*  
Robert Field  
Assistant County Executive Officer/EDA  
By: Lisa Brandl, Managing Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 3,500,000	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

<b>SOURCE OF FUNDS:</b> East County Detention Center Project Budget	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer L. Sargent*  
**County Executive Office Signature** Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
 DATE 6/13/13  
 BY: MARSHAL VICTOR  
 Departmental Concurrence  
 FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: SAMUEL WONG  
 Dept't Recomm.:  Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

2013 JUN 13 PM 5:31  
 RECEIVED  
 COUNTY OF RIVERSIDE  
 3-7

**Prev. Agn. Ref.:** 3-12 of 4/9/13; 3-62 of 3/12/13 | **District:** 4/4 | **Agenda Number:**

**RECOMMENDED MOTION: (Continued)**

4. Approve attached Amendment No. 1 to the owner/architect agreement between the County of Riverside and Holt Architects in the additional amount not-to-exceed \$143,601 and authorize the Chairman of the Board to execute the agreement on behalf of the county;
5. Authorize the Assistant County Executive Officer/EDA to administer the construction agreement for Lifetime Industries, Inc., dba Parkwest Construction, Inc. and Amendment No. 1 for Holt Architects, in accordance with applicable Board policies; and
6. Approve the revised project budget of \$11,131,201.

**BACKGROUND:**

On April 9, 2013, the Board of Supervisors approved the plans and specifications for the Alternate Emergency Operations Center (AEOC), Communications Hub and Tower Relocation, approved a total project budget, and authorized the Assistant County Executive Officer/EDA to submit the contract for award to the lowest responsible bidder to the Chairman of the Board for execution, provided that: if there is a bid protest, the lowest bid exceeds the estimated construction budget, the low bidder is disqualified, two or more bids are the same and are the lowest, or a bidder requests relief from its bid due to an error, the award will be submitted to the Board for action. On April 29, 2013, a mandatory job walk was held and a bid opening was conducted on May 20, 2013 for the AEOC project. Monet Construction, Inc. (Monet) was determined to be the lowest responsive and responsible bidder in the amount of \$3,968,000.

On May 21, 2013, the County of Riverside received a letter from Monet in reference to the bid proposal they submitted for the AEOC project. Monet formally requested their bid proposal be withdrawn due to clerical calculation errors. The Economic Development Agency (EDA) project staff and County Counsel have reviewed and approved the documents from Monet to withdraw their bid and determined they were within the timeline and had provided sufficient information of their errors per the Public Contract Code. EDA asks that the Board of Supervisors relieve Monet from their bid proposal, pursuant Public Contract Code Section 5100, et seq.; waive any minor irregularities in the bid from Lifetime Industries, Inc., dba Parkwest Construction, Inc., and award the bid to Lifetime Industries Inc. in the amount of \$4,227,000.

On March 12, 2013, the Board of Supervisors approved the owner/architect agreement between the County of Riverside and Holt Architects, in the amount of \$274,400, plus a reimbursable allowance of \$5,400 for the proposed project. The amendment to architecture agreement is needed to address work required to complete the design process that was added to scope after start of design. The amendment will cover work with the furniture design team, expenses incurred during plan review with the Indio Fire Marshal, and development of plans and specifications for the Fire Department's audio and visual requirements in the command center. Once specifications and plans for the audio and visual system are complete they will be brought back to the Board for approval and request to bid. As a result of these additional services, Amendment No. 1 will compensate Holt Architects in the additional amount not-to-exceed \$125,000.

(Continued)

**PROJECT BUDGET:**

The approximate allocation of the revised project budget is as follows:

Design/Consultant	423,401
Construction	4,227,000
Demolition	115,000
Specialty Inspections/Testing	65,000
County Inspections	75,000
Plan Check/Permits	30,000
Commissioning	25,000
Real Property	4,000
Project Management	113,750
Furniture, Fixtures & A/V Equipment	695,000
RCIT Hub/Tower	4,346,123
Project Contingency	1,011,927
<b>Revised Project Budget</b>	<b>\$11,131,201</b>

**FINANCIAL IMPACT:**

Expenditures for FY 2012/13 are estimated at \$3,500,000; expenditures for FY 2013/14 are estimated at \$7,631,201. All costs associated with this project will be fully funded through the Eastern Region Detention Center project budget, thus no net county costs will be incurred.

**Attachments:**

Addendums 1, 2, and 3  
Construction Agreement  
Amendment No. 1

**FIRST AMENDMENT TO AGREEMENT BETWEEN  
COUNTY OF RIVERSIDE AND HOLT ARCHITECTS FOR SERVICES REGARDING  
ALTERNATE EMERGENCY OPERATIONS CENTER, COMMUNICATIONS HUB  
AND TOWER RELOCATION PROJECT**

The County of Riverside (“County”) and Holt Architects (“Architect”) of Rancho Mirage, California, hereby agree to amend the Standard Form of Professional Services Agreement (“Original Agreement”) for architectural services associated with the Alternate Emergency Operations Center (FM08110000280) originally approved on March 12, 2013, Agenda Item 3.62, as follows:

1. Pursuant to Section 5.3.1 of the Original Agreement, the parties herein agree that Architect shall be paid a lump sum price of \$ 140,701.00 as Additional Services Compensation for the Additional Services to be set forth in Exhibit B-1 hereto. There is therefore added to Section 5.3.1, the following:  

“5.3.1.1 Exhibit B-1, Additional Services Compensation Fee of \$ 140,751.00.”
2. Exhibit B, Description of Basic Services, Additional Services and Excluded Services provided that those professional services marked as “No” on the Original Agreement were deemed to be Additional Services. Pursuant to Section 5.3.2 of the Original Agreement, the parties may agree that Architect shall perform Additional Services which may be based on a lump sum price. The parties herein set forth in Exhibit B-1, consisting of one page, attached hereto and incorporated herein, Additional Services which shall be performed by Architect, which services were either marked as “No” on the Original Agreement, or which were included within a current category of work but were not within the agreed scope contemplated by the parties upon execution of the Original Agreement.
3. Exhibit G, Reimbursable Expense Schedule, shall be modified to read as follows:  

“Reimbursable Expenses Not-To-Exceed (aggregate): \$8,250.00”
4. All other terms and conditions, to the extent not modified herein, shall remain in full force and effect.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this First Amendment on the date noted below.

COUNTY OF RIVERSIDE:

ARCHITECT  
Holt Architects


By: \_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

By:   
Timothy Holt, President

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

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

APPROVED AS TO FORM:  
Pamela J. Walls  
County Counsel

By:  6/13/13  
Marsha L. Victor  
Principal Deputy County Counsel

AMENDMENT NO.: 1  
EXHIBIT B-1  
ADDITIONAL SERVICES

**Communications: Audio/Visual Consulting Services:** Development of plans and specifications and bidding assistance for audio and visual hardware and software for command center. **\$114,800.00**

**Structural: Structural Engineering Services:** Additional engineering services including drawings, calculations and specifications for the removal of 200 linear feet of interior bearing walls and replacement with a beam and column system; addition of 54'x76' raised roof area over Operations Command Center and review of mechanical screen submittals; Addition of new raised access floor area and new conduit trenches to telecomm rooms. **\$14,700.00**

**Civil: Geotechnical Engineering:** Geotechnical investigations including borings of site and comprehensive report to determine design criteria. **\$3,518.00**

**Plumbing : Sanitary Sewer Camera Service:** Camera Survey of the building and determination of location depth and condition of sewer lines. **\$1,433.00**

**Furniture, Furnishing, Artwork: Furniture Design Services:** Professional design services for 14,000 square foot office space. **\$6,300.00**

**Total** **\$140,751.00**

**Reimbursable Expenses:** **\$2,850.00**