

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

920



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
September 19, 2013

**SUBJECT:** East County Parking Structure – Design-Build Process

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

1. Direct the Economic Development Agency to comply with labor compliance oversight and program requirements as required by Public Contract Code 20133; and
2. Approve and authorize the Economic Development Agency to issue the attached Pre-Qualification Package for Design-Build Contractors for the purpose of compiling a list of Pre-Qualified Entities.

**BACKGROUND:  
Summary**

(Commences on Page 2)

Robert Field  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> East County Detention Center Budget	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Jennifer L. Sargent

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

**REVIEWED BY CIP**  
  
**Christopher Hans**  
 Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
 BY:   
**MARSHA L. VICTOR**  
 DATE: 9/16/13

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-18 of 7/16/13

District: 4/4

Agenda Number:

**3-6**

**BACKGROUND:**

**Summary**

On July 16, 2013, the Board of Supervisors approved and adopted the Final Environmental Impact Report (EIR) for the East County Detention Center (ECDC) Project and its companion project, the East County Parking Structure located at the intersection of Plaza Avenue and Oasis Street in the City of Indio. This new 1,626 bed detention facility has necessitated the demand for increased parking infrastructure facilities.

The parking structure will consist of a three-level covered structure with photovoltaic (PV) panels on the roof to generate solar energy. The parking structure would have a general height of 24 ft. with an additional 20 ft. for elevator housing (44 ft. at the highest point) and would include more than 990 spaces to provide additional parking for staff and the public for the ECDC, the Larson Justice Center, the anticipated new Law Building, jury parking, overflow from the Law Library, supplemental parking during the Riverside County National Date Festival, and other additional parking services.

The Local Agency Public Construction Act (Public Contract Code Section 20100 et seq.) and Uniform Public Construction Cost Accounting Act (Public Contract Code Section 22000 et seq.) requires officials to invite bids for construction projects and award contracts to the lowest responsible bidder. This "Design-Bid-Build" method is the traditional approach to public works construction. By contrast, the "Design-Build" method allows counties to procure both design and construction services from a single company before the development of completed plans and specifications. With Board approval, the county may utilize an alternative procedure for bidding on construction projects in excess of \$2,500,000 and may award the project using either the lowest responsible bidder or by best value. It is proposed that this project be awarded based on the best value procedure.

It is recommended that the Board approve the Pre-Qualification Package for Design-Build Contractors. Following a review of the Design-Build firms prequalification's the Economic Development Agency will return to the Board for approval of a short list of firms. These firms would be invited to submit Design-Build solutions for the project.

Attachment:

Design-Build Pre-Qualification Package