

Reviewed by  
CIP TEAM

10/15/2013

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

272



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
October 9, 2013

**SUBJECT:** Riverside Public Defender Remodel Quarterly Progress Report - October 2013, District 2, [\$0]

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

1. Receive and file the attached Quarterly Progress Report regarding the Riverside Public Defender Remodel Construction Project.

**BACKGROUND:**  
Summary

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.

(Continued)

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 checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> General Fund Designation	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

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

APPROVE

BY:

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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**Prev. Agn. Ref.:** 2-12 of 7/30/13; 2-6 of 5/21/13 | **District:** 2/2 | **Agenda Number:**

2-6

Departmental Concurrence

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

Economic Development Agency

**FORM 11:** Riverside Public Defender Remodel Quarterly Progress Report - October 2013, District 2, [\$0]

**DATE:** October 9, 2013

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**BACKGROUND:**

**Summary (continued)**

The Economic Development Agency (EDA) provides quarterly status reports for the project to the Board of Supervisors. Attached is the October 2013 Quarterly Progress Report which indicates the project progress milestones. EDA recommends that the attached Progress Report be received and filed. 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. On February 26, 2013, the Board approved the project budget of \$19,626,388. The contractual construction completion date is August 2014.

**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.

**Impact on Residents and Businesses**

This progress report has no impact on residents and businesses in the area.

Attachment:

Riverside Public Defender Remodel Quarterly Progress Report - October 2013



## QUARTERLY PROGRESS REPORT

PROJECT: Law Offices for Public Defender  
PROJECT #: FM08240003992  
REPORT DATE: October 7, 2013  
PREPARED BY: Parker Davis, gkkworks

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

### SCHEDULE

The Contractor's 485 calendar day baseline schedule showed a completion date of August 12, 2014. Space planning and repurposing efforts to incorporate the Probation Department into the facility and injection crack sealing of floors 2 thru 8 and the roof structure are expected to impact the project duration. The delay stemming from the redesign appears to be the controlling impact at this time. The project team will continue to look for opportunities to mitigate any delays.

### 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. As of today there have been no changes to the original contract value but several change order requests will draw from the allowances allocated for this purpose. While still in negotiation, the total amount requested for change order work to date is roughly \$418,000.

### CONTRACT ADMINISTRATION

Submittals: Current  
Requests for Information: 80  
Change Order Requests: 9  
Board Approved Change Orders: 0  
Schedule Update Status: Current  
Payment Status: Current

## CURRENT ISSUES AND CONCERNS

1. **Hazardous Materials:** Ambient Environmental, acting as a consultant for the County, provided a full-building survey of materials and potentially hazardous substances within the building prior to the start of construction. Those materials found to contain lead and/or asbestos were removed under the proper methods and under the current contract. Now that walls and other surface materials have been removed another layer of potentially hazardous materials has been exposed. The Air Quality Management District (AQMD) and the contractor have continued to identify materials that may have been missed in the original building survey prompting several follow-up inspections and some level of uncertainty about the safety of the remaining materials. Ambient Environmental recently conducted what they consider to be a full supplemental evaluation of building materials and found a few locations that will need to be remediated and a few that need further investigation. While this is common and may not be cause for concern this continued effort may impact the project schedule and will come at some cost to the project.
  
2. **Space Planning:** Wall and utility relocation to accommodate the sharing of space between the public defender and probation departments may impact the project schedule. Wall relocations and office layouts have been quickly resolved and illustrated for the general contractor. Engineers are working diligently to adjust mechanical, electrical, and plumbing systems that have been impacted by the changes. It is too early to tell if these changes will have any impact on the project schedule, but the possibility deserves mention.  
  
Update: this effort continues to move forward and final design is anticipated by the first week of November. As noted above this change in the project will likely affect the overall project duration. The extent of the impact will be known once the final design is delivered to the contractor, priced, evaluated, and put into production.
  
3. **Outlook:** It deserves to be mentioned that the discovery phase of the project is nearing an end. Many of the issues being worked through are anticipated on a project of this nature and magnitude, and now that they have been identified the project should gain some momentum toward completion.

End.