

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

521



FROM: Economic Development Agency

SUBMITTAL DATE:
November 14, 2013.

SUBJECT: Riverside County Regional Medical Center Nursing and Allied Health Education Building Quarterly Progress Report - November 2013, District 5, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the attached Quarterly Progress Report regarding the Riverside County Regional Medical Center (RCRMC) Nursing and Allied Health Education Building Construction Project.

Departmental Concurrence

BACKGROUND:

Summary

On February 26, 2013, the Board of Supervisors approved the construction agreement between the County of Riverside and AWI Builders, Inc. of Vernon, California, in the amount of \$12,994,500 for the construction of the RCRMC Nursing and Allied Health Education Building 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	

SOURCE OF FUNDS: CORAL Bond Proceeds (debt service to be paid by RCRMC Enterprise Fund) Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 2-17 of 8/20/13; 2-5 of 5/21/13

District: 5/5

Agenda Number:

2-6

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

Economic Development Agency

FORM 11: Riverside County Regional Medical Center Nursing and Allied Health Education Building
Quarterly Progress Report - November 2013, District 5, [\$0]

DATE: November 14, 2013

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BACKGROUND:

Summary (continued)

The Economic Development Agency (EDA) provides status reports for the project. Attached is the November 2013 Quarterly Progress Report which indicates the project progress milestones. EDA recommends that the attached Progress Report be received and filed.

Schedule Update

On August 15, 2013, a notice to proceed was issued with a start date of September 9, 2013. On August 30, 2013 a pad certification was received by TKE Engineering, Inc. On September 3, 2013, a building permit was issued. During the week of September 9, 2013, grade beams and footings were excavated and formed to allow for the setting of rebar and column anchors in preparation for pouring of the concrete foundations.

During the week of October 8, 2013, steel erection began which is scheduled to be completed by November 8, 2013. Excavation of stair footings and retaining wall footing, and installation of metal deck for the second and third floors is currently underway. Electrical and plumbing subcontractors are scheduled to start their trenching of below slab utilities on November 4, 2013.

While delays were encountered during the excavation of the retaining wall footing due to encroachment onto a Southern California Edison facility, this was not considered to be within the critical path of the construction schedule.

Construction pictures have been provided to view the progress of the project. Reference Exhibit A.

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

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

BUDGET ADJUSTMENT

Budget Update

There are 29 potential change orders, nine change order requests; three approved through Change Order No. 1, and one approved change order in the amount of \$22,524 which is .17% of the contract value.

(Continued)

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BUDGET ADJUSTMENT

Budget Update (Continued)

Of the remaining change order requests, non-essential scope has been identified to be removed to offset the costs. The value engineering effort has been vetted through the design team, contractor, RCRMC, and EDA. Detailed pricing is being developed for the remaining change order requests and for the credit to be received from the reduction in scope.

Attachment:

RCRMC Nursing and Allied Health Education Building Quarterly Progress Report – November 2013
Exhibit A – Pictures (9)



QUARTERLY PROGRESS REPORT

PROJECT: RCRMC Nursing and Allied Health Education Building
PROJECT #: FM08430003954
REPORT DATE: November 5, 2013
PREPARED BY: Parker Davis, gkkworks

This report summarizes the status of the RCRMC Nursing and Allied Health Education Building Project schedule, budget, contract administration, and significant matters.

SCHEDULE

After the issuance of a limited proceed order in March of this year, under which the general contractor performed utility relocation and grading work, a formal notice to proceed was issued on September 9, 2013. The master schedule provided by the general contractor indicates that the project will be delivered within the originally planned duration of 365 calendar days, and will be substantially complete by August 22, 2014.

The project has progressed through the substantial activities of over-excavation, pad development, and foundation system installation. Structural steel erection and retaining wall construction are currently underway. Significant Activities that will begin within the subsequent months are as follows:

- Underground utilities to serve the building
- Metal decking at structural steel
- Soil import and grading to ready the site
- Demolition of plaza elements to accommodate new construction
- Utility work within the plaza area.

At this time there is no foreseeable obstruction that may prevent a timely completion of the project.

BUDGET

The project contract value is \$12,994,500, which includes an additive alternate for site work. A single change order has been initiated for \$22,524.00 and will bring the contract value to \$13,017,024. Additional change order requests have been submitted by the general contractor and project scope-reduction efforts are underway to offset those costs.

CONTRACT ADMINISTRATION

Submittals: current
RFI: 140
Change Order Requests: 9
Board Approved Change Orders: 0
Schedule Status: Current
Payment Status: current

SIGNIFICANT ISSUES AND CONCERNS

1. Plaza Scope Reduction: The reduction in scope to offset change order work is in the final stages of design and has been released to the contractor for formal pricing. Even though rough estimates of scope reductions were previously assessed formal pricing carries some uncertainty, and so this deserves mention.

2. Metal Panels: The general contractor has expressed interest in manufacturing the metal panel system for the building. While the specifications do not prohibit this, and the company may be technically qualified to do so, there is concern that the final product may not perform as well as a panel manufactured by a company specifically dedicated to this type of product. Discussions are ongoing and the contractor has yet to provide the ASTM testing required by the project specifications.

There are no other significant issues or concerns to report at this time.

End.



RCRMC Nursing and Allied Health Education Building

Cost Report

COR	Approved Change Orders	Cost	CO #	Notes
4	elevator rail support steel per RFI 22	\$ 4,282.00	1	routing for signature
5	sun shade structural support per RFI 73	\$ 9,479.00	1	routing for signature
6	structural support for additional stair tread at roof	\$ 8,763.00	1	cost may be off by \$500 - I had diff value than CO #1
Total:		\$ 22,524.00		

COR	Current Change Order Requests	Cost	Status	Notes
1	building pad OX and grading	\$ -	withdrawn	the original value was 150,000 as submitted.
1R1	building pad OX and grading	\$ 112,040.00	requested information	daily reports and certified payroll requested to support this value.
2	site OX and grading	\$ 99,300.00	denied	value is uncertain until import quantities can be ascertained.
3R1	removal of trees not reflected in demolition plans	\$ 13,258.00	denied	denial is based on the merit of scope overall.
7	building pad OX and grading II	\$ -	withdrawn	withdrawn per email response to COR 1R1 on 10/21 (\$19,278)
8	shoring required to protect site utilities	\$ 169,524.00	denied	
9	import of 250 CY soil	\$ 11,345.00	under review	waiting for verification that mead valley project wasn't charged.
Total:		\$ 405,467.00		

#	Potential/Anticipated Costs	Ant Cost	AWI ROM	Notes
1	credit from AWI to offset submittal review by DLR	\$ (4,000.00)		
2	fire sprinkler permit fees	\$ 1,106.00		see 10/18 email from EN
Total:		\$ (2,894.00)		

Original contract value:	\$	12,994,500.00	
Contract value including approved change orders :	\$	13,017,024.00	\$
Contract value considering all potential costs :	\$	13,419,597.00	\$
			<u>over/under</u>
			22,524.00
			425,097.00

EXHIBIT "A"

















