

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



**FROM:** Economic Development Agency/Facilities Management

**SUBMITTAL DATE:**  
December 5, 2013

**SUBJECT:** East County Parking Structure – Approval of Short List Selections and Approval of Design Build Process, District 4, [\$0],

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

1. Approve the short list of selected Design Build Teams for the East County Parking Structure Project as set forth in Exhibit A; and
2. Approve the Design-Build Request for Proposals (RFP) and authorize the Economic Development Agency (EDA) to issue the RFP to the short listed Design-Build Teams.

**BACKGROUND:  
Summary**

(Commences on Page 2)

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> No	
				For Fiscal Year: 2013/14	

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

**APPROVE**  
BY: *Rohini Dasika*  
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

**Prev. Agn. Ref.:** 3-6 of 10/1/13

**District:** 4/4

**Agenda Number:**

**3-8**

Departmental Concurrence  
 BY: *Marshall Victor*  
 MARSHALL VICTOR  
 DATE: 12/5/13

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

APPROVE

BY

ROBERT DAVIS

RCED DEC 5 '13 PM 3:28

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 DEC 10 PM 2:20

8-8

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

Economic Development Agency/Facilities Management

**FORM 11:** East County Parking Structure – Approval of Short List Selections and Approval of Design Build Process, District 4, [\$0], Eastern Region Detention Center Project Budget

**DATE:** December 5, 2013

Page 2 of 3

**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 1,610 bed detention facility has necessitated the demand for increased parking infrastructure facilities.

On October 1, 2013, the Board of Supervisors approved and authorized EDA to issue the Pre-Qualification Package for Design-Build Contractors for the purpose of compiling a list of Pre-Qualified Entities for the East County Parking Structure.

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 at least 800 parking spaces for the 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 can utilize an alternative procedure for bidding on construction projects in excess of \$2,500,000 and award the project using either the lowest responsible bidder or by best value. It is proposed that this project using the Design-Build method, be awarded based on the best value procedure.

A selection committee was formed that included representatives from EDA, the Sheriff's Department, Hellmuth, Obata and Kassabaum (HOK) and Vanir Construction Management to review each Design-Build team's qualifications. After review of the submitted Pre-Qualifications responses, the Design-Build teams selected were Clark Pacific, McCarthy, Swinerton Builders, and Webcor as the entities best suited to provide Design-Build solutions for the project.

It is recommended that the Board approve the short list selections, approve the Design-Build RFP, and authorize EDA to issue the RFP to the short listed Design-Build Teams.

**Impact on Residents and Businesses**

(Commences on Page 3)

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

Economic Development Agency/Facilities Management

**FORM 11:** East County Parking Structure – Approval of Short List Selections and Approval of Design Build Process, District 4, [\$0], Eastern Region Detention Center Project Budget

**DATE:** December 5, 2013

Page 3 of 3

**Impact on Residents and Businesses**

Approval of the Design-Build RFP and authorization of EDA to issue the RFP to the short listed Design-Build Teams will position the county to expedite the construction of the parking structure to meet the State's award of Assembly Bill 900 funding. This effort will enhance public safety and provide job creation, thus providing positive impacts to area residents and businesses of Indio.

There are no environmental impacts associated with this action.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All costs associated with this project will be reimbursed from Eastern Region Detention Center project funds, thus no net county costs will be incurred.

Attachment:

Exhibit A - Short List of Design Build Entities  
Design Build Request for Proposals

# **EXHIBIT A**

## **SHORT LIST OF DESIGN BUILD ENTITIES RECOMMENDED FOR BOARD APPROVAL**

**FOR:**

**Project: East County Parking Structure  
PROJECT NO.: FM08110005573**

Clark Pacific

McCarthy

Swinerton Builders

Webcor