

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

348



FROM: Economic Development Agency

SUBMITTAL DATE:
January 30, 2014

SUBJECT: East County Detention Center – Approval of Amendment No. 1 to the Owner/Architect Agreement, District 4, [\$244,950], Bond Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached Amendment No. 1 to the owner/architect agreement between the County of Riverside and Hellmuth, Obata and Kassabaum, Inc. (HOK) of Culver City, California, in the amount of \$244,950, and authorize the Chairman of the Board to execute the agreement on behalf of the county; and
2. Authorize the Assistant County Executive Officer/EDA to administer Amendment No. 1 for HOK, in accordance with applicable Board policies.

BACKGROUND:
Summary

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER

BY: [Signature] 1/30/14

(Commences on Page 2)

[Signature]

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 | \$ 244,950 | \$ 0 | \$ 244,950 | \$ 0 | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | |

| | |
|---------------------------------------|---------------------------------|
| SOURCE OF FUNDS: Bond Proceeds | Budget Adjustment: No |
| | For Fiscal Year: 2013/14 |

C.E.O. RECOMMENDATION:

Reviewed by
CIP TEAM

[Signature]
2/4/2014

APPROVE

BY: [Signature]
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 1/16/14
DATE: _____
TARSHIA VICTOR
Departmental Concurrence

By: [Signature]
Stanley L. Sniff, Jr.
Sheriff – Coroner - PA

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

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

Economic Development Agency

FORM 11: East County Detention Center – Approval of Amendment No. 1 to the Owner/Architect Agreement, District 4, [\$244,950], Bond Proceeds

DATE: January 30, 2014

Page 2 of 3

BACKGROUND:

Summary

On November 6, 2012, the Board of Supervisors approved the owner/architect agreement between the County of Riverside and HOK of Culver City, California, in the amount of \$12,426,485 for architectural services for the East County Detention Center (ECDC) project.

During the design process, additional services and documents were required to support the construction of the new ECDC facility. Construction documents were requested for the new Riverside County Information Technology Hub Vault; a demolition bid package, plus structural engineering and additional surveying and potholing were also required for ECDC; and drainage and landscape plans were produced for the new parking structure to support the environmental scope of work. As a result of these unforeseen changes, Amendment No. 1 will compensate HOK in the amount not-to-exceed \$244,950, which represents an increase of 1.97% to the original contract.

Impact on Residents and Businesses

Approval of Amendment No. 1 to HOK’s design agreement will position the county to expedite the construction of the ECDC facility to meet the states award of Assembly Bill 900, upgrade outdated offsite county telecommunications infrastructure, and provide proper guidelines for the development of the county parking structure design. These efforts support public safety and provide job creation, thus providing positive impacts to area residents and businesses of Indio.

Additional Fiscal Information

HOK’s Amendment No. 1 architectural fees in the amount of \$244,950 are broken down among the various project components as follows:

| PROJECTS | FEES | PERCENT |
|---|-------------------|----------------|
| ECDC Site Preparation and Demolition | \$145,255 | 59.3% |
| ECDC Parking Structure | \$60,013 | 24.5% |
| East County Emergency Operations Center | \$39,682 | 16.2% |
| TOTAL | \$ 244,950 | 100% |

All costs associated with this agreement will be fully funded through the General Fund to be reimbursed by Bond Proceeds, thus no additional net county costs will be incurred and no budget adjustment will be required.

Contract History and Price Reasonableness

(Commences on Page 3)

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Economic Development Agency

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Page 3 of 3

Contract History and Price Reasonableness

| DESCRIPTION | AMOUNT | PERCENT | SCOPE OF WORK |
|-----------------|----------------------|--------------|--|
| Base Contract | 12,426,485 | 0 | Architectural services |
| Amendment No. 1 | 244,950 | 1.97 | Design and preparation of construction documents for a new RCIT Hub Vault to be located onto Oasis Street; scope for structural engineering for partial demolition; and preparation of drainage and landscape plans for new parking structure. |
| TOTALS | \$ 12,671,435 | 1.97% | |

Attachment:

Amendment No. 1 to HOK

AMENDMENT NO. 1
TO STANDARD FORM OF PROFESSIONAL SERVICES AGREEMENT BETWEEN
COUNTY OF RIVERSIDE
AND
HELLMUTH, OBATA & KASSABAUM, INC.

The County of Riverside (County) and Hellmuth, Obata & Kassabaum, Inc. (Architect) of Culver City, CA hereby agree to amend that certain Agreement between County and Architect for services associated with the East County Detention Center (FM08110000265), approved on November 6, 2013, Agenda Item 3.2, as follows:

1. Section 5.1.2 **Basic Services Fees** shall be modified to read as follows to incorporate the fees associated with the revision/expansion of Basic Services under Amendment No. 1, as set forth herein and in Attachment 1 attached hereto and incorporated by this reference:

.1 a Fixed Fee for all Basic Services of \$12,671,435;

2. **Exhibit B**, Section 2.1.2 **PLANNING/PROGRAMMING PHASE** shall be modified by adding the following:

Yes No

 .16 **Site Survey/Landscape.** All architectural/associated services necessary for preliminary drainage plans and landscape plans for the new County Parking Structure site to support the EIR; and a site survey for the design-build County Parking Structure bridging documents package.

2. **EXHIBIT B**, Section 2.1.5 **FINAL CONSTRUCTION DOCUMENTS PHASE** is hereby modified to include the following:

Yes No

 .21 **Demolition package.** Prepare a demolition bid package for the East County Detention Center project site and incorporate the grading and shoring plans into the demolition bid package.

 .22 **RCIT Hub Vault.** Prepare construction documents for a new RCIT Hub Vault to be located onto Oasis Street and connections from the Facility Management Building, Indio Jail Facility, Larson Justice Center Building, and proposed Indio Public Law Building will be made to the relocated HUB Vault.

All other terms and conditions of the Agreement between County and Architect not modified herein, shall remain the same and in full force and effect. This Amendment No. 1 consists of two (2) pages and Attachment 1 hereto shall consist of six (6) pages.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Amendment No. 1 on _____ day of _____, 2014 [to be filled in by Clerk of the Board].

“COUNTY”
COUNTY OF Riverside County

“ARCHITECT”
Hellmuth, Obata & Kassabaum, Inc.

By: _____
Jeff Stone, Chairman
Board of Supervisors

(sign on line above)

By: APRIL LENKEY
Print name
Title: VICE PRESIDENT

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] _____ 1/16/14
MARSHAL VICTOR DATE



If you have any questions related to our proposal, please feel free to contact me at 424-298-4519.

Regards,

A handwritten signature in black ink, appearing to read 'April'.

April Lenkey, AIA, LEED® AP BD+C
Vice President

cc: Tim Miller, EDA
Rizaldy Baluyot, EDA
Jeff Goodale, HOK
Peter Watts, Vanir



August 12, 2013

Charles Waltman, Deputy Director
County of Riverside Economic Development Agency
3403 Tenth Street
Suite 500
Riverside, CA 92501

Re: East County Detention Center
Add Service No. 002 - New RCIT Hub Vault
HOK Project No. 12.24034.00

HOK is very pleased to present to you our A/E fees for added scope to the project. The Architectural Design Agreement, Article 3.3, requires that additional services be authorized by the County prior to performing the work. The County has requested that the HOK A/E Team design and prepare construction documents for a new RCIT Hub Vault to be located onto Oasis Street. This new vault will replace the existing main Hub vault currently located on the ECDC project site. New connections from the Facility Management Building, Jail Facility, Larson Justice Central Building, and proposed Indio Criminal Justice Building will be made to the relocated HUB Vault.

The following is the cost associated for the above described scope of work. HOK proposes that the work be on a lump sum/fixed fee basis per amount shown below.

| Firm | Role | Fee |
|--------------|-----------------------------------|------------------|
| HOK | Project Management | \$ 4,800 |
| Holt | Architectural Lead & Local Liason | \$ 18,000 |
| VCA | Civil | \$ 30,000 |
| AVS | IT/Telecom/Low Voltage | \$ 7,000 |
| TOTAL | | \$ 59,800 |

HOK is seeking final approval by the County for this adjustment to the HOK Design Fees. The work will begin after HOK receives a signed original copy.

Approved by: Name: _____
 Title: _____
 Signature: _____
 Date: _____



If you have any questions related to our proposal, please feel free to contact me at 424-298-4519.

Regards,

A handwritten signature in black ink, appearing to read 'April'.

April Lenkey, AIA, LEED® AP BD+C
Vice President

cc: Tim Miller, EDA
Rizaldy Baluyot, EDA
Jeff Goodale, HOK
Peter Watts, Vanir



Revised August 26, 2013

Charles Waltman, Deputy Director
County of Riverside Economic Development Agency
3403 Tenth Street
Suite 500
Riverside, CA 92501

Re: East County Detention Center
Add Service No. 004 - EIR Support/New Parking Structure Site
HOK Project No. 12.24034.00

HOK is very pleased to present to you our A/E fees for added scope to the project. The Architectural Design Agreement, Article 3.3, requires that additional services be authorized by the County prior to performing the work. On January 9, 2013 the County advised the HOK A/E Team that the parking structure scope is being removed from the ECDC site and relocated across the street to the existing jail staff parking lot. Development of a separate site was never part of HOK's original design scope. Drainage Plans and Landscape Plans for the new Parking Structure site were produced to support the EIR scope of work. In addition a site survey was conducted for the Design-Build Parking Structure bridging documents package.

The following is the cost associated for the above described scope of work. HOK proposes that the work be on a lump sum/fixed fee basis per amount shown below.

| Firm | Role | Fee |
|--------------------|--------------------|------------------|
| HOK | Project Management | \$ 3,600 |
| VCA | Civil | \$ 26,200 |
| Lynn Capouya, Inc. | Landscape | \$ 9,700 |
| TOTAL | | \$ 39,500 |

HOK is seeking final approval by the County for this adjustment to the HOK Design Fees. The work will begin after HOK receives a signed original copy.

Approved by: Name: _____
 Title: _____
 Signature: _____
 Date: _____

If you have any questions related to our proposal, please feel free to contact me at 424-298-4519.



Regards,

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April Lenkey, AIA, LEED® AP BD+C
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