

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

114



FROM: Economic Development Agency

SUBMITTAL DATE:
April 10, 2014

SUBJECT: Riverside County Regional Medical Center Nursing and Allied Health Education Building - Quarterly Progress Report, 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.

BACKGROUND:

Summary

On February 26, 2013, the Board of Supervisors approved the construction agreement between the County of Riverside and AWI Builders, Inc. 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 type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

Reviewed by
CIP TEAM

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: 2-6 of 12/03/13; 2-17 of 8/20/13; 2-5 of 5/21/13; 3-82 of 2/26/13

District: 5/5

Agenda Number:

2-16

Departmental Concurrence

By:
Lowell Johnson, Interim Chief Executive Officer
Riverside County Regional Medical Center

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

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, District 5, [\$0]

DATE: April 10, 2014

Page 2 of 3

BACKGROUND:

Summary (continued)

The Economic Development Agency (EDA) and GKK Works provide quarterly status reports for the project to the Board of Supervisors. Attached is GKK Works Quarterly Progress Report which indicates the project progress milestones. EDA recommends that the attached Progress Report be received and filed.

Project Description

The purpose of the project is to develop a new Nursing and Allied Health Education Building as a three-story structure, approximately 34,749 square feet. The building would be free-standing, separate from, but adjacent to, the existing RCRMC hospital. It would provide new and expanded space for services currently provided within the hospital; including nursing orientation, specialty training, new program development and training, patient education, coordination of outside speakers and clinical affiliation coordination. Spaces include but are limited to a lobby, meeting hall space, classroom/education spaces, teaching/simulation areas, administration areas and support spaces. The project also includes an open courtyard between the education building and the southwest side of the hospital which is currently a landscaped area of walkways and patio space for outdoor breaks and dining. The footprint of the education building displaces approximately 140 existing parking spaces.

Schedule Update

On February 26, 2013, the Board approved the project budget of \$18,728,365. On August 15, 2013, a notice to proceed was issued with a start date of September 9, 2013, therefore the contractual completion date is September 8, 2014. On August 30, 2013, a pad certification was received by TKE Engineering, Inc. On September 3, 2013, a building permit was issued.

Steel erection has been completed, metal decks have been installed, and concrete has been poured for each of the floors; framing for various floors, electrical and mechanical rough-in, and fire sprinkler installation is underway. A retaining wall has been constructed, and utilities have been trenched through the underside of the ground floor. Installation of the roof and Riverside County Information Technology (RCIT) is to begin rough-in the week of April 14, 2014. The current construction schedule has a completion date of September 24, 2014.

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

Budget Update

To date there have been three change orders processed with a total value of \$99,162, or 0.76% of the original construction contract amount and 0.053% of the overall project budget.

(Continued)

BACKGROUND:
Budget Update (continued)

NUMBER	AMOUNT	PERCENT	DESCRIPTION
Construction Agreement	12,994,500	0.00%	Original construction agreement.
Change Order No. 1	22,524	0.17%	Pending execution. Elevator guide rail support; additional posts for sunshade; and steel support for stair and stringer.
Change Order No. 2	55,432	0.43%	Pending execution. Import of soil; storm drain line in over-excavation section; and temporary telecommunications pathway.
Change Order No. 3	21,206	0.16%	Pending execution. Folding partition manufacturer modification.
NEW CONTRACT TOTAL	\$ 13,093,662	0.76%	

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 RCRMC Nursing and Allied Health Education building will be a free-standing building, separate from the RCRMC hospital. This building will provide new and expanded space for services currently provided within the hospital.

Attachment:

RCRMC Nursing and Allied Health Education Building – GKK Works Quarterly Progress Report

PROJECT: RCRMC Nursing and Allied Health Education Building
PROJECT #: FM08430003954
REPORT DATE: February 27, 2014
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

A Notice to Proceed was issued on September 9, 2013 identifying a project duration of 365 calendar days. The latest schedule update, dated January 20, 2014, reflects that the project will be delivered within that duration with substantial completion anticipated on August 27 of this year.

The project has progressed through the substantial activities of retaining wall construction, structural steel erection, metal decking installation, concrete floor placement at all elevations, and utility infrastructure within the slab on grade. Interior metal stud framing and limited utility rough-in is currently underway. Significant Activities that will begin in the next few months are as follows:

- Utility work within the plaza area
- Soil import and grading to ready the site for plaza development
- Demolition of existing plaza elements to accommodate new construction
- Placement of roof concrete deck
- Exterior metal stud framing
- Exterior and interior door and window frames
- Exterior waterproofing, sheathing, and stucco
- Interior fire sprinkler and utility rough-in/pathways.

Barring modest concerns noted below, at this time there is no foreseeable obstruction that may prevent a timely completion of the project.

BUDGET

The original project contract value is \$12,994,500. A change order valued at \$22,524.00 has been approved and two others at a combined total of \$76,638 have been submitted for execution; once approved the contract value will be \$13,093,662. Additional change order requests have been submitted by the general contractor and are under review. Project scope-reduction efforts are underway to offset those potential additional costs.

CONTRACT ADMINISTRATION

Submittals: current

RFI: 201

Change Order Requests: 21

Approved Change Orders: 1

Schedule Status: Current

Payment Status: current

SIGNIFICANT ISSUES AND CONCERNS

1. OSHPD Review of Retaining Wall: While the overall RCRMC project falls outside of OSHPD jurisdiction and regulation, during a recent site visit an OSHPD area compliance officer notified the hospital that the wall may fall under OSHPD jurisdiction due to its proximity to the hospital service road. This was later confirmed by the regional office.

Wall construction is complete and accurate records and photos of the process are available. I foresee no design issue related to the wall but final sign off by OSHPD may delay work in the surrounding areas. A meeting has been set up with the ACO to negotiate approval of the as-built structure.

2. Exterior Architectural Building Panels: Due to a host of design, product, and coordination issues the procurement of aluminum and phenolic panels has been delayed to the point that they could affect the schedule. Specific issues have been resolved but a delay in production or other complication could delay the panels, and subsequently, project delivery.

3. Sewer Replacement: During the planned tie-in of building sewer piping to existing main-line piping it was found that the sewer main is damaged and will need to be replaced. This will not be a significant undertaking but deserves mention.

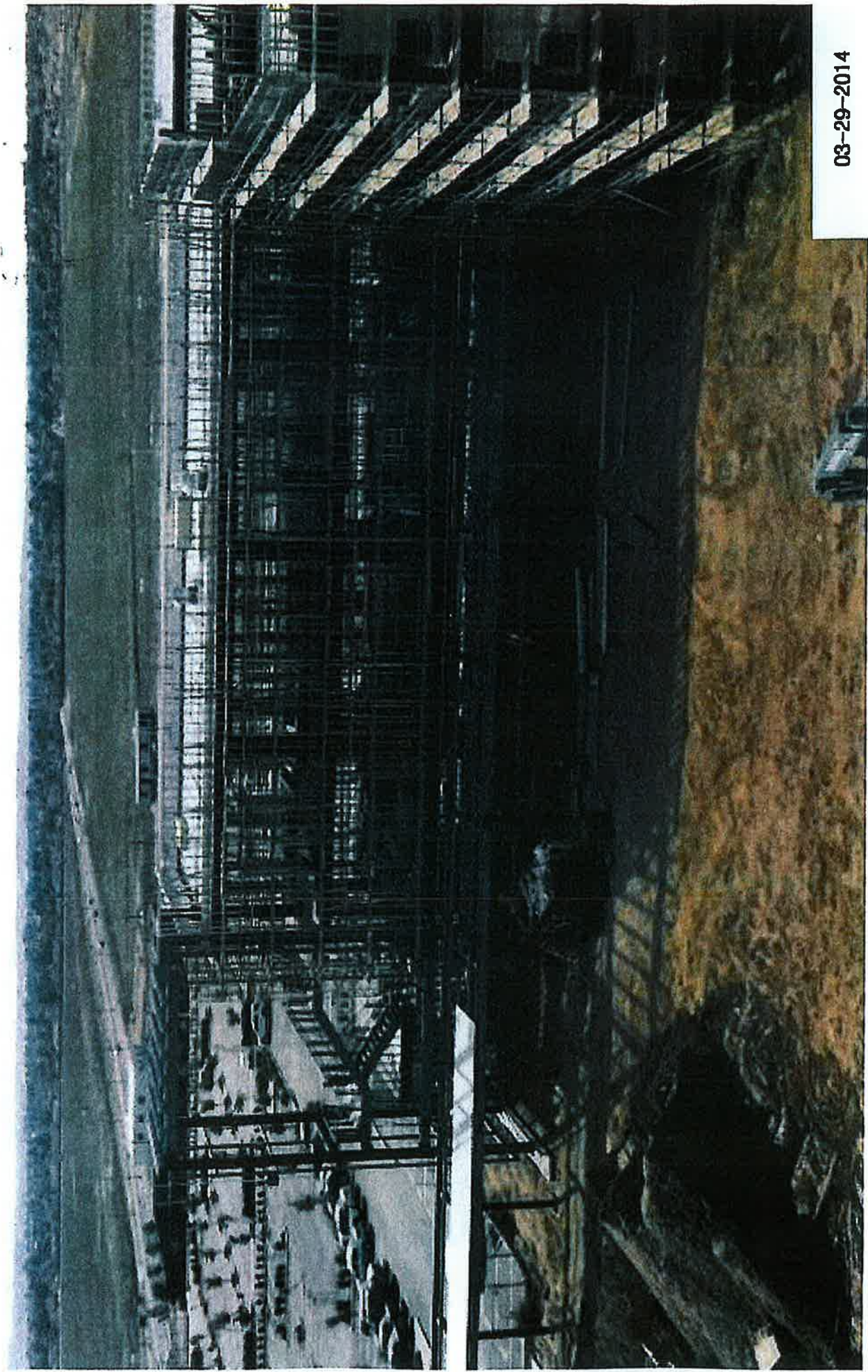
There are no other significant issues or concerns to report at this time.

End.

Exhibit A



11-04-2013



03-29-2014