

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

196



FROM: Economic Development Agency

SUBMITTAL DATE:
April 10, 2014

SUBJECT: Indio Larson Justice Center Courtrooms Remodel – Approval of Change Order No. 4, and Notice of Completion, District 4/4, [\$113,331], Bond Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify Change Order No. 4 in the amount of \$113,331, for the electrical generator switchboard for the Indio Jail, one of the East County Detention Center related projects; find that the work was integral to the East County Detention Center project and that competitive bidding would not produce an advantage and is impractical for the work;
2. Authorize the Assistant County Executive Officer/EDA or designee, to execute Change Order No. 4 on behalf of the county;

(Continued)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Esteban Hernandez 4/10/14

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	\$ 113,331	\$ 0	\$ 113,331	\$ 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:

APPROVE

Reviewed by
CIP TEAM

County Executive Office Signature

BY: Rohini Dasika
4/13/2014
Rohini Dasika

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: BB Lecker 3/31/14
DATE
MARSHAL VICTOR
Departmental Concurrence

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

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

Prev. Agn. Ref.: 3-17 of 6/18/13; 3-14 of 4/9/13 | **District:** 4/4 | **Agenda Number:**

3-14

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

Economic Development Agency

FORM 11: Indio Larson Justice Center Courtrooms Remodel – Approval of Change Order No. 4 and Notice of Completion, District 4/4, [\$113,331], Bond Proceeds

DATE: April 10, 2014

Page 2 of 4

RECOMMENDED MOTION: (Continued)

3. Accept the Indio Larson Justice Center (LJC) Courtrooms Remodel Project constructed by Lifetime Industries, Inc. dba Parkwest Construction Company, Inc. (Parkwest) as complete, and authorize the Clerk of the Board to record the Notice of Completion;
4. Authorize the release of \$87,119 in retained funds to Parkwest in accordance with the contract terms; and

BACKGROUND:

Summary

This project converts the former Law Library at LJC into two new courtrooms and judges' chambers to replace court spaces that are slated to be demolished at the Indio County Administrative Center for the East County Detention Center (ECDC).

In order to make room for the East County Detention Center (ECDC) it is necessary to demolish the existing County Administrative Center (CAC), which contains four State-owned courtrooms and is located adjacent to the existing detention facility. The County and Administrative Office of the Courts agreed that two of these courtrooms would be relocated by the County into the Indio Larson Justice Center. Without completion of this project, as well the demolition of the Indio CAC, construction of the new jail could not commence.

On April 9, 2013, the Board of Supervisors approved the plans and specifications and the total project budget of \$3,000,000 for construction of the Indio LJC Courtrooms Remodel project. On June 18, 2013, the Board of Supervisors approved the construction agreement between the County of Riverside and Parkwest in the amount of \$1,579,500 and a \$448,250 deductive adjustment to the project budget. The revised project budget is \$2,551,750.

The existing Indio Jail requires a new temporary generator and switchgear to keep it operational until the new jail is complete. To do so, the switchgear needed to be secured prior to award of the demolition project, however, during the ECDC demolition design process, EDA discovered the switchgear to be a long-lead item which required advanced approval from the local utility purveyor. To avoid significant schedule impacts to the new jail construction, EDA directed the Larson Justice Center contractor, Parkwest, to procure the switchgear for installation by a future contractor. The switchgear was delivered January 22, 2014, thus preventing a two month schedule delay which EDA deemed essential to the Indio jail's completion date. Accordingly, EDA requests the Board ratify this action.

During construction, three change orders were approved in the cumulative total of \$49,554, increasing the total contract value to \$1,629,554. While Change Order No. 4 does not exceed the project contingency allowance, Board approval is required as it exceeds EDA's change order authority per Board Policy B-11. Change Order No. 4 will compensate Parkwest in the amount not-to-exceed \$113,331 for work essential to complete the ECDC project.

(Continued)

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

Economic Development Agency

FORM 11: Indio Larson Justice Center Courtrooms Remodel – Approval of Change Order No. 4 and Notice of Completion, District 4/4, [\$113,331], Bond Proceeds

DATE: April 10, 2014

Page 3 of 4

BACKGROUND:

Summary (Continued)

Parkwest has completed the work and the project has been fully inspected and found to comply with all contract requirements. EDA therefore recommends that the Clerk of the Board record the Notice of Completion. This Board action will release the contract retention funds of \$87,119 to Parkwest.

Impact on Residents and Businesses

Ratifying Change Order No. 4 to the construction agreement between the County and Parkwest and recording the Notice of Completion will position the county to prepare the site for the construction of the ECDC facility to meet the states award of Assembly Bill 900. This effort will enhance public safety and provide job creation, thus providing a positive impact to area residents and businesses of Indio.

Additional Fiscal Information

Expenditures for FY 2013/14 are estimated at \$113,331. All costs associated with this agreement will be fully funded by Bond Proceeds, thus no net county costs will be incurred and no departmental budget adjustment is required.

Contract History and Price Reasonableness

Parkwest was awarded the subject contract via a public works bidding process. Parkwest was the lowest responsible, responsive bidder among eight companies. The difference between Parkwest's bid and the next lowest responsible, responsive bidder was \$19,200 and the highest bid was \$294,780 higher than Parkwest's bid. Even with change orders to Parkwest's contract in the amount of \$162,885, the county still received very competitive and reasonable pricing for this project.

CHANGE ORDER REPORT

(Commences on Page 4)

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

Economic Development Agency

FORM 11: Indio Larson Justice Center Courtrooms Remodel – Approval of Change Order No. 4 and Notice of Completion, District 4/4, [\$113,331], Bond Proceeds

DATE: April 10, 2014

Page 4 of 4

CHANGE ORDER REPORT

NUMBER	AMOUNT	PERCENT	DESCRIPTION
Construction Agreement	1,579,500	0	Original construction agreement.
Change Order No. 1	(1,571)	(0.10)	Millwork scope modification, additional demolition, framing and dry wall work.
Change Order No. 2	30,570	1.94	Millwork scope modification; removal of HVAC equipment and ductwork; additional framing, drywall, signage, and plumbing work; revisions to doors and restroom mirrors.
Change Order No. 3	20,555	1.30	Trouble shooting of existing fire alarm system; door hardware, cabinet, counsel table, and acoustical wall panel revisions.
Change Order No. 4	113,331	7.18	Purchase of electrical switchgear for the temporary generator at the Indio Jail.
NEW CONTRACT TOTAL	\$1,742,385	10.32%	

Attachment:

Copy of Change Order No. 4 for Lifetime Industries, Inc. dba Parkwest Construction Company, Inc.
Notice of Completion for Lifetime Industries, Inc. dba Parkwest Construction Company, Inc.

COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY

COPY

CHANGE ORDER NO. 4

Date: 12/20/2013

Project Name: Larson Justice Center Courtrooms Remodel

To Contractor:

PeopleSoft Project No: FM 08110000277

Lifetime Industries, Inc. dba Parkwest
720 N. Eureka Street
Redlands, CA 92374

Distribution:

- (1) Project Manager
- (2) Contractor
- (3) Fiscal
- (4) Construction Manager
- (5) Inspector
- (6) Architect/Engineer

You are directed to make the following changes. Changes shall include labor, material and equipment; each item to include all charges or indirect arising out of this work:

DESCRIPTION OF CHANGE	REASON FOR CHANGE ORDER	COR#	TYPE	AMOUNT
1) Switchgear for Temp. Generator at Indio Jail	Owner Requested	22	ADD	\$113,331.00
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
TOTAL				\$113,331.00

The specifications, where pertinent, shall apply to these changes.

This Change Order provides for a time extension of

Original Contract Duration (calendar days):	<u>0</u>	calendar days
Prior Authorized Time Extension (calendar days):	<u>100</u>	
Revised Construction Duration (calendar days):	<u>0</u>	
Original Contract Completion Date:	<u>n/a</u>	
Revised Contract Completion Date:	<u>10/22/2013</u>	
	<u>10/22/2013</u>	

NOTE: This change order is not effective until ALL signatures below are obtained, and if applicable, signature authority approval by Form 11 as indicated per Change Order Guidelines.

The undersigned contractor has given careful consideration to the change proposed, including its effect on other work already contracted for, and hereby agrees, if this change order is approved, that he will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment for all costs related in any way thereto the prices shown above. Contractor expressly waives any contract right to pursue any further claim related to this change order work.

1) [Signature] 01/20/14
 Contractor (Signature) Date

Ronald G. Moore, President

Contractor's Printed Name

Original Contract	\$	<u>1,579,500.00</u>
Prior Authorized <input checked="" type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	\$	<u>49,554.00</u>
Total Contract Prior to this Change	\$	<u>1,629,054.00</u>

Authorized Changes on this Change Order: \$ 113,331.00

2) _____
 Assistant County Executive Officer/EDA Date
 (Signature)

Robert Field
 Assistant County Executive Officer/EDA
 Printed Name

Amount of Contract Authorized Including this Change Order \$ 1,742,385.00

3) [Signature] 1/23/14
 Architect (Signature) Date

PAMELA TOUSCHNER
 Architect's Printed Name

Pursuant to: Board Policy B-11
 M.O. and Date

4) [Signature] 1-27-14
 Project Manager (Signature) Date

Rizaldy Baluyot
 Project Manager's Printed Name