

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

691



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**

May 21, 2014

**SUBJECT:** Riverside Historic Courthouse Façade Project – Approval of Construction Agreement and Project Budget, District 2/District 2, [\$528,398], General Fund-Court Facilities Fund (54%); General Fund-Committed Fund Balance-CFB-HIST Courthouse Remodel (46%)

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

1. Approve the construction agreement between the County of Riverside and Watkins Landmark Construction, Inc. of Solana Beach, California, in the amount of \$697,798 and authorize the Chairman of the Board to execute the agreement;
2. Authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies; and

(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)
<b>COST</b>	\$ 0	\$ 528,398	\$ 528,398	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 528,398	\$ 528,398	\$ 0	

**SOURCE OF FUNDS:** General Fund-Court Facilities Fund (54%);  
General Fund-Committed Fund Balance-CFB-HIST COURTHOUSE Remodel (46%)

<b>Budget Adjustment:</b> No
<b>For Fiscal Year:</b> 2014/15

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

Reviewed by  
CIP TEAM

**APPROVE**

BY:   
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: 5/21/14  
 Esteban Hernandez  
 Departmental Concurrence  
 FORM APPROVED COUNTY COUNCIL  
 BY: 5/18/14  
 MARSHAL VICTOR  
 DATE  
 A-30  
 4/5 Vote  
 Positions Added  
 Change Order

**Prev. Agn. Ref.:** 3-14 of 12/10/13; 3.34 of 8/28/12

**District:** 2/2

**Agenda Number:**

3-9

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

Economic Development Agency

**FORM 11:** Riverside Historic Courthouse Façade Project – Approval of Construction Agreement and Project Budget, District 2/District 2, [\$528,398], General Fund-Court Facilities Fund (54%); General Fund-Committed Fund Balance-CFB-HIST Courthouse Remodel (46%)

Date: May 21, 2014

Page: 2 of 3

**RECOMMENDED MOTION:** (Continued)

3. Approve a \$528,398 increase to the estimated project budget for a total project budget of \$1,079,398.

**BACKGROUND:**

**Summary**

On August 28, 2012, the Board of Supervisors approved a pre-qualified list of architectural and engineering firms to be retained on an as-needed basis. The Economic Development Agency (EDA) selected Westgroup Designs from the pre-qualified list to provide architectural and engineering design services and Douglas Construction Management, LLC to provide a constructability review and construction management services for the Riverside Historic Courthouse Façade project.

On April 15th, 2013 EDA conducted a site walk with the Job Order Contractor for the purpose of providing an estimated cost of construction with the intention of constructing the project upon completion of design. During the development of the detailed design drawings, the Job Order Contractor reached the maximum spending authority of their contract with the County and therefore required EDA to publicly bid the project.

On December 10, 2013, the Board of Supervisors approved the plans and specifications for construction of the Riverside Historic Courthouse Façade project, approved an estimated total project budget as provided by the Job Order Contractor, and authorized the Assistant County Executive Officer/EDA to submit the contract for award to the lowest responsive and responsible bidder to the Chairman of the Board for execution, provided that: if there is a bid protest, the lowest bid exceeds the estimated construction budget, the low bidder is disqualified, two or more bids are the same and are the lowest, or a bidder requests relief from its bid due to an error, the award will be submitted to the Board for action.

On January 29, 2014, a mandatory bidder's conference was held and a bid opening was conducted on March 12, 2014. A total of six bids were received and upon review by County Counsel, Watkins Landmark Construction, Inc. was determined to be the lowest responsive and responsible bidder in the amount of \$697,798.

**Impact on Residents and Businesses**

This project will complete the restoration and beautification of the exterior façade of the Riverside Courthouse building and will enhance the overall aesthetics of the area. This effort will benefit both businesses and community through the beautification and restoration of a landmark structure in this key downtown business district.

**Additional Fiscal Information**

(Commences on Page 3)

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Page: 3 of 3

**Additional Fiscal Information**

The approximate allocation of the project budget is as follows:

<b>DESCRIPTION</b>	<b>ESTIMATED PROJECT BUDGET</b>	<b>INCREASE TO ESTIMATED PROJECT BUDGET</b>	<b>TOTAL PROJECT BUDGET</b>
Design	30,000	4,000	34,000
Construction	426,000	271,798	697,798
Landscaping	0	146,000	146,000
Project Management and Inspection	38,700	25,000	63,700
Construction Management	0	31,600	31,600
Specialty Inspection and Testing	9,300	0	9,300
Contingency	47,000	50,000	97,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 551,000</b>	<b>\$528,398</b>	<b>\$ 1,079,398</b>

The previously approved estimated project budget in the amount of \$551,000 and the increase of \$528,398 will sum up the total project budget amount of \$1,079,398 needed to complete the Riverside Historic Courthouse Façade project. The increase will be expended in FY 2014/15. All costs associated with this project will be reimbursed from General Fund-Court Facilities Fund. No department budget adjustment is required at this time.

**Contract History and Price Reasonableness**

The construction budget as provided by the Job Order Contractor was estimated at \$426,000 and the project budget was estimated at \$551,000. Prior to releasing the plans and specifications to bid, the drawings underwent a constructability review which, in turn, required additional details be added to the design. Upon completion of the bid process, the lowest responsive bid exceeded the estimated construction budget. In addition, landscaping and construction management services were added to the project; therefore an increase of \$528,398 to the previously approved estimated project budget of \$551,000 is required for a total project budget of \$1,079,398.

Attachment:

Construction Agreement with Watkins Landmark Construction, Inc.