

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

719



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

**SUBMITTAL DATE:**  
June 5, 2014

**SUBJECT:** Monthly Progress Report Regarding the East County Detention Center – April 2014, District 4/District 4, [\$0]

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

1. Receive and file this Monthly Progress Report regarding the East County Detention Center (ECDC) Construction Project which includes attachments from the project Architect and Construction Management firm.

**BACKGROUND:**  
**Summary**

On November 6, 2012, the Board of Supervisors approved the architectural and engineering services agreement with Hellmuth, Obata and Kassabaum, Inc. (HOK). HOK is completing the construction documents for the new ECDC facility, and continues to provide construction administrative services for the site preparation and demolition of the site.

(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 checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> N/A	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

**Prev. Agn. Ref.:** 2-11 of 4/08/14; 3-12 of 2/11/14; 2-4 of 2/11/14; 3-6 of 12/17/13; 2-5 of 12/3/13 | **District:** 4/4 | **Agenda Number:**

REVIEWED BY CIB  
  
Ivan M. Chand 6/10/2014

C. Chief Deputy Jerry Gutierrez  
Departmental Concurrence

11837  
  
Stanley L. Sniff Jr.  
Sheriff – Coroner – PA

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

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

Economic Development Agency/Facilities Management

**FORM 11:** Monthly Progress Report Regarding the East County Detention Center – April 2014, District 4/District 4, [\$0]

**DATE:** June 5, 2014

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### **BACKGROUND:**

#### **Summary (continued)**

On February 11, 2014, the Board approved the professional services agreement for construction management services with Vanir Construction Management, Inc. (Vanir) to support the ECDC project. Vanir continues to manage design coordination and plan review with HOK and other stakeholders; site preparation and demolition of the existing site, and design coordination with the design-build entity and other stakeholders for the Parking Structure project.

#### **Activities completed since last report:**

- Awarded the design-build contract (Parking Structure project)
- Completed demolition of PSEC & Courts buildings (Demolition project)
- Approved list of Pre-Qualification for General Building Contractors and Electronic Security Contractors (ECDC)
- 95% Construction Drawings submitted to the State Fire Marshall on April 7, 2014 (ECDC project)
- Completed Constructability Review of construction documents prior to submitting to the State Fire Marshal.
- Approved design-build contract award for East County Parking Structure to McCarthy Building Companies, Inc.

#### **Activities expected to complete in the next 30 days:**

- County BOS to approve Form of State agreements including the Project Delivery Construction Agreement, Board of State and Community Corrections Agreement, Ground Lease, Form of Right of Entry for construction, Form of Facility Sublease, and descriptions of the county's cash and in-kind match (ECDC)
- County BOS to approve the plans and specifications (ECDC) and authorize EDA to solicit bids for the project
- Complete 95% construction documents for plan review for East County Parking Structure
- Rerouting of onsite utility lines, demolition of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor of the Law Library and commencement of 4<sup>th</sup> floor exterior demolition of the Indio CAC as part of the Site Preparation and Demolition for ECDC

#### **Budget Update**

As part of the AB900 Phase II process, a \$100 million grant was awarded to the County for construction of the new jail facility. The estimated project budget of \$274 Million was presented to the Board and approved on December 17, 2013. Bonds will be issued for the portion of the project budget that is not funded by the grant.

(Continued)

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**BACKGROUND:****Summary (continued)****Active Project Milestones**

<b>East County Detention Center</b>	<b>Status</b>	<b>Est. Completion</b>
List of prequalified contractors Form-11	Complete	April 2014
Bidding	Pending State Approval	TBD
Construction start milestone	Pending State Approval	TBD
ECDC Phase I Completion / Occupancy	Pending State Approval	TBD
ECDC Phase II Completion	Pending State Approval	TBD

<b>Site Preparation &amp; Demolition</b>	<b>Status</b>	<b>Est. Completion</b>
Demolition work at PSEC & Courts buildings	Complete	March 2014
Reroute utilities to existing jail, to allow CAC demolition activities to proceed	On Going	June 2014
Milestone completion date	Pending	July 2014

<b>County Parking Structure</b>	<b>Status</b>	<b>Est. Completion</b>
Design-Build Contract Negotiations	Complete	March 2014
Award of Design-Build Contract	Complete	April 2014
Construction start milestone	Pending	July 2014
Construction completion milestone	Pending	January 2015

<b>East County Emergency Operations Center</b>	<b>Status</b>	<b>Est. Completion</b>
Preparation of Audio Visual bid documents	In Process	June 2014
Balance of furniture scheduled to arrive	Installed	May 2014

**The following project components are complete:**

- District Attorney – Temporary Relocation
- Public Defender – Temporary Relocation
- County Counsel – Temporary Relocation
- Transportation and Land Management Agency - Relocation
- Assessor-Clerk Recorder – Relocation
- Facilities Management Custodial Division – Relocation
- Riverside County Law Library, Indio Branch – Temporary Relocation
- Indio Larson Justice Center Courtrooms Remodel

(Continued)

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**BACKGROUND:**

**Summary (continued)**

**Impact on Residents and Businesses**

The East County Detention Center will enhance public safety and provide job creation, thus providing positive impacts to area residents and businesses of Indio. Minor impacts associated with normal construction may occur which include temporary lane closures or other traffic modifications of city streets leading to and from the project and, normal noise and air quality associated with the demolition and the construction of the expansion.

These minor construction impacts will be reduced to a less than significant level with implementation of the mitigation measures associated with the Final EIR. A perimeter fence will go around the Indio CAC in preparation for demolition of the existing facility.

**Attachment:**

HOK's Monthly East County Detention Center Progress Report – April, 2014

Vanir's Monthly East County Detention Center Progress Report – April, 2014



# PROGRESS REPORT

May 1, 2014

**Project:** East County Detention Center

**Client:** County of Riverside

**Project #:** 12.24034.00

**Notes By:** April Lenkey, HOK

This report summarizes the County of Riverside and the design team's accomplishments and decisions reached between the period of April 1<sup>st</sup> to April 3<sup>th</sup>, 2014 as well as identifying upcoming project activities for the East County Detention Center project.

## ECDC - CONSTRUCTION DOCUMENTS

1. Received Shielding Report from the Medical Physicist on April 4<sup>th</sup>.
2. Attended a meeting on April 7<sup>th</sup> with the Sheriff's Department, SFM and BSCC to review and deliver the Plan Check submittal in person. The SFM indicated that the review duration will take longer since all plan check and constructability reviews are being conducted concurrently. BSCC committed to a 15-working day/21-calendar day review period. SFM could not provide an anticipated date for completion of their review.
3. ECDC Bi-Weekly Update meeting/conference call was held on April 9<sup>th</sup>.
4. A conference call was held on April 21<sup>st</sup> with the Sheriff's Department to review and discuss elevator controls.
5. A meeting was held on April 28<sup>th</sup> with EDA and Vanir to discuss CA Staffing, status of additional service proposals and contract amendments.
6. Received Plan Review comments from BSCC on April 28<sup>th</sup>.
7. Received Plan Check comments from Willdan at close of business day on April 30<sup>th</sup>

## SITE DEMOLITION

1. April 2<sup>nd</sup> - Weekly Construction Progress Meeting.
2. April 8<sup>th</sup> - Issued Information Bulletin # 6 - R1 (Panel MPT and EPT)
3. April 9<sup>th</sup> - Weekly Construction Progress Meeting.
4. April 16<sup>th</sup> - Weekly Construction Progress Meeting.
5. April 23<sup>rd</sup> - Weekly Construction Progress Meeting.
6. April 30<sup>th</sup> - Issued Information Bulletin # 3 - R1 (Updated Geotechnical Recommendations)
7. April 30<sup>th</sup> - Weekly Construction Progress Meeting.
8. April 1<sup>st</sup> thru 30<sup>th</sup> - Review/Coordinate/Respond to incoming RFI's and Submittals.



### **FUTURE BUSINESS**

1. Respond to Plan Check and Constructability Review comments.
2. Schedule meeting with SFM for a page-turn meeting regarding initial Plan Check comments.
3. Continue to implement design revisions and comments provided by User Groups for final Bid Set.



# East County Detention Center Master Project Schedule May 1, 2014

Task Name	Duration	Start	Finish
Schematic Design	17 weeks	11/9/2012	3/8/2013
County Review	1 week	3/4/2012	3/8/2012
Design Development	21 weeks	3/11/2013	8/2/2013
County Review	2 weeks	8/5/2013	8/16/2013
50% Construction Documents	11 weeks	8/5/2013	10/18/2013
95% Construction Documents	19 weeks	10/21/2013	3/28/2014
County Review	6 weeks/TBD	3/31/2014	5/9/2014 - estimated
Plan Check & Approvals	TBD	3/31/2014	TBD
State Review & Approvals	Estimated 6 weeks	4/7/2014	TBD
Bid/Award	TBD	TBD	TBD
Construction	30 months	TBD	TBD



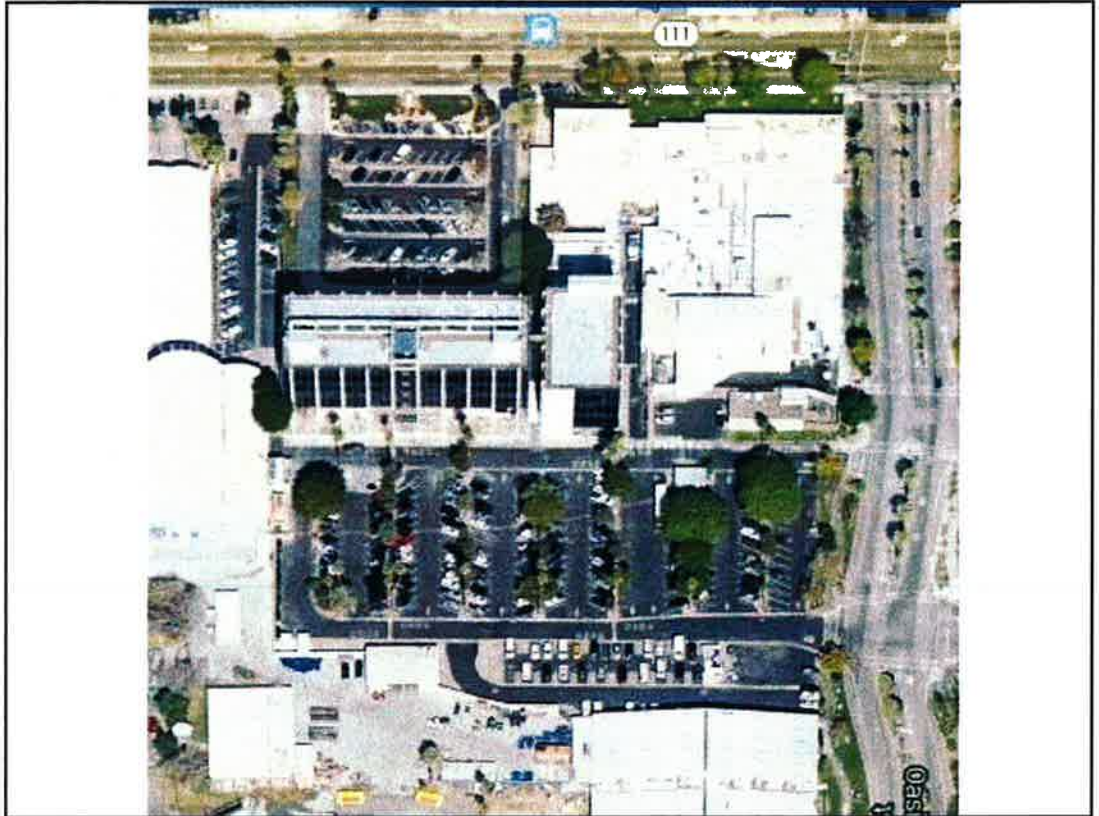


# CONSTRUCTION PHASE MONTHLY REPORT

SITE PREPARATION AND DEMOLITION FOR THE  
EAST COUNTY DETENTION CENTER  
INDIO, CA

Report No. 3  
April 2014

<b>Owner</b> Riverside County Economic Development Agency
<b>End User</b> Riverside County Sheriff's Department
<b>Construction Manager</b> Vanir Construction Management, Inc.
<b>Architect/Engineer</b> Helmuth, Obata + Kassabaum, Inc.
<b>Architect/Engineer</b> Holt Architecture
<b>Inspector of Record</b> Riverside County Economic Development Agency (IOR)
<b>Inspector of Record</b> Inland Foundation Engineering, Inc.



**Project Scope:** The Site Preparation & Demolition Scope of Work involves detailed sequence of work activities. These activities include the following: hazardous building material abatement, soil remediation, removal/rerouting of existing utilities, new utility lines and connections, new emergency generator and new chillers for temporary support of the Existing Jail. Also, building demolition and mass grading, including shoring for the new East County Detention Center. Some of the aforementioned Scope of Work is within secured areas of the Existing Jail, all project activities shall be performed while maintaining normal jail operations.







# CONSTRUCTION PHASE MONTHLY REPORT

SITE PREPARATION AND DEMOLITION FOR THE  
EAST COUNTY DETENTION CENTER  
INDIO, CA

Report No. 3  
April 2014

## MONTHLY SUMMARY

- Hazardous Material Abatement identified in the Bid Documents was completed and Unforeseen Hazardous Material Abatement continued and is approximately 95% complete.
- The North Parking Lot is fully demolished.
- Framing proceeded in the Existing Jail Corridor, with extensive plumbing modifications for conversion into a Temporary Mechanical Equipment Room for the Existing Jail.
- Demolition proceeded with the removal of the Law Building Roof and Fourth Floor.
- CAC Interior Demolition was completed for the Fourth and Third Floors.
- Renovation of the Existing Maintenance Parking Lot at the Southwest portion of the Site, for future Maintenance and Sheriff parking, commenced with Demolition and Sub-Excavation.
- Temporary utilities for the Existing Jail continued while encountering unforeseen subsurface Water and Gas Lines. Water and Gas Lines will be re-routed.

## NEXT 30 DAYS

- All floors will be removed to grade at the Law Building with the Basement scheduled for removal at the end of the month and into June.
- The Law Building will be fully demolished with the exception of the Basement.
- CAC building interiors will be fully demolished, making way for Roof and Fourth Floor removal.
- Temporary utilities will be near completion. Unforeseen subsurface utilities at the Existing Jail Sally-Port will be rerouted and Chillers will be placed into commission.
- Corridor conversion into a Temporary Mechanical Room, for Existing Jail, will be completed with some equipment installation ongoing.
- Subsurface Asbestos Lined Pipe will be removed at the new Maintenance and Sheriff Parking Lot.
- The Existing Maintenance Parking Lot will be over excavated, re-compacted, paved and striped.
- Parking Lot completion is scheduled for the end of May.

## SIGNIFICANT DEVELOPMENTS

- Shoring and Excavation scope has been affected by ECDC 2013 Soils Report modifications to foundations.
  - These changes have resulted in Instruction Bulletin (IB) #3.
  - Subcontract pricing is for \$760K.
  - Vanir in coordination with HOK Engineers and CHJ Soils Engineers have established revisions to simplify and reduce cost.
  - These were reflected in a revised IB with revised reduced cost pending.
- Unforeseen Gas and Water lines at the Existing Jail Sally-Port will require relocation.
- Extensive unforeseen Hazardous Materials in all building and in the subsurface are 95% remediated.
- Water line connections have been revised by the local utility to connect mid street at Hwy111 and Oasis, rather than in the right-of-way as planned.
- Time impact for the above stated is an additional 4 to 6 weeks. Shoring and Excavation time impacts are pending.

## SAFETY

- There are no safety incidents to report.
- The Contractor conducts a safety meeting at the beginning of each Work day.
- All persons on site are required to protective gear consisting of hardhats, hard-soled shoes and safety vests.
- OSHA approved face protection and fall protection measures are utilized as Work requires.
- Visitors must comply with all site safety requirements and are escorted while on site by the Contractor or Construction Manager.

## QUALITY

- Inspections are scheduled between the Contractor, Construction Manager and the Inspector of Record and are progressing as planned, within acceptable request timeframes.
- Inspector of Record and Construction Managers continue to observe the Work and oversee required quality controls.



# CONSTRUCTION PHASE MONTHLY REPORT

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Report No. 3  
April 2014

## CONSTRUCTION CONTRACT SUMMARY

	Original	Current
Contract Amount:	\$6,271,318.00	\$6,271,318.00
Contract Start Date:	02/03/14	02/03/14
Contract Completion:	07/24/14	07/24/14
Duration:	172 days	172 days
% Complete:		19.30%
Time Elapsed / %:		86 Days / 50%
Time Remaining / %:		86 Days / 50%

## CHANGE MANAGEMENT SUMMARY

### EXECUTED CHANGE ORDERS

Total Executed:	0	\$0.00
% of Original Contract:		0.00%
Schedule Impact (Cal. Days):		0 (Cal. Days)

### OPEN PROPOSED CHANGE ORDERS

Reason	Count	Value (\$)
Owner Request:	2	\$4,000.00
Contract Document Related Changes:	5	\$792,938.00
Unforeseen Conditions:	9	\$188,956.00
<b>TOTAL</b>	<b>16</b>	<b>\$985,894.00</b>

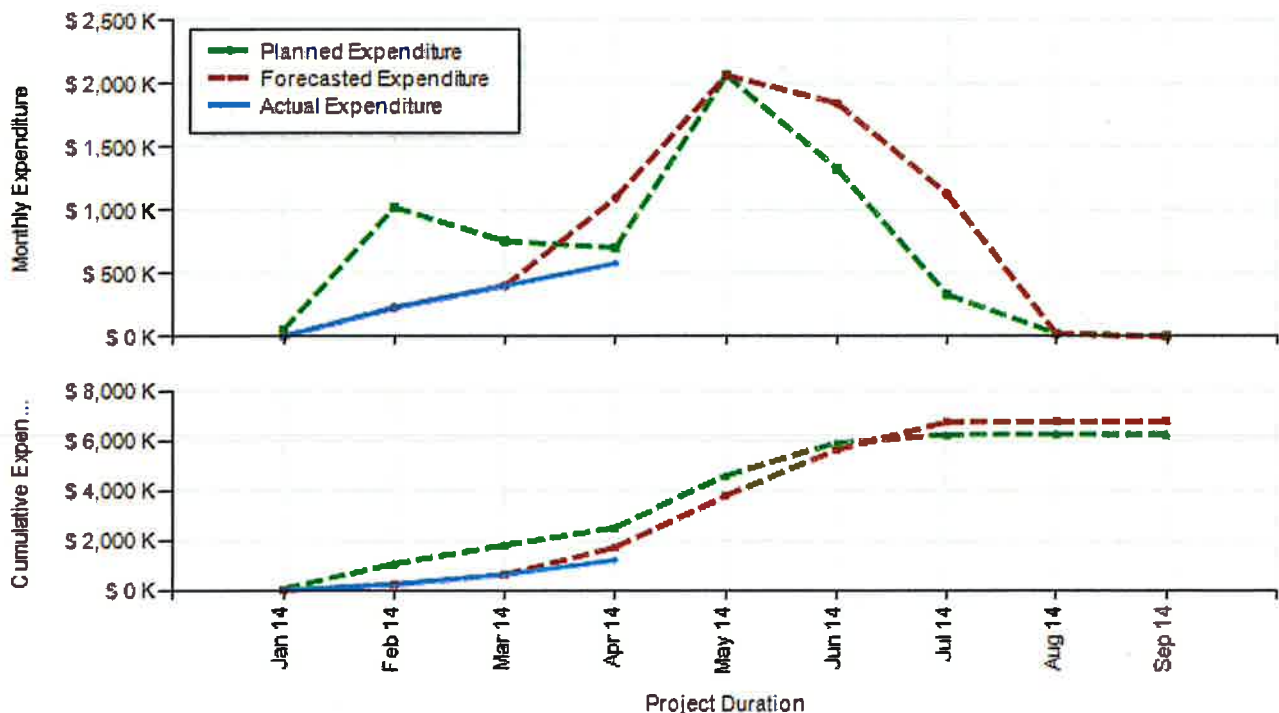
### NARRATIVE

Values representative above are subject to negotiation and may also be budgeted as part of an assigned allowance.

## CONTRACTOR PAYMENTS

Number of Payments:	3
Earned to Date:	\$1,210,168.00
Remaining Balance:	\$5,061,150.00

## CASH FLOW







# CONSTRUCTION PHASE MONTHLY REPORT

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## REQUESTS FOR INFORMATION

Total RFI Count	57
Total Responded	57
Total Outstanding	0
Average Turnaround Time	5.32 (Cal. Days)

## SCHEDULE MILESTONE SUMMARY

	Original	Approved	Projected
Notice To Proceed	02/03/14	02/03/14	02/03/14
Abatement of Superior Court	02/17/14	02/17/14	02/17/14
Abatement CAC Bldg. 3-4	03/11/14	03/11/14	03/11/14
Abatement of CAC Building	04/07/14	04/07/14	04/07/14
Soft Demo of Law Library	04/22/14	04/22/14	04/22/14
Install Chiller Pump Skid	04/23/14	04/23/14	04/23/14
Hard Demo of Law Library	04/29/14	04/29/14	05/30/14
Demolition of CAC 3-4 Floors	04/30/14	04/30/14	04/30/14
Complete Demo, CAC Bldg.	05/12/14	05/12/14	07/04/14
Excavate and Shoring Start	05/12/14	05/12/14	06/23/14
Drill and Place Tie Backs	05/26/14	05/26/14	07/07/14
Excavation & Shoring End	07/15/14	07/15/14	07/24/14
Substantial Completion	07/24/14	07/24/14	07/24/14

## SUBMITTALS

Total Required	347	
Total Submitted	164	47.26% (of required)
Not Submitted	183	52.74% (of required)
Accepted	121	34.87% (of submitted)
Rejected/Revise	25	7.20% (of submitted)
Under Review	18	5.19% (of submitted)
Total Outstanding	208	59.94% (of total req'd)
Avg. Turnaround Time		6.66 (Cal. Days)

## Issues

Title	Cost	Time	Pot. Claim	Resolution	Status
Shoring Impacts	\$759,969.00	90 d		CHJ Soils Engineers have revised their requirements, raising the depth of excavation and reducing Shoring depths. These revisions should have reduce the cost impact of prior revisions/proposals. A revised cost proposal is pending from HHC.	Open
Unforeseen Asbestos (All Buildings and Site)	\$100,000.00	45 d	X	Vanir has issued several CCD's for Hal Hays to continue with the abatement on time and material to reduce any time impacts to the schedule.	Open
Re-routing of (E) Gas and Water	\$90,000.00	20 d		IB#8R identifies the re-routing of the gas and water line overhead. Vanir issued a CCD for Hal Hays to proceed with the re-routing of the lines on a time and material basis to eliminate any further impacts to this activity, which is on the critical path.	Open
Hal Hays Submittal Status	\$0.00			Vanir is working HHC to have them expedite and prioritize untimely submittals and minimize impact to the project schedule.	Open



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Figure 1. March 28, 2014: Crane Placing Demolition "Bobcat" on Law Library Roof



Figure 2. April 25, 2014: CAC Fourth Floor Interior Demolition



Figure 3. April 25, 2014: CAC Fourth Floor Interior Demolition



Figure 4. April 25, 2014: Law Library, Demolition Equipment on the Fourth Floor



Figure 5. May 01, 2014: Law Library Demolition Part 1



Figure 6. May 01, 2014: Law Library, Wall Demolition Part 2





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Figure 7. April 16, 2014: North Parking Lot and Superior Court Building Removed



Figure 8. May 01, 2014: Asbestos Lined Pipe at Maintenance Parking, To Be Removed



Figure 9. April 25, 2014: CAC Fourth Floor



Figure 10. May 01, 2014: Existing Jail Corridor, Conversion to temporary Equipment Room



Figure 11. April 25, 2014: CAC Third Floor Interior Demolition



Figure 12. April 16, 2014: CAC First Floor Wall Demolition for Tile Abatement