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

FROM: Economic Development Agency

SUBMITTAL DATE:
February 26, 2015

SUBJECT: Progress Report Regarding the East County Detention Center – February 2015, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

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

BACKGROUND:
Summary

On February 13, 2015, the State Fire Marshall (SFM) approved the construction documents for the East County Detention Center (ECDC). On February 23, 2015, the Ground Lease and Right of Entry Agreements were fully executed. On February 25, 2015, the County received formal authorization from the Governor's Department of Finance (DOF) to bid the project. The County has begun the process of bidding the construction contract and of reconciling the project's budget and schedule.

(Continued)

Robert Field

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
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A	Budget Adjustment: No
	For Fiscal Year: 2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

REVIEWED BY CEP
Ivan M. Chand
Ivan M. Chand
3/5/2015

Chief Deputy Scot Collins for
Departmental Concurrence

By: *Stanley L. Sniff Jr.*
Stanley L. Sniff Jr.
Sheriff – Coroner - PA
3/04/15

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

Prev. Agn. Ref.: 2-11 of 10/21/14; 2-24 of 9/9/14; 2-2 of 8/05/14; 2-13 of 6/17/14; 3-12 of 2/11/14; 3-6 of 2/17/13

District: 4

Agenda Number:

2-13

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

Economic Development Agency

FORM 11: Progress Report Regarding the East County Detention Center – February 2015,

District 4, [S0]

DATE: February 26, 2015

PAGE: 2 of 5

BACKGROUND:

Summary (Continued)

Vanir, Inc., the County's Construction Manager for the ECDC project, continues to manage the bidding process with the County, HOK (the County's architect for the project), and other stakeholders. The site preparation and demolition phase of the existing jail site is substantially complete with the exception of the dewatering system that protects the shoring and excavation area, as indicated on the attached report.

Scope and Budget Update

As part of the AB900 Phase II process, a \$100 million funding allocation was awarded to the County by the State to help pay for construction of the new ECDC, which will be located on approximately 6.5 acres of County owned land in the City of Indio. An estimated project cost of \$274 million was presented to the Board and approved on December 17, 2013. As indicated below, the estimate has been revised from the original projections to address building code updates, inflationary concerns, and the evolution of the project's design.

As originally proposed, the project called for renovating and expanding the existing Indio Jail. The original expansion provided 1,250 new beds in a new 426,200 SF building with various types of space, including housing, treatment, support, program and kitchen space. In addition, the 38,800 SF existing facility was to be renovated to include healthcare, program, recreational and visitation space, and a special use housing unit; the combined capacity of the new/renovated facility would have been 1,603 beds. However, during development of the plans, the County and the ECDC design consulting team determined that renovation of the 1960's era facility would not be cost effective.

A new design for 1,626 beds was then initiated that called for demolishing the entire existing jail and changed the design to one large new building; the new scope includes 1,536 general population beds, 74 special use beds, and 16 one-person cells. The new design provides approximately 332,000 SF of housing space and about 184,000 SF of health care, program, and support services space for a total building area of 516,000 SF, which is 21.1% larger than the 426,200 SF building that was the basis for the original \$274 million estimate. The new design also requires that the existing jail remain operational during construction and be demolished (after transitioning the inmates to the new jail) to make way for a surface parking lot.

Based on the revised scope and new estimates, the estimated project cost for the ECDC is now \$331 million, which represents an increase of 20.8% to the total project estimate presented to the Board in December 2013. This increase aligns the budget with the most recent budget estimate submitted to the State and reflects price escalation related to several factors, including: changes in the project's scope; design modifications associated with building code amendments; and cost inflation factors. Bonds will be issued for the portion of the overall project budget that is not eligible for funding through the AB900 funds or is part of the required County funding for the core ECDC project.

(Continued)

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FORM 11: Progress Report Regarding the East County Detention Center – February 2015,

District 4, [\$0]

DATE: February 26, 2015

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Budget Update (Continued)

Adjusted budgets and expenditures to date for the ECDC and related projects are as follows:

TABLE 1 ECDC and DIRECTLY RELATED PROJECTS	ADJUSTED BUDGET	EXPENDITURES TO DATE	STATUS % COMPLETE
East County Detention Center	\$ 331,000,000	\$ 13,349,228	Bid Phase
ECDC Site Preparation and Demolition	\$ 8,251,799	\$ 6,595,816	Construction is 99%
ECDC Parking Structure	\$ 11,000,000	\$ 10,720,504	Construction is 99%
SCF Laundry Expansion	\$ 5,000,000	\$ 0	Design 0%
Indio Hwy 111 Offsite Improvements	\$ 7,000,000	\$ 10,804	Design Contract 90%
TOTAL	\$ 362,251,799	\$ 30,676,352	

TABLE 2 ECDC INDIRECTLY RELATED PROJECTS	ADJUSTED BUDGET	EXPENDITURES TO DATE	STATUS % COMPLETE
Indio Larson Justice Center Courtrooms Remodel	\$ 2,551,750	\$ 2,309,489	Complete
East County Emergency Operations Center	\$ 11,500,000	\$ 10,147,095	Complete
SWJC Juvenile Courtrooms	\$ 13,000,000	\$ 898,861	Design 95%
Indio Juvenile Courts Parking Lot Modification	\$ 800,000	\$ 20,222	Design 10%
Assessor-Clerk-Recorder and Treasure/Tax Collector Relocation	\$ 650,368	\$ 403,996	Complete
TLMA Relocation	\$ 691,568	\$ 679,790	Complete
Temporary Relocation: District Attorney, Public Defender, County Counsel, Custodial Division, Administrative Offices of the Courts and County Law Library	\$ 5,531,615	\$ 3,357,058	Phase I - Complete Phase II – Pending Relocation of Public Law Building
TOTAL	\$ 34,725,301	\$ 17,816,511	

CUMULATIVE PROJECTS FROM TABLE 1 AND 2 ESTIMATED COST	TOTAL
ECDC and Directly Related Projects	\$ 362,251,799
Indirectly Related Projects	\$ 34,725,301
TOTAL	\$ 396,977,100

Schedule Update

(Commences on Page 4)

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Schedule Update

The schedule must also be revised from the County's original projections due to evolution of the project's design.

The original construction completion date, as indicated in the January 2012 application for grant funds, was July 2017. However, in May of 2013, County adjusted that timeline, taking an aggressive posture and estimating completion in November 2016. Due to various factors, the estimated completion date is now December 2017.

East County Detention Center	Status	Est. Completion
Execution of State Agreements	Complete	February 2015
State Fire Marshall approval of drawings	Complete	February 2015
Bidding	Commencing	March 2015
Construction start milestone	Pending State Approval	June 2015
ECDC Phase I Completion / Occupancy	Pending	December 2017
ECDC Phase II Completion	Pending	August 2018

Activities completed since last report:

- Approval by the State Fire Marshall of the construction documents for ECDC
- Execution of the Ground Lease and Right of Entry Agreements for ECDC
- Opening of the parking structure for use by the public and County employees (East County Parking Structure)
- Substantial completion of the Site Preparation and Demolition project, including excavation and shoring excluding the dewatering system
- Received approval by the State DOF to bid the ECDC project
- Completion of the new County Law Building (offices for departments displaced by the ECDC project, consisting of the District Attorney, Public Defender, County Counsel, and Law Library)

Activities expected to complete in the next 30 days:

- Conduct the mandatory pre-bid conference and job walk for ECDC
- Confirm installation of the Dewatering System upon submittal approval, Site Preparation and Demolition for ECDC
- Negotiate any remaining Contract Change Directives (CCDs) and Change Orders (COs), Site Preparation and Demolition for ECDC
- Confirm that all necessary operations and maintenance training has been performed, Site Preparation and Demolition for ECDC
- After final completion the installed shoring system will be monitored by a licensed surveyor to measure any movement of the shoring components and surrounding buildings. Monitoring will continue until the start of ECDC construction.
- McCarthy will be working toward achieving Final Completion of the East County Parking Structure

(Continued)

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Activities expected to complete in the next 30 days: (Continued)

- The State's Board of State and Community Corrections (BSCC) Agreement is pending receipt from the State for ECDC
- Process Form 11 for the approval of the revised plans and specification and modifications to the EIR pertaining to extended working hours for ECDC
- Complete fee negotiations with labor compliance consultant and testing and inspections consultants and prepare respective contracts for Board approval for ECDC

Impact on Citizens 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.

Attachments:

EDA Project Status Sheets – ECDC Related

- Relocation Efforts
- Larson Justice Center Courtrooms Remodel
- East County Emergency Operations Center
- ECDC Site Preparation and Demolition
- County Parking Structure
- County Law Building
- East County Detention Center
- Off Site Improvements Project

HOK's Monthly East County Detention Center Progress Report – January, 2015

Vanir's Monthly East County Detention Center Progress Report – County Parking Structure – January, 2015

Vanir's Monthly East County Detention Center Progress Report – Site Preparation and Demolition – January, 2015

RELOCATION EFFORTS AS OF FEBRUARY 1, 2015

The Economic Development Agency undertook a major effort that relocated County and non-County offices from the County Administrative Center campus (CAC) in Indio into other County-owned buildings and lease facilities to make way for the East County Detention Center. The following lists the various relocation efforts:

District Attorney Relocation - Complete

This effort relocated the District Attorney out of the CAC and into a temporary lease facility in Indio. The District Attorney will be relocated a second time from this temporary facility and into the new County Law Building.

Public Defender Relocation - Complete

This project relocated the Public Defender out of the CAC and into a temporary lease facility in Indio. The Public Defender will be relocated a second time into the new County Law Building.

County Counsel Relocation - Complete

This project relocated County Counsel out of the CAC and into another County-owned space in Indio. County Counsel will be relocated a second time and into the new County Law Building.

Riverside County Law Library, Indio Branch Relocation - Complete

This project relocated the former Riverside County Law Library, Indio Branch out of the Larson Justice Center (LJC) and into a temporary lease facility in Indio to make way for the Larson Justice Center Courtrooms Remodel. The Law Library will be relocated a second time and into the new County Law Building.

Transportation and Land Management Agency Relocation - Complete

This project relocated Transportation Land Management Agency (TLMA) from an existing 21,372 square foot facility leased to the County in Palm Desert and into a 10,000 square foot new lease space. This effort made way for the relocation of the Assessor Clerk out of the CAC.

Assessor-Clerk Recorder Relocation - Complete

This project relocated the Assessor-Clerk Recorder (ACR) out of the CAC and collocated with the Treasurer-Tax Collector into the 21,372 square foot lease space vacated by TLMA in Palm Desert.

Facilities Management Custodial Division Relocation - Complete

This project relocated Facilities Management Custodial Division out of the CAC and into another County-owned space.

Administrative Offices of the Courts (AOC) Relocation - Complete

This project relocated the AOC from the CAC into the space at Larson Justice Center that was converted into two new courtrooms, judges' chambers and support facilities; and provides additional replacement facilities for the AOC at Southwest Justice Center.

East County Emergency Operations Center, Communications Hub and Tower Relocation - Complete

This project relocated the East County Emergency Operations Center (ECEOC), County Information Technology Communications Hub and Public Safety Emergency Center (PSEC) Tower into the former Indio Sheriff's Station, which has been renovated and converted into a state-of-the-art facility for its new tenants and functions.

Parking Relocation - Complete

Temporary parking has been designated at the County Fairgrounds for jurors, LJC staff and Sheriff's personnel until the end of January 2015, the anticipated completion timeframe for the East County Parking Structure. The East County Parking Structure will serve East County Detention Center, the County Law Building, and the Riverside County Fair & National Date Festival and also offer general public parking.

3/10/15
2-13

LARSON JUSTICE CENTER COURTROOMS REMODEL



STATUS

- **Complete**

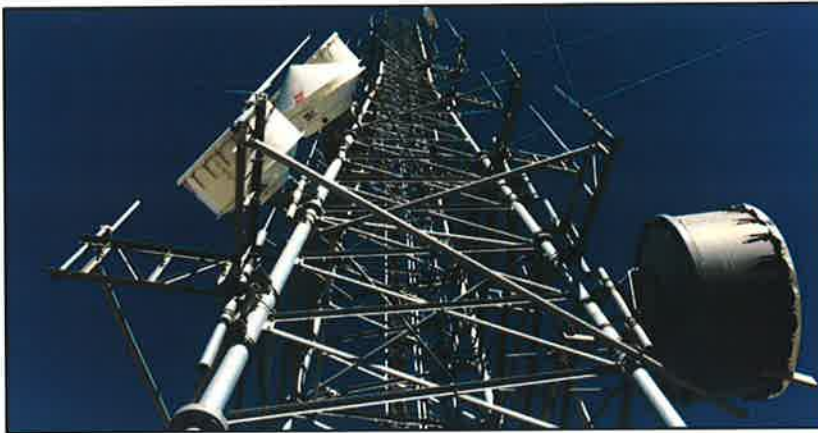
UPDATE

- Court sessions commenced in these two courtrooms on December 9, 2013

PROJECT HIGHLIGHTS

- Remodel of former Law Library at Larson Justice Center
- 6,415 square feet of two new courtrooms, judges' chambers and support facilities
- State-of-the-art audio-visual system
- Floating ceilings with large format acoustical ceiling panel, linear lighting and mechanical ceiling diffuser design
- Digital display lighting control system
- Digital court schedule display system
- Fully automatic fire sprinkler system
- Fully automated fire alarm system
- Coved LED Lighting
- Wood veneer wall paneling and built-in millwork

EAST COUNTY EMERGENCY OPERATIONS CENTER



STATUS

- **Complete**

UPDATE

- Facility is fully occupied and operational since January 20, 2013

PROJEC HIGHLIGHTS

- Remodel of the existing 14,000 square foot County-owned building, former Indio Sheriff's Station, for the East County Emergency Operations Center, RCIT's Communications Hub and PSEC Tower relocation
- State of the art emergency communications system
- Meets required communication coverage objectives to immediate areas in and around the City of Indio, and provides required network linkages to other sites within the PSEC system
- Redundancy in cooling the radio room that contains critical communication equipment
- This new facility provides County Fire a 3,000 sq. ft. Command Center with over 60 workstations for natural disasters and other emergency situations response.
- New Facility also provides Fire with Alternate Dispatch call center in case of outage at Perris Dispatch Center.
- RCIT's Communications Hub serves voice and data communications of all county departments from Palm Springs to Blythe and has significant expansion capabilities.

SITE PREPARATION & DEMOLITION FOR THE EAST COUNTY DETENTION CENTER



STATUS

- **Complete**

UPDATE

- Substantially complete as of December 2014
- Dewatering system implementation in process

PROJECT HIGHLIGHTS

- Demolition of the Indio CAC building, Law Library, Court Annex, PSEC Tower and Communications Building, Courtroom Suite 1A connect to the Indio Jail, landscape and hardscape, setting soldier piles, excavation of the support building's basement pad and the housing unit's Level 1 pad
- Demolition and site preparation completed while keeping the Indio Jail fully operational
- Maintained and replaced emergency power and chiller equipment for the Indio Jail with minimal interruptions to the jail functions
- Installed 12' high temporary security and construction fencing designed to last throughout the construction of the East County Detention Center
- Rerouted complex underground utility infrastructure servicing the Indio Jail, County Fairgrounds and Maintenance building
- Performed testing, inspections and abatement of building and underground hazardous materials under observation by Authorities Having Jurisdiction throughout the duration of the project

COUNTY PARKING STRUCTURE



STATUS

- **Construction – 95% complete, open for parking Mon., Feb. 2, 2015 anticipated**

UPDATE

- Substantial completion for parking use anticipated by end of January 2015

PROJECT HIGHLIGHTS

- First parking structure built in the City of Indio
- Will have 625 stalls within the parking structure and 207 exterior ground surface parking totaling 832 parking spaces
- Will serve the East County Detention Center, the County Law Building, and the Riverside County Fair & National Date Festival
- Designed with provisions for solar panels targeted to generate 100% percent of the building's electrical usage
- State-of-the-art automated parking access, revenue control systems and car park management system
- Electric vehicle charging stations included
- Rooftop fabric shade structure
- Designated motorcycle parking, electric vehicle stalls and bicycle parking equipped with bicycle racks

COUNTY LAW BUILDING



STATUS

- **Construction – 95% complete, ribbon cutting: 3 p.m. February 11, 2015**

PROJECT HIGHLIGHTS

- Class “A” three level 90,363 square foot office building
- Will house the District Attorney, Public Defender, County Counsel and Law Library
- Designed with energy-efficient, water-saving features.
- Sustainable facility design may earn Leadership in Energy and Environmental Design (LEED) platinum rating, subject to certification
- Solar panels targeted to generate approximately 25 percent of the building’s electrical usage
- Back-up generator for fire/life/safety operating systems

EAST COUNTY DETENTION CENTER



STATUS

- **Plan review - 95% complete, SFM scheduled back check Feb. 3, 2015**

UPDATE

- Final comments from State Fire Marshall (SFM) are being addressed by the design team; SFM final approval by Feb. 2015 is anticipated

PROJECT HIGHLIGHTS

- By far the largest County development project in the area and supported financially in part with a \$100 million grant from the State
- Replaces the outdated, 353-bed Indio Jail with new 1,626-bed, state of the art detention and support facilities
- Primarily consists of the new construction of: general housing units, kitchen, sheltered housing, medical clinic
- Housing unit per Sheriff's Dept.'s preferred efficient, octagonal layout
- Sustainable facility design eligible for Leadership in Energy & Environmental Design (LEED) certification
- Cast in place concrete structure and spread footing foundation system for solid and sound structure
- Exterior glass, metal & stone cladding to provide more of a commercial office building presence rather than an institutional appearance
- Vacuum plumbing system – conserves water, cost savings
- Maintains underground tunnel access to Larson Justice Center
- New & dedicated central plant facility

OFF-SITE IMPROVEMENTS PROJECT



STATUS

- **Procurement of design services – 95% complete, anticipated Board date Jan. 27, 2015.**

UPDATE

- Design services agreement for Board approval is in process

PROJECT HIGHLIGHTS

- Improvements to Highway 111 from the western edge of Smurr St. to the western edge of Arabia St.
 - Removal and replacement of existing asphalt pavement and base material
 - Construction or replacement of sidewalk, curb ramps, curb and gutter, and cross-gutters
 - Modification and or replacement of traffic signals as necessary
 - Regional storm drain improvements on Highway 111 and Oasis St.
 - Median and parkway landscaping improvements
 - Rerouting of overhead utility lines to below ground



PROGRESS REPORT

February 1, 2015

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 January 1st to January 31st, 2015 as well as identifying upcoming project activities for the East County Detention Center project.

ECDC - CONSTRUCTION DOCUMENTS

1. Ongoing - Review and Respond to Plan Check and Constructability Review comments.
2. Webex meeting was held on January 9th with the SFM to review back check comments.
3. ECDC Bi-Weekly Update meeting/conference call was held on January 12th.
4. Detention Hardware review meeting was held with Sheriff's Department and Vanir on January 22nd.
5. Meeting was held with EDA, Vanir and Sheriff's Department on January 26th to meet and interview HOK on-site CA candidate Larry Izebu.
6. ECDC Bi-Weekly Update meeting/conference call was held on January 26th.

SITE DEMOLITION

1. Reviewed Contractor's As-Built drawings.

FUTURE BUSINESS

1. Continue to implement design revisions and comments provided by User Groups for final Bid Set.
2. Revise additional service proposal for adding roof hatches and hoists for maintenance access to the roof in lieu of elevator access.
3. Obtain approval from State Fire Marshal.



East County Detention Center Master Project Schedule February 1, 2015

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	5/30/2014
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

EAST COUNTY DETENTION CENTER PARKING STRUCTURE

INDIO, CA

Report No. 8
January 2015

Owner
Riverside County Economic
Development Agency

End User
Riverside County Sheriff's
Department

Construction Manager
Vanir Construction
Management, Inc.

Architect/Engineer
Helmuth, Obata +
Kassabaum, Inc.

Architect/Engineer
Holt Architecture

General Contractor
McCarthy Building
Companies, Inc.

Inspector of Record
Riverside County Economic
Development Agency (IOR)



Project Scope:

The County Parking Structure Project in Indio encompasses parking for 832 vehicles. 625 parking spaces are provided in a 3 level parking structure with shade structures on the upper level, capable of incorporating future photovoltaic (solar) panels, and 207 surface parking spaces adjacent within the site. The lower level and surface parking spaces are designated for public use and the two upper levels of the parking structure provide 434 elevated secure parking spaces for County and Sheriff's staff. The exterior of the parking structure will utilize materials and finishes that complement the future East County Detention Center exterior.





CONSTRUCTION PHASE MONTHLY REPORT

EAST COUNTY DETENTION CENTER PARKING STRUCTURE

INDIO, CA

Report No. 8
January 2015

MONTHLY SUMMARY

For the month of January:

McCarthy worked toward achieving Substantial Completion in the month of January.

All Stairs were surrounded by security fencing and painted.

Stone Veneer at the exterior of the structure was completed in the second week.

Exterior framed fenestrations, including the elevator canopy, were installed, painted and completed.

Roof lighting and exit signage was completed on all levels and on site.

Offices were painted and flooring was completed.

Structure power was switched to permanent, from temporary with all systems and equipment energized.

Underground irrigation was installed and landscaping placed.

Site flatwork and exterior parking paving and striping was completed.

NEXT 30 DAYS

For the month of February:

Now that the Parking Structure is Substantially Complete and has received all agency approvals, including a Temporary Certificate of Occupancy, it is open to the Public and County.

There remain four activities that must be completed over the month of February in order to obtain final approval, they include:

1. Final connections for data support to the facility.
2. Resolution of a site drainage concern at the Northwest entrance area.
3. Completion of outstanding minor Punch List items identified in the month of January.
4. Installation of Pay Stations and Traffic Control Arms, anticipated to start at the end of February with completion in early March.

SIGNIFICANT DEVELOPMENTS

Substantial Completion was achieved in the month of January

The Parking Structure is now open for County and Public parking

The Project was completed with no safety incidents

The Parking Structure and Site Work were constructed in 61/2 Months

The project was completed recording no complaints from the Public or Area Residents

The Pay Station and Traffic Control Arm supplier discontinued equipment support of the specified equipment, requiring re-specification of equipment for a replacement supplier.

The Pay Station and Traffic Control Arm equipment has been ordered and will be delivered for installation toward the end of February.

SAFETY

The project was completed with no significant safety incidents.

All site personnel were trained to maintain a safe work environment and follow strict protocols requiring on-going training, daily safety briefings and the use of required protective equipment, i.e., hardhats, safety glasses, work boots and vests.

McCarthy assigned a safety officer on-site, enforcing safety requirements.

QUALITY

The County Inspector of Record (IOR) and Vanir Construction Management (VCM) attended weekly progress meetings with the Contractor and County where quality concerns were reviewed and discussed in depth.

Site walks were conducted daily to review progress and work quality. Final review of quality is ongoing through the use of a punch list, requiring completion of any identified items of concern.



CONSTRUCTION PHASE MONTHLY REPORT

EAST COUNTY DETENTION CENTER PARKING STRUCTURE

INDIO, CA

Report No. 8
January 2015

CONSTRUCTION CONTRACT SUMMARY

	Original	Current
Contract Amount:	\$10,100,000	\$10,150,197
Contract Start Date:	07/16/14	06/11/14
Substantial Completion:	01/20/15	01/30/15
Duration:	223 days	234 days
Time Elapsed:	233 Days / 99.57%	
% Value (\$) Complete:	98.77%	

CHANGE MANAGEMENT SUMMARY

POTENTIAL CHANGE ORDERS		
Reason	Count	Value (\$)
Owner Request:	6	\$70,689
Contract Document Related Changes:	0	\$0
Unforeseen Conditions:	3	\$13,483
Negotiated PCOs (Change Orders)**	8	\$50,197

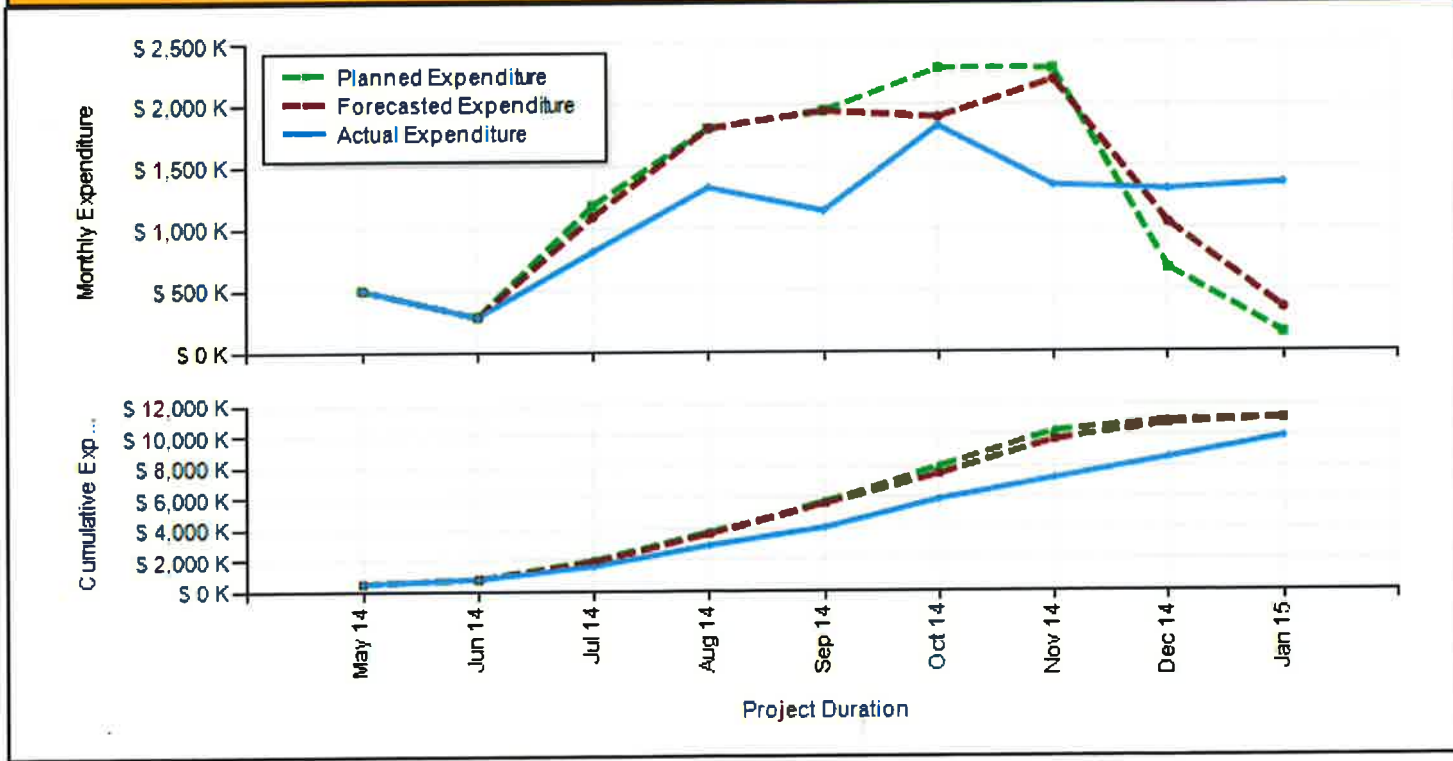
CONTRACTOR PAYMENTS

Number of Payments:	9
Earned to Date:	\$9,976,164
Remaining Balance:	\$174,033

EXECUTED CHANGE ORDERS**

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

CASH FLOW





CONSTRUCTION PHASE MONTHLY REPORT

EAST COUNTY DETENTION CENTER PARKING STRUCTURE

INDIO, CA

Report No. 8
January 2015

REQUESTS FOR INFORMATION

Total RFI Count	116
Total Responded	116
Total Outstanding	0
Average Turnaround Time	14 (Cal. Days)

SUBMITTALS

Total Submitted	15	100% (of required)
Accepted	15	100% (of submitted)
Rejected/Revise	0	0.00% (of submitted)
Under Review	0	0.00% (of submitted)
Avg. Turnaround Time		8 (Cal. Days)

SCHEDULE MILESTONE SUMMARY

	Original	Projected	Actual
Notice to Proceed	06/11/14	06/11/14	06/11/14
Clear and Grub	06/23/14	06/26/14	07/08/14
First Foundation Pour	07/23/14	08/04/14	08/04/14
Complete Underground Utilities	08/22/14	08/22/14	08/29/14
Complete Ground Level	08/28/14	09/02/14	09/02/14
Complete Second Level	09/24/14	10/02/14	10/17/14
Complete Roof Level	10/16/14	11/25/14	11/26/14
Install Curtain Wall	11/10/14	12/11/14	12/30/14
Erect Shade Structures	11/10/14	12/19/14	12/30/14
Complete Stairs	11/10/14	01/16/15	01/16/15
Pave Surface Parking Area	10/15/14	01/16/15	01/16/15
PS Lighting & Exit Signage	10/13/14	01/21/15	01/21/15
Substantial Completion	01/20/15	01/27/15	01/30/15

Issues

Title	Cost	Time	Pot. Claim	Resolution	Status
--There are no significant issues reported at this time--					



CONSTRUCTION PHASE MONTHLY REPORT

EAST COUNTY DETENTION CENTER PARKING STRUCTURE

INDIO, CA

Report No. 8
January 2015



Figure 1. View from Northwest at Oasis and Plaza Intersection, June 2014



Figure 2. January 30, 2015: View from Northwest at Oasis and Plaza Intersection, January 2015



Figure 3. View from Northwest Corner of Site, June 2014



Figure 4. View from Northwest Corner of Site, January 2015



Figure 5. View from Northeast Corner of Site, June 2014



Figure 6. View from Northeast Corner of Site, January 2015



CONSTRUCTION PHASE MONTHLY REPORT

EAST COUNTY DETENTION CENTER PARKING STRUCTURE

INDIO, CA

Report No. 8
January 2015



Figure 7. View from Southwest Corner of Site, June 2014



Figure 8. View from Southwest Corner of Site, January 2015



Figure 9. View from South End of Site, June 2014



Figure 10. View from South End of Site, January 2015



Figure 11. Internal Review of Public Parking Booth at West Entry/Exit



Figure 12. View from Northeast, County Entry at Dusk



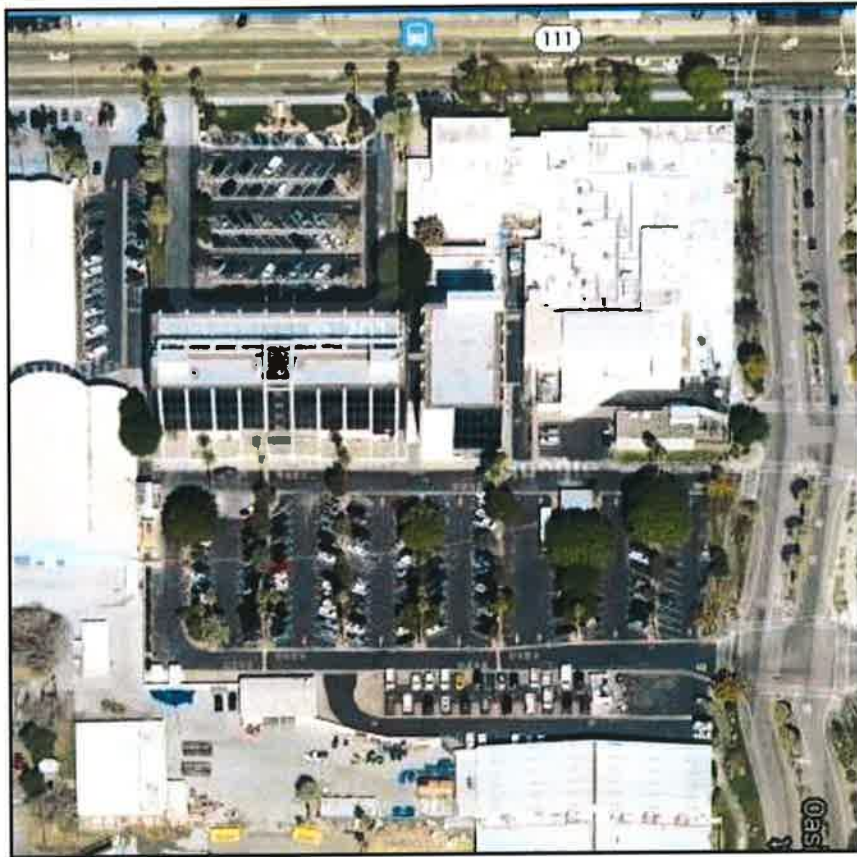
CONSTRUCTION PHASE MONTHLY REPORT

SITE PREPARATION AND DEMOLITION

for EAST COUNT DETENTION CENTER, INDIO, CA

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Owner Riverside County Economic Development Agency
End User Riverside County Sheriff's Department
Construction Manager Vanir Construction Management, Inc.
Architect/Engineer Helmuth, Obata + Kassabaum, Inc.
Architect/Engineer Holt Architecture
General Contractor Hal Hays Construction Inc.
Inspector of Record Riverside County Economic Development Agency (IOR)



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.





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MONTHLY SUMMARY

For the month of January:

Construction was Substantially Completed on December 19, 2014.

In January the Project Team conducted the following post Substantial Completion activities as part of project close-out:

- Receipt of outstanding Submittals from HHCI
- Review Dewatering System submittal upon receipt
- Negotiate any remaining Contract Change Directives (CCDs) and Change Orders (COs)
- Confirm that all necessary operations and maintenance training is being performed
- Confirm completion of punch list items

Holt Architects was directed to issue the Certificate of Substantial Completion upon completion of Record Documents and submittal, approval and installation of Dewatering System.

NEXT 30 DAYS

For the month of February:

The Certificate of Substantial Completion will continue to be withheld until the Project Dewatering System Design is approved.

Upon issuance of the Certificate of Substantial Completion, County approval, and Final Completion, HHCI will be issued final payment for all remaining work and retention.

After final completion the installed shoring system will be monitored by a licensed surveyor to measure any movement of the shoring components and surrounding buildings. Shoring Monitoring will continue until the start of East County Detention Center construction.

Dewatering System solutions developed by HHCI to date have been deemed to be cost ineffective. The project team will meet with the Project Soils Engineer, Civil Engineer and EDA Management to develop alternative approaches to dewatering system design.

SIGNIFICANT DEVELOPMENTS

Upon negotiation of remaining Change Orders it has been determined that the project will complete under budget.

The issuance of a Certificate of Substantial Completion will require the receipt and approval of all required submittals, including the installation of the approved Dewatering Solution.

HHCI received a stop notice from their demolition sub-contractor. 120% of the cost of the stop notice (per Contract) has been deducted from payment pending. HHCI has been instructed to provide a revised pay application to reflect the deduction. The Pay Application is pending.

The Dewatering System is a critical weather site protection measure, providing the County with a method to remove excess rainwater from the excavated site if significant rain events occur prior to the construction of the new ECDC facility.

HHCI did not receive a payment in December or January, as payment is on hold pending completion of all outstanding concerns identified above.

SAFETY

- The Project has achieved substantial completion with no reportable safety issues.
- All persons on site are required to wear protective gear consisting of hardhats, construction boots, safety goggles, and reflective safety vests.
- OSHA approved face protection and fall protection measures are utilized as Work requires.

QUALITY

- The Project team developed a detailed "Punch-List" of items to be completed in compliance with Construction Documents and Close-Out Specification requirements
- The Project Team continues to review and approve remaining close-out deliverables required for final completion.



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CONSTRUCTION CONTRACT SUMMARY

	Original	Current
Contract Amount:	\$6,271,318	\$6,271,318
Contract Start Date:	02/03/14	02/03/14
Contract Completion:	07/24/14	12/19/14
Duration:	172 days	320 days
Time Elapsed:	361 Days / 112.81%	
% Value (\$) Complete:	94.86%	

CHANGE MANAGEMENT SUMMARY

<u>POTENTIAL CHANGE ORDERS</u>		
Reason	Count	Value (\$)
Owner Request:	21	(\$39,504)
Contract Document Related Changes:	11	\$47,511
Unforeseen Conditions:	9	(\$178,110)
Negotiated PCOs (Allowances):	19	\$146,309
Negotiated PCOs (Change Orders):	41	(\$170,103)

CONTRACTOR PAYMENTS

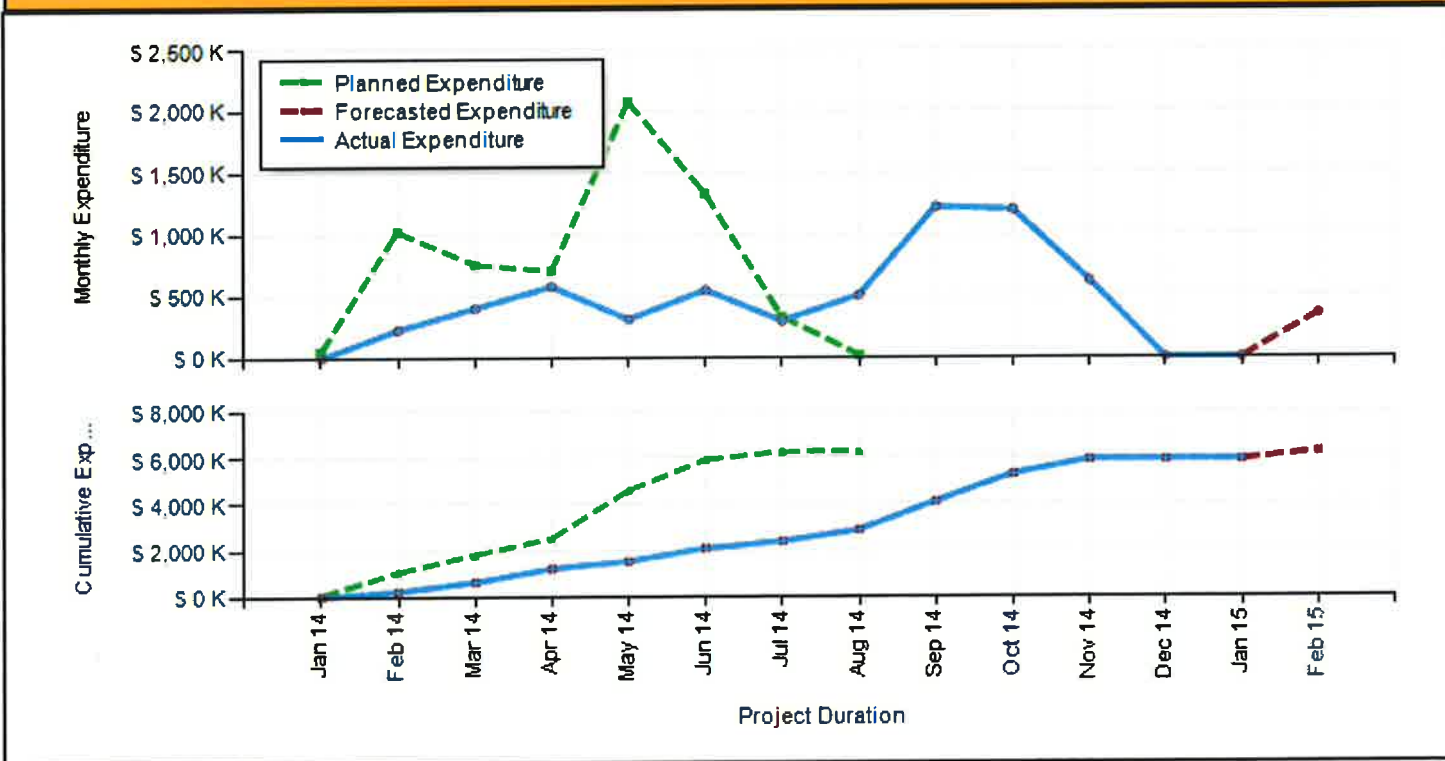
Number of Payments:	10
Earned to Date:	\$5,948,683
Remaining Balance:	\$322,635*

* Note: The remaining balance will be reduced by Change Orders, once approved.

<u>ALLOWANCES*</u>	Value	Balance
A1 - Unforeseen	\$150,000	\$36,961
A2 - Unforeseen Site	\$200,000	\$166,730

<u>EXECUTED CHANGE ORDERS**</u>		
Total Executed:	\$0	\$0
% of Original Contract:	0.00%	
Schedule Impact (Cal. Days):	0 (Cal. Days)	

CASH FLOW





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REQUESTS FOR INFORMATION

Total RFI Count	161
Total Responded	161
Total Outstanding	0
Average Turnaround Time	4.73 (Cal. Days)

SUBMITTALS

Total Required	363	
Total Submitted	359	98.90% (of required)
Not Submitted	4	1.10% (of required)
Accepted	341	93.94% (of submitted)
Rejected/Revise	16	4.41% (of submitted)
Under Review	2	0.55% (of submitted)
Total Outstanding	20	5.51% (of required)
Turnaround Time		9.36 (Cal. Days)

SCHEDULE MILESTONE SUMMARY

	Original	Projected	Actual
Notice To Proceed	02/03/14	02/03/14	02/03/14
Abatement of Superior Court	02/17/14	02/25/14	02/25/14
Abate CAC Bldg. 3-4 Floors	03/11/14	03/11/14	03/11/14
Abatement of CAC Building	04/07/14	04/30/14	04/30/14
Soft Demolition of Law Library	04/22/14	04/21/14	04/21/14
Install Chiller Pump/VFD Skid	04/23/14	06/06/14	06/04/14
Demo Law Library Above Grade	04/29/14	08/01/14	05/30/14
Demo CAC Above Grade	04/30/14	07/03/14	08/29/14
Excavation & Shoring Start	05/12/14	08/01/14	08/11/14
Complete Demo, CAC & Law	05/12/14	06/30/14	10/24/14
Excavation & Shoring Complete	05/26/14	08/15/14	11/14/14
Grading Complete	07/15/14	11/21/14	12/19/14
Substantial Completion	07/24/14	11/21/14	12/19/14

Issues

Title	Cost	Time	Pot. Claim	Resolution	Status
Schedule and Punch List	\$0.00		No	HHCI Final Payment is being withheld pending submission of all outstanding submittals and dewatering system design and installation approval.	Open
Delay	\$0.00	43d	No	Same as above, see significant developments page 2	Open



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Figure 1. February 03, 2014: View from Northeast prior to tree removal



Figure 2. January 08, 2015: View from Northeast, Southwest



Figure 3. December 18, 2013: SPD_121813_7.JPG



Figure 4. January 08, 2015:



Figure 5. December 18, 2013: SPD_121813_1.JPG



Figure 6. January 08, 2015: View from Northwest, South



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Figure 7. December 18, 2013: SPD_121813_13.JPG



Figure 8. January 08, 2015: View from Southwest, Northeast



Figure 9. December 18, 2013: SPD_121813_12.JPG



Figure 10. January 08, 2015: View from South, North to Excavation



Figure 11. February 14, 2014: View from Southeast prior to tree removal.



Figure 12. January 08, 2015: View from South, Northwest