

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 6/4/15  
 Department of Mental Health

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

364



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**

June 18, 2015

**SUBJECT:** Desert Hot Springs Behavioral Health and Nutrition Services Center - Tenant Improvement - Approval of Notice of Completion and Contract through Easy Indefinite Quantity Contract with Vincor Construction, Inc., District 4, [\$318,923], Mental Health Services Act 100%

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

1. Accept the Mental Health Adult Program component of the Desert Hot Springs Behavioral Health and Nutrition Services Center (formerly known as the Desert Hot Springs Family Care Center), project, constructed by Vincor Construction, Inc. (Vincor) of Santa Ana, California, as complete and authorize the Clerk of the Board to record the Notice of Completion;
2. Authorize the release of retained funds in the amount of \$28,697 to Vincor, in accordance with the contract terms;
3. Authorize the use of the Easy Indefinite Quantity Contract (EZIQC) sponsored by the National Joint Powers Alliance (NJPA) for a construction agreement with Vincor for the Desert Hot Springs Behavioral Health and Nutrition Services Center Tenant Improvement Project;

(Continued)

*[Signature]*

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	\$ 28,697	\$ 290,226	\$ 318,923	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Mental Health Services Act 100% (previously approved budget)  
**Budget Adjustment:** No  
**For Fiscal Year:** 2014/15-15/16

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

APPROVE

BY: *[Signature]*  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

By: *[Signature]*  
 Jerry Wengert, Director  
 Department of Mental Health

- 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:** Desert Hot Springs Behavioral Health and Nutrition Services Center - Tenant Improvement - Approval of Notice of Completion and Contract through Easy Indefinite Quantity Contract with Vincor Construction, Inc., District 4, [\$318,923], Mental Health Services Act 100%

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### **RECOMMENDED MOTION:** (Continued)

4. Approve the attached construction agreement between the County of Riverside and Vincor in the amount of \$290,226 and authorize the Chairman of the Board to execute the agreement on behalf of the county; and
5. Authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies.

### **BACKGROUND:**

#### **Summary**

On June 3, 2014, the Board of Supervisors approved the project budget of \$10,203,270 for the work to complete the Desert Hot Springs Behavioral Health and Nutrition Services Center (formerly known as the Desert Hot Springs Family Care Center) project and awarded the construction agreement, through the use of EZIQC, to Vincor for the Mental Health Adult Program component of the project.

Vincor has completed the work for the Mental Health Adult Program component for the project; the work has been inspected and found to comply with all contract requirements. EDA therefore recommends that the Clerk of the Board record the Notice of Completion for the first component of the project. This Board action will release the contract retention funds to Vincor in the amount of \$28,697 after the Notice of Completion has been recorded and the 35 day lien period has expired per contract terms.

The Desert Hot Springs Behavioral Health and Nutrition Services Center Tenant Improvement is the second component of the project. The work consists of remodeling 3,900 square feet of space for the Mental Health Substance Abuse Program which includes new restrooms, a children's lab, a group room, class rooms, interview rooms, office space and a waiting area.

On October 18, 2011, the Board of Supervisors ratified membership of the County of Riverside in the NJPA. The county's membership in NJPA allows participation in the EZIQC program, a contract procurement method that allows the Economic Development Agency to move more quickly to complete construction.

Vincor, an approved EZIQC contractor, walked the site with county personnel, received and reviewed the plans and specification and developed the scope of work in accordance with the plans, specifications and EZIQC documents. Following the site walk, Vincor submitted a proposal in accordance with the EZIQC contract in the amount of \$290,226 for the tenant improvement component.

#### **Impact on Citizens and Businesses**

The Desert Hot Springs Behavioral Health and Nutrition Services Center will benefit the surrounding community by providing crucial health services to residents through programs which include Children's Services and Adult Mental Health.

#### **Contract History and Price Reasonableness**

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**Contract History and Price Reasonableness**

In accordance with the EZIQC contract, Vincor provided a responsible and responsive proposal for the Desert Hot Springs Behavioral Health and Nutrition Services Center Tenant Improvement component to the project. Cost reasonableness for the project is achieved through the fair market value of the construction goods and services established in the Construction Task Catalogue.

**Additional Fiscal Information**

Expenditures for FY 2014/15 are estimated at \$28,697; expenditures for FY 2015/16 are estimated at \$290,226. All costs associated with this agreement will be 100% funded through Mental Health Services Act; thus no net county costs will be incurred. The tenant improvement component is within the previously approved budget therefore, no department budget adjustment is required at this time.

Attachments:

Notice of Completion for Vincor Construction, Inc. for the Mental Health Adult Program component  
Construction Contract with Vincor Construction, Inc. for the Tenant Improvement component

