

REVIEWED BY CIP: *[Signature]*
 FORM APPROVED COUNTY COUNSEL: *[Signature]* 11/24/15
 DATE: 11/24/15
 BY: GREGORY P. PRIAMOS
 Departmental Concurrence
 Ivan M. Chand 12/1/15

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

173



FROM: Economic Development Agency

SUBMITTAL DATE:
 December 3, 2015

SUBJECT: Department of Mental Health Administration Building, Tenant Improvements - Approval of Change Order No. 2, Project Budget Adjustment and Notice of Completion, District 1, [\$55,000], Mental Health Services Act 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify Change Order No. 2 in the amount of \$64,845 to Angeles Contractor, Inc. (Angeles) for added scope and fire alarm repairs for the Department of Mental Health (DMH) Administration Building, Tenant Improvement (TI) Project; find that the work was integral to the 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. 2 on behalf of the county;
3. Approve a project budget adjustment of \$55,000 for the DMH Administration Building TI Project for a revised project budget of \$576,292;

(Continued)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: *[Signature]* 12/3/15
 Susana Garcia-Bocanegra

[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	\$ 55,000	\$ 0	\$ 55,000	\$ 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%
Budget Adjustment: No
For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE
 BY: *[Signature]*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 3-7 of 8/5/14

District: 1

Agenda Number:

3-7

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

Economic Development Agency

FORM 11: Department of Mental Health Administration Building, Tenant Improvements - Approval of Change Order No. 2, Project Budget Adjustment and Notice of Completion, District 1, [\$55,000], Mental Health Services Act 100%

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Accept the DMH Administration Building TI Project constructed by Angeles as complete, and authorize the Clerk of the Board to record the Notice of Completion; and
5. Authorize the release of \$22,287 in retained funds to Angeles in accordance with the contract terms.

BACKGROUND:

Summary

On August 5, 2014, the Board of Supervisors approved a construction agreement between the County of Riverside and Angeles of Buena Park, California, for the DMH Administration Building TI project in the amount of \$350,902. The project's scope included the conversion of two open office areas into 14 hard-walled offices, remodel of existing conference rooms and lunch room, the addition of one conference room, removal of all wall paper, and painting the inside of the entire facility.

After commencement of construction, it was determined that the design for the new hard offices no longer met the needs of the facility and the layout was changed. This resulted in additional costs which were accounted for in Change Order No.1 in the amount of \$29,990, increasing the contract value to \$380,892. Subsequently, it was determined by DMH staff that additional upgrades were needed to improve the operation and maintenance of the building. These changes included installation of additional emergency lighting, upgraded window shade fabric to inhibit heat infiltration, fire alarm repairs, and complete air balancing of the Heating Ventilation and Air Conditioning system throughout the entire building. These changes were integrally related to the original project in that all of these items were included in the original scope to some extent. It was determined during submittals for the emergency lighting that additional lights would provide better safety for employees and custodial staff; the window shades were upgraded from the original specification to inhibit heat infiltration; the issues with the fire alarm were discovered during inspection of the installed fire sprinklers per the original scope, and an approval of the project by County Fire would not be possible without those repairs; and the contractor was performing air balancing in the locations of the building where new work was taking place and it was determined that air balancing for the entire building would be required to maximize efficiency. Approval of Change Order No. 2 will compensate Angeles in the amount not-to-exceed \$64,845.

Angeles has completed the work and the DMH Administration Building TI project has been inspected and found to comply with all contract requirements. The Economic Development Agency therefore recommends that the Clerk of the Board record the Notice of Completion. This Board action will release the contract retention funds to Angeles in the amount of \$22,287 after the Notice of completion has been recorded and the 35 day lien period as expired per contract terms.

Impact on Citizens and Businesses

Completion of the DMH Administration Building TI provides a safe and inviting space aimed at improving the health and safety of consumers and the community.

CHANGE ORDER REPORT

(Commences on Page 3)

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

Economic Development Agency

FORM 11: Department of Mental Health Administration Building, Tenant Improvements - Approval of Change Order No. 2, Project Budget Adjustment and Notice of Completion, District 1, [\$55,000], Mental Health Services Act 100%**DATE:** December 3, 2015**PAGE:** 3 of 3**CHANGE ORDER REPORT**

NUMBER	AMOUNT	PERCENT	DESCRIPTION
Construction Agreement	350,902	0.00%	Original construction agreement
Change Order No. 1	29,990	8.55%	Scope changes deemed necessary by Department for layout of new offices
Change Order No. 2	64,845	18.48%	Scope changes deemed necessary by Department to enhance performance and safety of the facility
NEW CONTRACT TOTAL	\$ 445,737	27.03%	

Additional Fiscal Information

The approximate allocation of the project budget adjustment is as follows:

PROJECT BUDGET LINE ITEMS	PHASE	PROJECT BUDGET	PROJECT BUDGET ADJUSTMENT	REVISED PROJECT BUDGET
Architectural Design	1	43,000	6,000	49,000
Construction Management	2	0	0	0
Construction Contract	3	350,902	94,835	445,737
Construction Inspection	4	20,000	0	20,000
Project Management	5	26,000	14,223	40,223
Fixtures, Furnishings, Equipment	6	0	0	0
Other Soft Costs / Specialty Consultants	7	0	0	0
Project Contingency	8	47,390	(47,390)	0
Minor Construction/RCIT	9	34,000	(12,668)	21,332
Project Budget Adjustment		\$ 521,292	\$55,000	\$ 576,292

All costs associated with this agreement will be 100% funded through the Mental Health Services Act, thus no net county costs will be incurred and no departmental budget adjustment is required.

Attachments:

Copy of Change Order No. 2 for Angeles Contractor, Inc.
 Notice of Completion for Angeles Contractor, Inc.

COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY

COPY

CHANGE ORDER NO. 2

Date: 8/4/2015

Project Name: RDMH Admin Office Tenant Improvements

To Contractor:

PeopleSoft Project No: FM 05410004665

Angeles Contractor, Inc.
8461 Commonwealth Ave
Buena Park, CA 90621

Distribution:

- | | |
|---------------------|--------------------------|
| (1) Project Manager | (4) Construction Manager |
| (2) Contractor | (5) Inspector |
| (3) Fiscal | (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) Adds and Credits per attached EZIQC Summary	Department Driven	0	ADD	\$63,088.00
2) Fire Alarm Repairs - EZIQC	Unforeseen Conditions	0	ADD	\$1,296.71
3) Core Drill Counter - EZIQC	Department Driven	0	ADD	\$459.41
4)				
5)				
6)				
7)				
8)				
9)				
10)				
TOTAL				\$64,844.12

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

This Change Order provides for a time extension of

	<u>0</u>	calendar days
Original Contract Duration (calendar days):	<u>125</u>	
Prior Authorized Time Extension (calendar days):	<u>232</u>	
Revised Construction Duration (calendar days):	<u>357</u>	
Original Contract Completion Date:	<u>12/15/2014</u>	
Revised Contract Completion Date:	<u>8/4/2015</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) Javier I Gil 9/24/2015
 Contractor (Signature) Date
Javier I Gil
 Contractor's Printed Name

Original Contract	\$	<u>350,902.00</u>
Prior Authorized <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT	\$	<u>29,990.40</u>
Total Contract Prior to this Change	\$	<u>380,892.40</u>

2) _____
 Assistant Director Date
 (Signature)
Vincent Coffeen
 Assistant Director
 Printed Name

Authorized Changes on this Change Order:	\$	<u>64,844.12</u>
Amount of Contract Authorized Including this Change Order	\$	<u>445,736.52</u>

3) N/A
 Architect (Signature) Date
 Architect's Printed Name

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

4) Dominick Lombardi 9/23/15
 Project Manager (Signature) Date
Dominick Lombardi
 Project Manager's Printed Name

FORM APPROVED COUNTY COUNSEL

BY: Marshall Victor 11/23/15
 MARSHALL VICTOR DATE

