

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* DATE: 1/12/16  
 GREGORY P. PRIAMOS

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

444



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
 January 13, 2016

**SUBJECT:** Alan M. Crogan Youth Treatment and Education Center – Approval of Amendment No. 2 to the Architectural Services Agreement, District 1, [\$173,593], Development Impact Fees 60%, General Fund 28%, Probation 12%

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

1. Approve Amendment No. 2 to the owner/architectural agreement between the County of Riverside and DLR Group WWCOT (DLR) of Riverside, California, in the amount of \$173,593 and authorize the Chairman of the Board to execute the agreement on behalf of the county; and
2. Authorize the Assistant County Executive Officer/EDA to administer Amendment No. 2 for DLR in accordance with applicable Board policies.

**BACKGROUND:  
 Summary**

(Commences on Page 2)

*[Signature]*  
 Robert Field  
 Assistant County Executive Officer/EDA  
 By: Jeff Van Wagenen, Managing Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 173,593	\$ 0	\$ 173,593	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 48,606	\$ 0	\$ 48,606	\$ 0	
<b>SOURCE OF FUNDS:</b> Development Impact Fees 60%, General Fund 28%, Probation 12% (previously approved budget)				<b>Budget Adjustment:</b> No	
				For Fiscal Year: 2015/16	

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

REVIEWED BY CIP *[Signature]* APPROVE  
 BY: *[Signature]*  
 County Executive Office Signature Ivan M. Chand 1/19/2016 Rohini Dasika

**MINUTES OF THE BOARD OF SUPERVISORS**

for *[Signature]*  
 Mark A. Hake, Chief Probation Officer  
 Riverside County Probation Department

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

Prev. Agn. Ref.: 3-17 of 4/28/15; 9-1 of 2/10/15; 3-6 of 6/25/13; 3.16 of 6.19.12

District: 1

Agenda Number:

**3-15**

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

Economic Development Agency

**FORM 11:** Alan M. Crogan Youth Treatment and Education Center – Approval of Amendment No. 2 to the Architectural Services Agreement, District 1, [\$173,593], Development Impact Fees 60%, General Fund 28%, Probation 12%

**DATE:** January 13, 2016

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**BACKGROUND:**

**Summary**

On April 28, 2015, the Board of Supervisors approved renaming the new Van Horn Youth Treatment and Education Center to the Alan M. Crogan Youth Treatment and Education Center.

On June 19, 2012, the Board approved the owner/architect agreement between the County of Riverside and DLR, in the amount of \$2,118,950 for architectural design and engineering services for the project.

On June 25, 2013, the Board approved Amendment No. 1 in the amount of \$125,000 for additional design and engineering services for a central utility plant and Leadership in Energy and Environmental Design (LEED) services. Amendment No. 1 represents a 5.90% increase to the original owner/architect agreement of \$2,118,950. On February 10, 2015, the Board of Supervisors approved a reduction to the project budget for a new amount of \$32,695,960 which included \$2,499,000 for design costs.

During the design review process, alternative Low Impact Development (LID) requirements were necessary based on the site conditions which required modifications to the design, the Water Quality Management Plan (WQMP), and the Storm Water Pollution Prevention Plan (SWPPP). Additional design modifications were made to the interior and exterior lighting and the Heating, Ventilation, and Air Conditioning (HVAC) equipment which will result in greater efficiencies and ease of access to the system. Upon completion of the bid process, the State Fire Marshall (SFM) requested that modifications be made to the drawings to accommodate additional emergency egress, fire ratings and separation barriers. DLR was also requested to redesign interior storage areas into offices and provide options to modify the field located in the large recreation area for the youths and to review the option of solar rooftop panels. The increased scope of services for Amendment No. 2 will cover the additional design and engineering costs in the amount not-to-exceed \$173,593 for a revised agreement value of \$2,417,543.

**Impact on Citizens and Businesses**

Approval of the Amendment No. 2 to the agreement with DLR will allow the county to construct the Alan M. Crogan Youth Treatment and Education Center project which will enhance public safety and job creation, thus providing positive impacts to area citizens and businesses of Riverside County. Construction is anticipated to be completed in the summer of 2016.

**Contract History**

DESCRIPTION	AMOUNT	PERCENT	DESCRIPTION
Architectural Agreement	2,118,950	0.00%	Original Agreement
Amendment No. 1	125,000	5.90%	Central Plant engineering and design and LEED services
Amendment No. 2	173,593	8.19%	WQMP, LEED, Lighting, HVAC, Sports Field, Solar and SFM modifications to the design
<b>TOTAL</b>	<b>\$ 2,417,543</b>	<b>14.09%</b>	

**Additional Fiscal Information**

(Commences on Page 3)

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

Economic Development Agency

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**Additional Fiscal Information**

The previously approved project budget is 75% funded through the SB81 State Financing Program, 15% funded through Development Impact Fees, 7% funded through General Fund, 3% funded through Probation funds. The SB81 State Financing Program is specifically limited to construction costs, therefore all costs associated with this agreement will be 60% funded through Development Impact Fees, 28% funded through General Fund, 12% funded through Probation funds and are within the previously approved budget; thus, no additional funding is necessary and no budget adjustment is required.

Attachment:

Amendment No. 2 to Owner/Architectural Agreement with DLR Group WWCOT

AMENDMENT NO. 2

To The

AGREEMENT

Between

THE COUNTY OF RIVERSIDE AND DLR GROUP WWCOT

The County of Riverside and DLR GROUP WWCOT of Riverside, CA hereby agree to amend that certain agreement for Architectural and Engineering services associated with the Van Horn Youth Treatment and Education Center (FM08260000146) approved on June 19, 2012, Agenda Item 3.16 and first amendment approved on June 25, 2013 as follows:

- Section II. SCOPE OF WORK shall be modified in the first paragraph to read as follows:  
“Architect shall provide additional services as outlined and specified in **Exhibit A-2** consisting of three pages attached hereto and incorporated herein by this reference”.
- Section III. ARCHITECT’S SERVICES shall be modified to read as follows:  
“The Architect shall render the following services and related services as stipulated in **Exhibit “A,” “A-1,”** and **“A-2”**.”
- Section IV.A.1. Determination of Amount shall be modified in the first paragraph to read as follows:  
“For the services hereinabove required the County shall pay to the Architect, in the manner hereinafter provided, which includes the additional scope of work enumerated in **Exhibit “A-2”**, and shall be paid as provided in paragraph IV.C. Payment.”  
“The COUNTY shall pay the Architect for services performed and expenses incurred in accordance with the terms of the original **Exhibit A, Exhibit A-1 and Exhibit A-2**. The total amount of the original agreement was Two Million, One Hundred Eighteen Thousand, Nine Hundred Fifty Dollars \$2,118,950. The additional compensation for Amendment #1 and **Exhibit A-1** was One Hundred Twenty Five Thousand Dollars \$125,000. The additional compensation for Amendment #2 and **Exhibit A-2** is One Hundred Seventy Three Thousand, Five Hundred Ninety Three Dollars \$173,593 for a New Not-To-exceed Total of Two Million, Four Hundred Seventeen Thousand, Five Hundred Forty Three Dollars \$2,417,543, unless a written amendment to this Agreement is executed by both parties prior to performance of additional services.”
- Section IV.C.1.f Construction Administration, the amount shall be changed to \$618,573.
- Replace page 13 of 13, Exhibit “E” with the attached revised page 13 of 13 Exhibit “E.”
- All other terms and conditions of the agreement shall remain in full force and effect.

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

County of Riverside

\_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

By \_\_\_\_\_  
Deputy

\_\_\_\_\_  
DRLR GROUP WWCOT

By \_\_\_\_\_  
PAMELA TOUSCHNER

9/1/15  
\_\_\_\_\_  
Title

(Seal)

FORM APPROVED COUNTY COUNSEL  
BY: \_\_\_\_\_  
MARSHAL VICTOR DATE 1/12/16

**EXHIBIT "E"**

See attached project schedule, dated January 31, 2012. Due to extended review periods, month 20, start of construction, commenced March 2015. Month 37, final close-out is anticipated to be August 2016.

August 11, 2015

Ms. Rebecca Tsagris, Project Manager  
Riverside County Economic Development Agency  
3403 10<sup>th</sup> Street, Suite 400  
Riverside, CA 92501

1650 Spruce Street  
Suite 300  
Riverside, CA 92507

o: 951/682-0470  
f: 951/682-1801

Re: **Extra Services #2**  
**Riverside County EDA – Van Horn Youth Treatment & Education Facility**  
DLR Group Project No.: 75-12608-00  
EDA Project No.: FM08260000146

Dear Rebecca,

The following outlines our extra service request for additional services beyond the terms of our current Agreement:

### 1.0 **Scope of Services**

1.1 **IT Infrastructure Changes** – The scope has changed direction in that the IT infrastructure was originally to be owner furnished. Since there may be an issue with getting reimbursed from the State the IT infrastructure is now to be included in the base documents. The RCIT engineer has strict requirements and will provide R&N Systems Design with direction for modifications to their drawings.

1.2 **WQMP Modifications** - Revisions to Water Quality Management Plan (WQMP) per the new Low Impact Development (LID) requirements which were implemented and required by the Riverside County Flood Control (RCFC) on October 22, 2013. Our preliminary WQMP was completed on October 26, 2012 and the final WQMP completed in April, 2013. It wasn't until October 30, 2013, at the 1<sup>st</sup> plan check, that comments from RCFC were received stating that LID's were required. We are only able to provide scope and fee based on what was currently in place at the time we proposed on project.

### 1.3 **Revisions to the Existing Alcoves**

1.3.1 **Modify the project documents to convert eight (8) existing rooms (three (3) open cart areas, four (4) unit storage and a file room) into offices. The revisions will be submitted to the State Fire Marshall (SFM) for review and approval.**

1.3.2 **Mechanical Engineering will provide the following services:**

- Calculate new HVAC load for each of the rooms with occupancy, computer work station and ventilation.
- Evaluate zoning and thermostat locations as some of these areas were part of the corridors.
- Evaluate ventilation calculations and make adjustments to equipment and schedules accordingly; resize as required.
- Coordinate with code plan to evaluate Smoke Control Zones, VAV locations and duct routing to include dampers.

1.3.3 **Electrical Engineering will provide the following services:**

- Add circuit and additional power receptacles.
- Evaluate panel schedules for new load additions and re-calculating.
- Coordinate with Mechanical re-design for any electrical impact changes.
- Coordination with Special Systems Consultant (new data outlets).
- Provide new light fixtures in offices.

1.4 Plan Modifications per State Fire Marshall (SFM)

1.4.1 Per our meeting between Darrell Stelling and Spencer Meyer to talk about an extension of the State Fire Marshal's approval of the documents it was requested that modifications be made to the documents. The reason for the meeting was that the original reviewer of the documents, Sonny Sollich, has been reassigned and Spencer wanted to perform a cursory review prior to giving the extension, especially since the documents were approved under the previous version of the code. The following items are what were commented on in that over the shoulder review.

- The original reviewer viewed the classrooms as ancillary space to the dayrooms and thus only needed one exit. Spencer does not agree with this interpretation so an additional door will need to be put in each classroom.
- Upon reviewing the area calculation of the building Spencer pointed out that the original calculation only included 200% in the calculation for fire sprinkler increases. This number can be 300%. Upon revision of the calculation the entire building now comes in under the total allowable square footage and the fire wall and double egress door between the buildings can be removed.
- Separations between occupancy types were also reviewed. The original reviewer had allowed 1-Hour Fire Barriers between all occupancy types. Spencer would like to see the F-1 and S-2 occupancies be separated by 3 and 2 hour separations respectfully. A handful of doors will need to be modified to fire/smoke doors based on these revisions.
- In the review of exiting, Spencer did not like that we were originally allowed to exit out on the loading dock and pass over the dock area in our exiting path. So area would need to be revised by adding an additional wall and door to the corridor and extending a sidewalk out to the fire road.
- There are a number of other smaller clarification type things that Spencer has asked for to put UL rated top of wall conditions on the plans, carry all of the wall ratings over to engineering plans and designate our length of travel distances on the plans.

1.4.2 Upon incorporation of the items into the documents, we will resubmit the plans to Spencer and, at that time, he said he would grant the extension of time.

1.5 Drawing Modifications for SWPP Code Changes

1.5.1 Design change to precise grading, SWPPP, and WQMP due to new requirements by RCFC. The new LID requirements changed how we dealt with stormwater runoff. Previously we had a much larger storm drain system that took water directly from the roof drains and planter areas. Under LID, runoff from hard surfaces (roofs, walks, etc.) could be treated by allowing it to flow over landscape areas at a 1 square-foot of hardscape to 2 square-feet of landscape ratio. This removed a portion of the storm drain system and required revising the grading design to allow for more surface flows, adding under sidewalk drains and larger channels to convey the water. In addition the LID standards triggered additional coordination pertaining to the infiltration and testing criteria, requiring us to review the feasibility of other BMPs where infiltration rates did not meet minimum requirements.

1.5.2 Design changes to water and sewer due to new information on metering and ownership and attempt to realign sewer to avoid entering adjacent property. Water design changes consisted of processing plans through Riverside County Utilities, the agency provided details on the private water and fire system at the youth center. We revised the existing utility files provided to us and we redesigned the private fire service layout and plans to accommodate the function of the existing fire system and the proposed fire system. Sewer design changes per client request, we revised the sewer tie-in and sewer line alignment to keep all work within the existing parcel, and to avoid the new BMP basin.



- 1.6 Modification to VAV Terminal Units - The HVAC system was designed with VAV terminal units located in areas where service personnel would need to enter the resident areas for access to the terminal units. It was requested that this be changed. We researched and proposed a type of air handler that would eliminate the need for the terminal units to be located inside the building. This was initially approved. The final equipment selections were made and the units designed into the project when subsequently this type of air handler was rejected. Thus a re-design was requested and we developed an approach which provided for the VAV terminal units to be located outside the resident areas.
- 1.7 Modify Hydronic System from primary/secondary to primary only - In concurrence with Owner reviews the chilled water system was designed as a primary/secondary piping system. Near the end of the project we were asked to re-visit the approach and the change to a variable primary system was ultimately requested.
- 1.8 Lighting Change to LED - Modify the existing lamps on the project to be LED.
- 1.9 Sports Field Modifications - Research and design of alternate material options for the sports field.
- 1.10 Solar Panel Roof System - Provide the electrical design, structural attachment details and construction documentation for providing roof top solar on the metal roofs above the dayrooms in the four (4) pod housing areas.

**2.0 Professional Fee**

2.1 DLR Group and our consultants will provide the additional services described under Scope of Services for a fixed fee of **One Hundred Sixty Eight Thousand Five Hundred Ninety Three Dollars (\$168,593.00)** and a reimbursable increase of **Five Thousand Dollars (\$5,000)**. The breakdown of the fee is as follows:

• IT Infrastructure	\$ 5,260
• WQMP Modifications	\$ 4,240
• Alcove/Office	\$ 15,683
• Plan Modifications per SFM	\$ 29,950
• Drawing Modifications to SWPP	\$ 25,533
• Modification to VAV Terminal Units	\$ 27,812
• Hydronic System Modification	\$ 2,875
• LED Lighting	\$ 4,980
• Sports Field Modification	\$ 22,020
• Solar System Design	<u>\$ 30,240</u>
	Total \$168,593
• Reimbursable	<u>\$ 5,000</u>
	Total <u>\$173,593</u>

If the above request meets with your approval, please process the appropriate paperwork. Please do not hesitate to contact Pam Touschner or myself should you have any questions.

Sincerely,

  
DLR Group

William Judge, AIA, LEED AP  
 Architect / Principal