

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



FROM: Economic Development Agency

SUBMITTAL DATE:

March 3, 2016

SUBJECT: Riverside University Health System – Behavioral Health, 3125 Myers Street Tenant Improvement Project, Phase II – Approval of In-Principle and Estimated Project Budget, District 1, [\$1,720,000], Mental Health Services Act 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve in-principle the Riverside University Health System (RUHS) – Behavioral Health (BH) 3125 Myers Street Tenant Improvement (TI) Project, Phase II, located in Riverside, California;
2. Approve the estimated project budget of \$1,720,000 and authorize the use of Mental Health Services Act funds, including incurred project expenses;
3. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies, including the authority to utilize consultants on the approved pre-qualified list for services in connection with the project, and are within the approved project budget; and

(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	\$ 400,000	\$ 1,320,000	\$ 1,720,000	\$ 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: 2015/16-16/17

C.E.O. RECOMMENDATION:

REVIEWED BY CIP

Ivan M. Ghand

APPROVE

BY:

Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FISCAL PROCEDURES APPROVED
PAULI-ANGULO, CPA, AUDITOR-CONTROLLER
BY:
Susana Garcia-Bocanegra
Department Concurrence

By:
Steve Steinberg, Director
Riverside University Health System – Behavioral Health

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

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

3-7

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

Economic Development Agency

FORM 11: Riverside University Health System – Behavioral Health, 3125 Myers Street Tenant Improvement Project, Phase II – Approval of In-Principle and Estimated Project Budget, District 1, [\$1,720,000], Mental Health Services Act 100%

DATE: March 3, 2016

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RECOMMENDED MOTION: (Continued)

4. Authorize the Purchasing Department to execute the consultant services agreements in accordance with applicable Board policies.

BACKGROUND:

Summary

Phase I of the improvements to the interior and exterior of the RUHS – BH Department, Children Services Programs Building located at 3125 Myers Street, Riverside, California, has been completed. The improvements included new carpet, paint, ceiling tiles, lighting, exit signs, door hardware, new Heating, Ventilation and Air Conditioning supply and return registers, interior signage, exterior signage, landscaping, American Disability Act (ADA) ramps, and paving and striping of the parking lot. The old parking lot lights were also replaced with new Light Emitting Diode fixtures and additional lighting was added to adequately illuminate the parking lot.

Funding for Phase II of the improvements was approved by the department in 2012 via a Form 5 request in the amount of \$200,000. The initial scope included upgrades to the restrooms, ADA upgrades, new doors throughout the building, and a new reception area for the Western Children's Administration department. An architect was selected from a list of pre-approved architects to perform the design; however, it became evident that the selected firm was not up to the task of completing the documents to a satisfactory level for approval, and the contract was terminated. Costs incurred prior to termination of the contract include design costs, project management labor, and costs for interior signage, door hardware, painting, electrical work, and utility investigation, in order for the program to be able to occupy the space. A study to determine the necessity for upgrades to the electrical, mechanical, and plumbing systems throughout the building, has been added to the original scope.

An architectural firm will be selected from a list of pre-approved architects to provide full design and construction documents for the project. The architectural service fees will be negotiated based on the scope of services necessary and the requirement for contracting with firms on the list. The selected architect will be able to use some of the design development that has already occurred as a framework for moving forward on the items still included in the scope. It is estimated that the new architectural contract will be approximately \$95,000.

Impact on Citizens and Businesses

The RUHS – BH, 3125 Myers Street TI Project, Phase II, will add additional restrooms for children seeking care at the facility and remodel existing restrooms. ADA improvements, new reception area and upgraded electrical equipment will also be a component of the project. The modernization of the building is needed to accommodate the public and growing department staff. The administrative staff is a component of the department's system of care aimed at improving the health and safety of consumers and the community.

Additional Fiscal Information

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Economic Development Agency

FORM 11: Riverside University Health System – Behavioral Health, 3125 Myers Street Tenant Improvement Project, Phase II – Approval of In-Principle and Estimated Project Budget, District 1, [\$1,720,000], Mental Health Services Act 100%**DATE:** March 3, 2016**PAGE:** 3 of 3**Additional Fiscal Information**

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

PROJECT BUDGET LINE ITEMS	PHASE	PROJECT BUDGET AMOUNT
Architectural Design	1	100,000
Construction Management	2	0
Construction Contract	3	900,000
Offsite Construction	4	0
Project Management	5	60,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	274,400
Project Contingency	8	115,600
Minor Construction	9	270,000
Project Budget		\$ 1,720,000

Expenditures for FY 2015/16 are estimated at \$400,000 and expenditures for FY 2016/17 are estimated at \$1,320,000. 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 at this time.