

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

327



SUBMITTAL DATE:
June 28, 2011

FROM: Economic Development Agency

SUBJECT: Riverside Public Defender Remodel – Amendment No. 2

RECOMMENDED MOTION: That the Board of Supervisors ratify the attached Amendment No. 2 to the architectural and engineering services agreement between the County of Riverside and Holt Architects, Inc. of Rancho Mirage, California, in the amount of \$288,500, plus a reimbursable allowance of \$6,000, and authorize the Chairman of the Board to execute the agreement on behalf of the county.

BACKGROUND: On May 18, 2010, the Board of Supervisors approved the architectural and engineering services agreement between the County of Riverside and Holt Architects of Rancho Mirage, California, in the amount of \$515,000, plus a reimbursable allowance of \$7,500, and funding not-to-exceed \$250,000 for selective demolition and hazardous material abatement work necessary to expose the building's concealed structural and mechanical systems.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

| | | | | |
|-----------------------|-------------------------------|------------|-------------------------|---------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 294,500 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 294,500 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 2011/12 |

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

| | | |
|---|---|--------------------------|
| SOURCE OF FUNDS: Public Defender's department budget | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: Samuel Wong 6/27/11
 DATE: 6/24/11
 DEPARTMENT: SAMUEL WONG
 FORM APPROVED COUNTY COUNSEL
 BY: M. R. Victor 6/24/11
 MARSHA L. VICTOR

Consent
 Policy
 Per Exec. Ofc.:
 Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: July 12, 2011
 xc: EDA, CIP, Auditor

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.: 3.35 of 1/11/11; 3.22 of 5/18/10 | District: 2 | Agenda Number: 3.20

ATTACHMENTS FILED

BACKGROUND: (Continued)

On January 11, 2011, the Board of Supervisors approved Amendment No. 1 to the Architectural and Engineering Services agreement due to the need for additional architectural and engineering services for furniture, and for the evaluation and re-design of the building exterior to improve energy efficiency and reduce utility costs.

Pursuant to the architectural and engineering services agreement, an industry-standard Tier I seismic evaluation of the building was conducted. The result of the Tier I evaluation exposed structural deficiencies and inconsistencies with the current structural building codes. The Tier I analysis has determined that the building does not meet current structural code requirements for shear stress resistance due to having inadequate shear structures and for resisting lateral seismic loads due to inadequate reinforcements in the building foundation. This necessitated a Tier II evaluation, also an industry-standard and a more in-depth analysis of the building's structure, which has been completed by Holt Architects. The Tier II analysis has identified the structural retrofits necessary for the building to be structurally compliant. These recommendations include the proposal to extend the shear walls, addition of micropiles in the foundation, shotcreting of shear walls, re-tensioning or replacement of sagging tension framing in the penthouse, replacement of deformed metal plates and fillet welds, and wrapping at concrete pier at the elevator lobby with carbon fiber.

In addition, the building requires necessary retrofit in order to comply with current fire life safety code regulations. The required retrofits include the addition of a standpipe system for each of the existing stairwells, replacement of the existing fire pump to support the addition of standpipe systems, installation of a stairway smoke control system, a voice evacuation system, a dedicated fire phone system, and a standby power system for the fire life safety systems and equipment in the building.

Amendment No. 2 includes the Tier II structural analysis, seismic structural retrofit design, additional fire life safety design, and additional construction administration service. As a result of these changes, Amendment No. 2 will compensate Holt Architects, Inc. in the amount not-to-exceed \$288,500, with a reimbursable allowance of \$6,000. All costs associated with this agreement will be fully funded through the Public Defender's department budget.

EDA, the Public Defender and the Executive Office will work together to secure funding for the required structural retrofit, estimated at \$3 million. Potential funding sources for this work include: Public Defender budget/savings, General Fund beginning fund balance and Capital Improvement Program contingency. Following the bid process, construction costs for the remodel and retrofit components will be clearer, enabling funding gaps to be identified and addressed.

AMENDMENT NO. 2 TO
OWNER/ARCHITECT SERVICES AGREEMENT BETWEEN
COUNTY OF RIVERSIDE AND HOLT ARCHITECTS, INC.

The County of Riverside and Holt Architects Inc. of Rancho Mirage, CA do hereby agree to amend that certain agreement for architectural services for the Riverside Public Defender Remodel, approved on May 18, 2010, Agenda Item 3.22, as follows:

- Section II. SCOPE OF WORK shall be modified by adding the following sentence:

“ARCHITECT shall provide additional services as outlined and specified in **Exhibit A dated 4/13/2011** consisting of three pages attached hereto and incorporated herein by this reference.”

- Section III. ARCHITECT’S SERVICES is modified as noted below to reflect the new performance timelines due to the additional services, as follows:

D. CONSTRUCTION CONTRACT DOCUMENTS – change last line to read
“Work under this phase to be completed within 16 weeks of written authorization to proceed.”

- Section IV. ARCHITECT’S COMPENSATION shall be modified under paragraph A.1 to add the following sentences:

“The COUNTY shall pay the ARCHITECT for services performed and expenses incurred in accordance with the terms of **Exhibit A dated 4/13/2011**. The total amount of additional compensation paid to ARCHITECT for services under **Exhibit A dated 4/13/11** shall not exceed the sum of \$288,500.00 for a new lump sum fee not to exceed a total of \$916,900.00, unless a written amendment to this Agreement is executed by both parties prior to performance of additional services. The fee for services under **Exhibit A dated 4/13/2011** shall be paid as provided in Section IV.C.”

- Section IV. ARCHITECT’S COMPENSATION shall be modified in paragraph A.4 to provide that reimbursable expenses shall not exceed a total of \$17,230.00.
- Except as modified herein, all other terms and conditions of the Agreement shall remain in full force and effect.

County of Riverside

Bob Buster

Chairman, Board of Supervisors

BOB BUSTER

Holt Architects, Inc

By

Timothy M. Hett

Title

PRESIDENT

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By

Harold Guto
Deputy

(Seal)

FORM APPROVED COUNTY COUNSEL

BY: M. Victor 6/24/11
MARSHAL VICTOR DATE



EXHIBIT A

HOLT ARCHITECTS ARCHITECTURE AND PLANNING

TIMOTHY M. HOLT, A.I.A. ■ JOHN E. HOLT, A.I.A. ■ THOMAS C. HOWELL, A.I.A.

April 13, 2011

Rizaldy Baluyot, Supervising Project Manager
County of Riverside
Economic Development Agency
Design & Construction Division
3403 Tenth Street
Riverside, CA 92501

RE: Amendment #2
LAW OFFICES OF THE PUBLIC DEFENDER FOR THE COUNTY OF RIVERSIDE
4075 Main Street, Riverside, California

Dear Mr. Baluyot:

Holt Architects, Inc. is pleased to provide you with this proposal for Additional Architectural/Engineering Services to provide a complete Seismic Structural Retrofit to bring the Existing Facility into compliance with the current California Building Code Standards and Life Safety improvements as requested by the Riverside County Fire Marshall.

SCOPE OF SERVICES:

Our Scope will include the following:

A. Seismic Structural Retrofit Design Services:

The scope of the work will be to perform in concurrence with the Tier II Seismic-Structural Report of 5/11/2011:

- **Design Basis:** The Seismic Retrofit of an (E) Eight-story concrete shear wall building with a steel penthouse on top to comply with the current CBC 2010 Code. Our seismic retrofit proposed scheme will be based on the latest Standard ASCE 41-06 "Seismic Rehabilitation of Existing Buildings" and using state of the art 3-D computer modeling
- **Investigation:** Provide Geotechnical and Material Testing and Reports to provide necessary basis for complete engineering.
- **Documents:** Provide complete structural drawings, Specifications and signed Structural calculations and stamped by a California Licensed Structural Engineer.
- **Approvals:** Provide Structural corrections and clarifications as required by the government agency having jurisdiction.
- Reviewing of structural shop drawings for off-site prefabricated structural elements, specifically excluding shop or placement drawings for concrete reinforcement steel.

B. Life Safety Design Services:

The scope of the work will be to perform:

- **Standpipe system:** Provide design for the addition of standpipe system for the two stairwells. In addition, existing standpipe system will be extended to upper roof.
- **Fire Pump:** Provide new fire pump system and controls in the same location as the existing fire pump system (if possible).

70-225 HIGHWAY 111 ■ SUITE D
RANCHO MIRAGE, CA 92270
PH (760) 328-5280 ■ FAX (760) 328-5281
E-mail: info@holtarchitects.net

Rizaldy Baluyot, Supervising Project Manager
April 13, 2011 – Page 2 of 2

- Stairway Smoke Control System: Provide fire, mechanical and electrical design for Stairway Smoke Control system for two existing stairways, including Structural design for building modifications.
- Fire Life Safety Voice Evacuation System and Fire Phones: Provide design services.
- Standby Power System: Provide design services for the Emergency Generator system. Location assumed to be on ground level adjacent to the existing parking structure.

COMPENSATION:

Our proposed compensation is on a Fixed Fee basis, not to exceed the amounts per phase, as follows:

Basic Professional Services

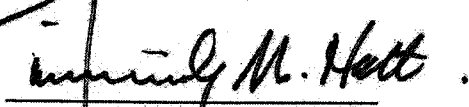
| | | |
|---|-----------------|--------------|
| ▪ Construction Documents Phase | 230,000.00 | |
| ▪ Construction Administration Phase | 58,500.00 | |
| ▪ Reimbursable Expenses (not to exceed) | <u>6,000.00</u> | |
| Total Services | | \$294,500.00 |

Reimbursable expenses will accompany the monthly invoices per the attached 2011 Hourly Rate & Expense Schedule. If the Scope of Work (in terms of affected building area or site area) increases by more than 10%, the Architect's compensation shall be adjusted accordingly.

We appreciate the opportunity to be of service to you. Please contact me with any questions regarding this proposal.

Very truly yours,

HOLT ARCHITECTS, INC.



Timothy M. Holt, A.I.A.
President

Attachment: 2011 Hourly Rate and Expense Schedule

cc: Tim Miller

TMH/kmd



HOURLY RATE AND EXPENSE SCHEDULE HOLT ARCHITECTS, INC.

HOLT ARCHITECTS, INC. 2011 HOURLY RATE AND EXPENSE SCHEDULE

| | |
|---------------------------|----------|
| Senior Principal | \$175.00 |
| Principal Architect | \$152.00 |
| Project Architect | \$135.00 |
| Project Manager | \$115.00 |
| Designer | \$ 90.00 |
| CAD Technician | \$ 80.00 |
| Word Processor | \$ 60.00 |
| Office Technician/Courier | \$ 45.00 |

CONSULTANTS

Services of outside Consultants for additional services beyond the Basic Services of the Agreement such as Structural Engineer, Mechanical Engineer, Electrical Engineer, Civil Engineer, Soils and Testing Laboratories and Landscape Architect.

COST + 10%

REIMBURSABLE EXPENSES

| | |
|--|-----------------------|
| Photocopies | \$ 0.20 - \$2.00 Each |
| In-House Reproduction | \$4.00 - \$12.00 Each |
| Computer Plotter | \$4.00 - \$21.00 Each |
| Vehicle Mileage | \$.80 Mile |
| Postage, Reproduction, Special Photography, Printing, etc. performed by Subcontractor, Aerial Photogrammetry, Delivery Service | Cost + 10% |

*Rates Effective through 12/31/11