

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

355



FROM: Economic Development Agency

SUBMITTAL DATE:
July 18, 2013

SUBJECT: Riverside Public Defender Remodel Quarterly Progress Report - July 2013

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached Quarterly Progress Report regarding the Riverside Public Defender Remodel Construction Project.

BACKGROUND: On February 26, 2013, the Board of Supervisors approved the construction agreement between the County of Riverside and AWI Builders, Inc. of Glendale, California, in the amount of \$14,417,500 for the construction of the Riverside Public Defender Remodel project. The Economic Development Agency (EDA) will provide quarterly status reports for the project to the Board of Supervisors. Attached is the July 2013 Quarterly Progress Report which indicates the project progress milestones. EDA recommends that the attached Progress Report be received and filed. In addition to the Public Defender, the Probation Department will also be a tenant in this building.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013/14

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: General Fund Designation	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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 30, 2013
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: 2-26 of 5/21/13; 3-86 of 2/26/13

District: 2/2

Agenda Number

2-12

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

RECEIVED BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, CALIFORNIA

BACKGROUND: (Continued)

Budget/Schedule Update

EDA has issued the Notice to Proceed to AWI Builders and formally set the contractual start date for April 15, 2013. On February 26, 2013, the Board approved the project budget of \$19,626,388. The contractual construction completion date is August 2014.

Construction Management Services

The County is in contract with GKK Works, a consultant pre-qualified by the County, to provide Construction Management Services for the project.

Renderings

A Power Point presentation is attached; the presentation consists of renderings that depict how the building will look upon completion, along with photos of the building in its pre-remodel condition.

Attachments:

Riverside Public Defender Remodel Quarterly Progress Report - July 2013
PowerPoint Presentation



QUARTERLY PROGRESS REPORT

PROJECT: Law Offices for Public Defender
PROJECT #: FM08240003992
REPORT DATE: July 3, 2013
PREPARED BY: Parker Davis, gkkworks

This report summarizes the status of the Law Offices for Public Defender Project schedule, budget, contract administration, and significant matters.

SCHEDULE

Pursuant to the baseline schedule provided by AWI Builders, Inc. (AWI), and in reference to the latest schedule update provided by AWI, the project will be substantially complete within the originally planned duration of 485 calendar days. Pending completion of any minor corrective items, the building is anticipated to be delivered for use between August 1 and August 23, 2014.

Significant Activities that will begin within the next quarter are as follows:

- Exterior planter and irrigation work
- Generator enclosure and associated underground electrical pathways
- Glazing system removal
- Structural foundation and sheer wall work
- Mechanical, electrical, and plumbing infrastructure within interior walls and ceiling space
- Wall framing, drywall, and some finish work at various floors

BUDGET

The original contract value is \$14,417,500.00. The bid documents were structured to include six deductive alternates totaling \$1,545,000.00. None of the deductive alternates have been accepted at this time but value engineering efforts may reduce the cost of work planned through this allocation thus reducing the overall contract value. As of today, there have been no changes to the original contract budget.

CONTRACT ADMINISTRATION

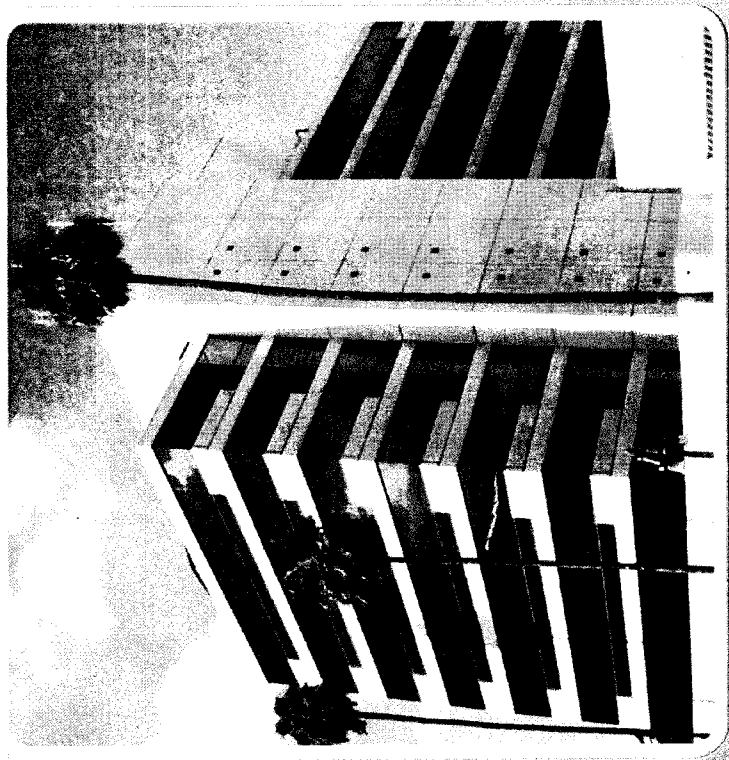
Submittals: Current
Requests for Information: 38
Change Order Requests: 2
Board Approved Change Orders: 0
Schedule Update Status: Current
Payment Status: Current

CURRENT ISSUES AND CONCERNS

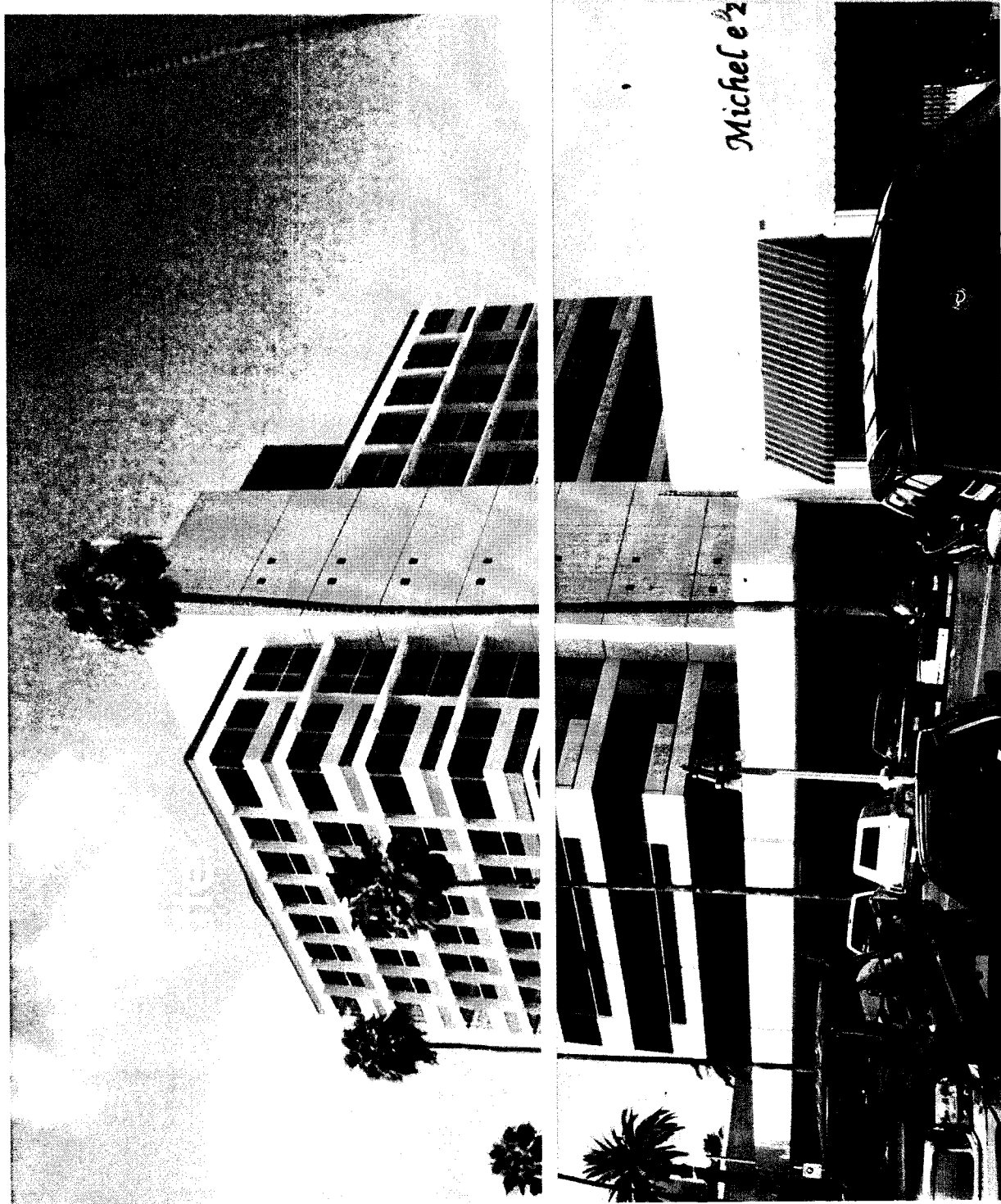
1. **Bead blasting operations to remove flooring materials revealed that the structural concrete slabs at each floor have multiple cracks due to building movement over the years. This was, to some degree, anticipated and has been reviewed by the structural engineer, project architect, and a crack repair specialist from Sika Corporation. The prognosis is positive, repairs will be straight forward and swift, and no impact to the project schedule is anticipated.**
2. **Wall and utility relocation to accommodate the sharing of space between the public defender and probation departments may impact the project schedule. Wall relocations and office layouts have been quickly resolved and illustrated for the general contractor. Engineers are working diligently to adjust mechanical, electrical, and plumbing systems that have been impacted by the changes. It is too early to tell if these changes will have any impact on the project schedule, but the possibility deserves mention.**

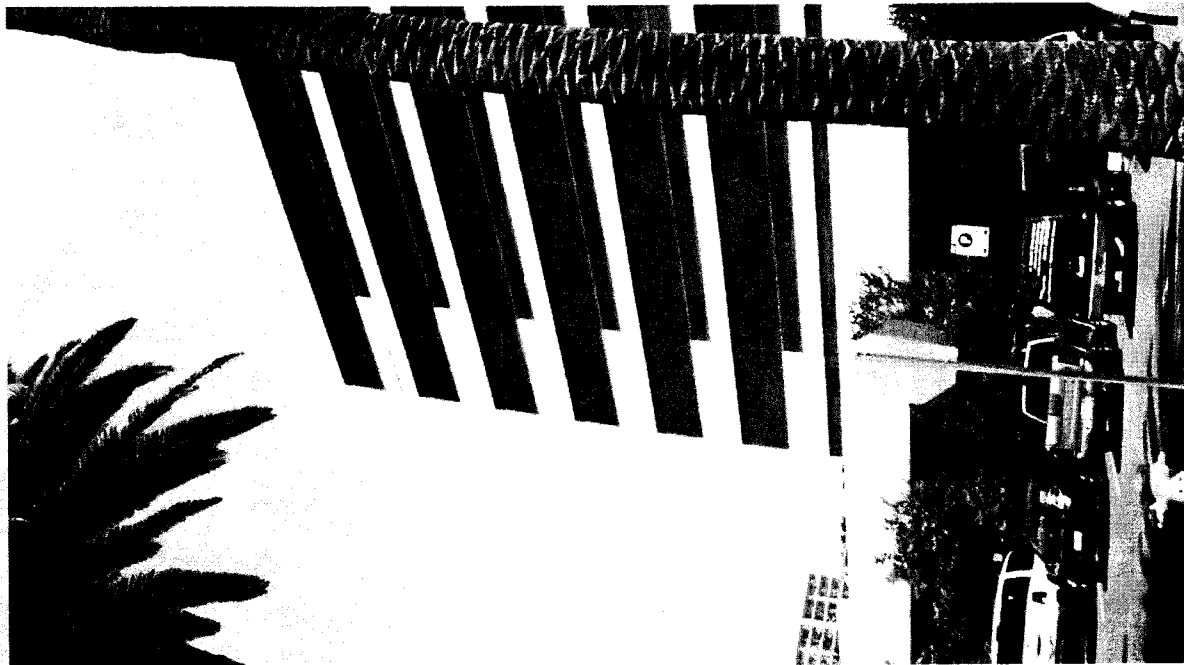
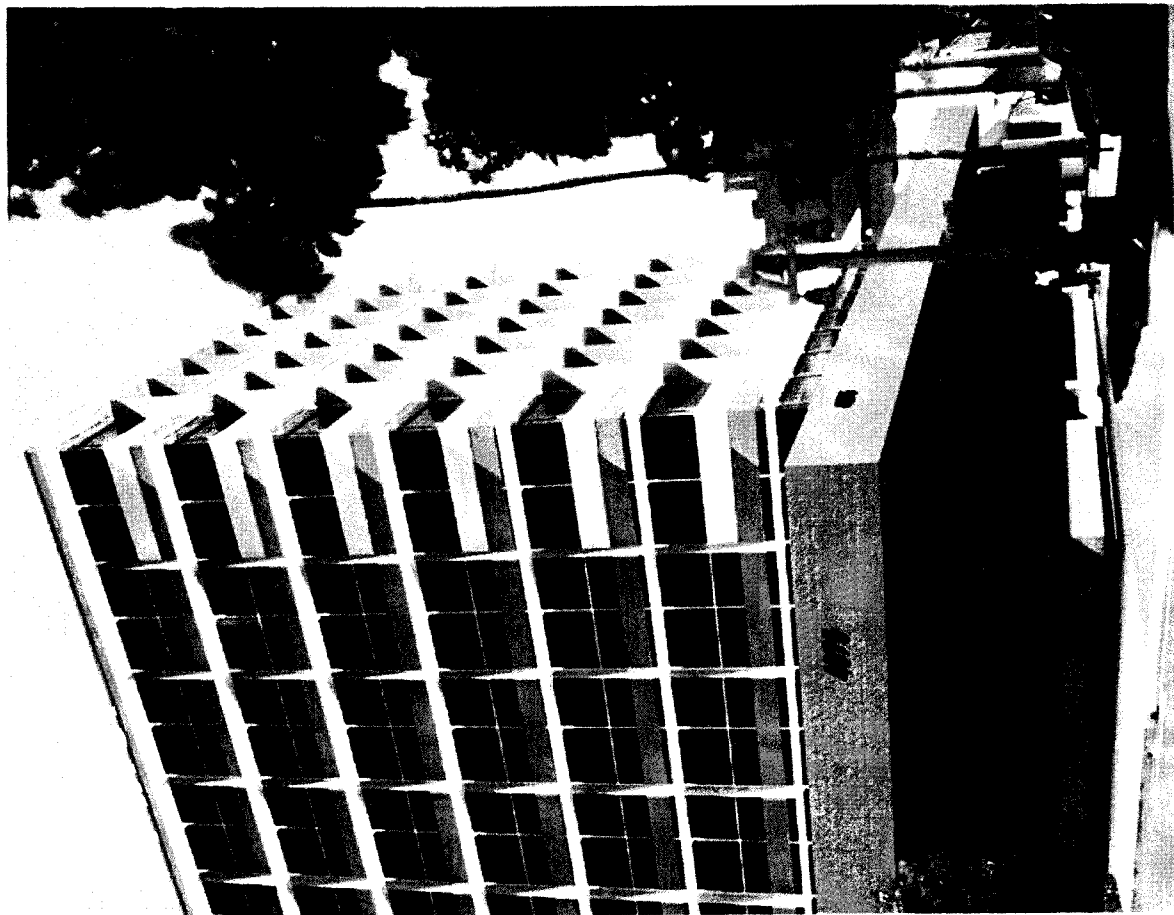
End.

RIVERSIDE PUBLIC

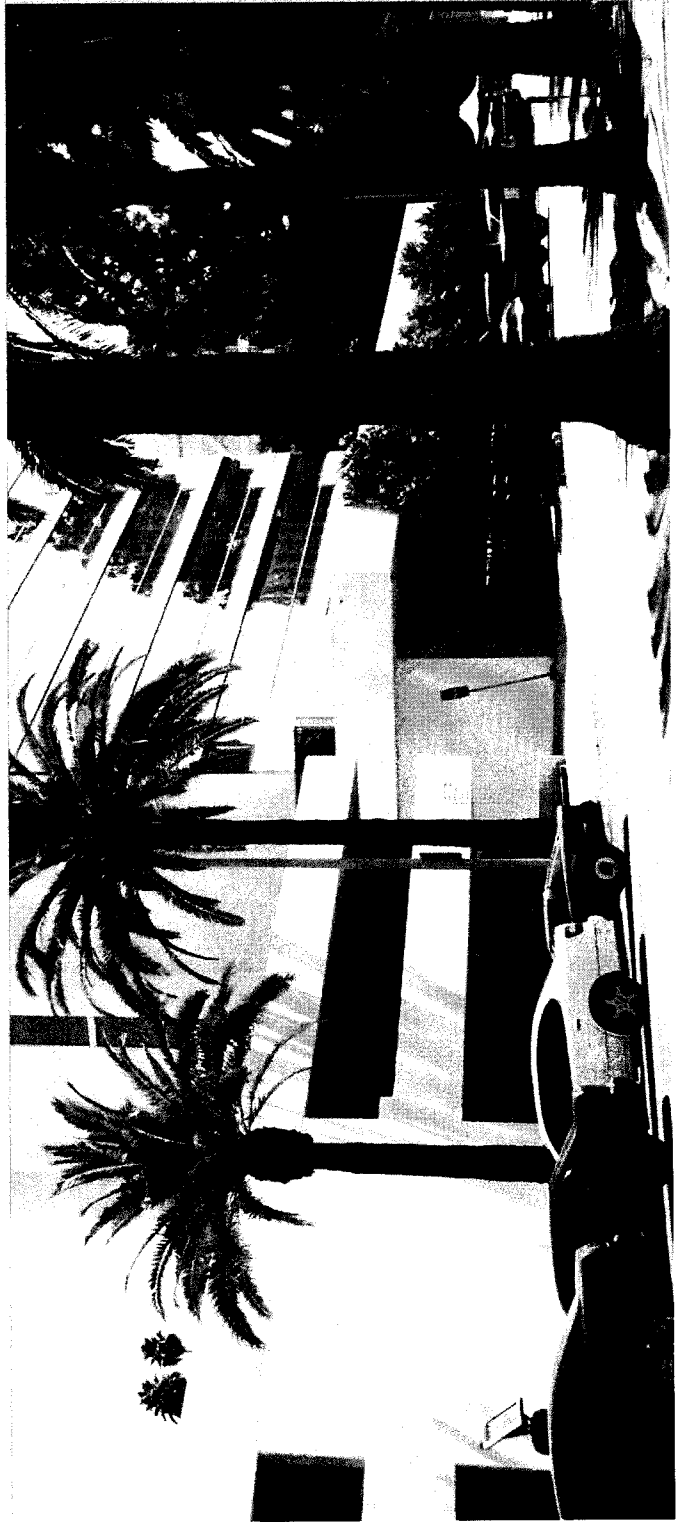
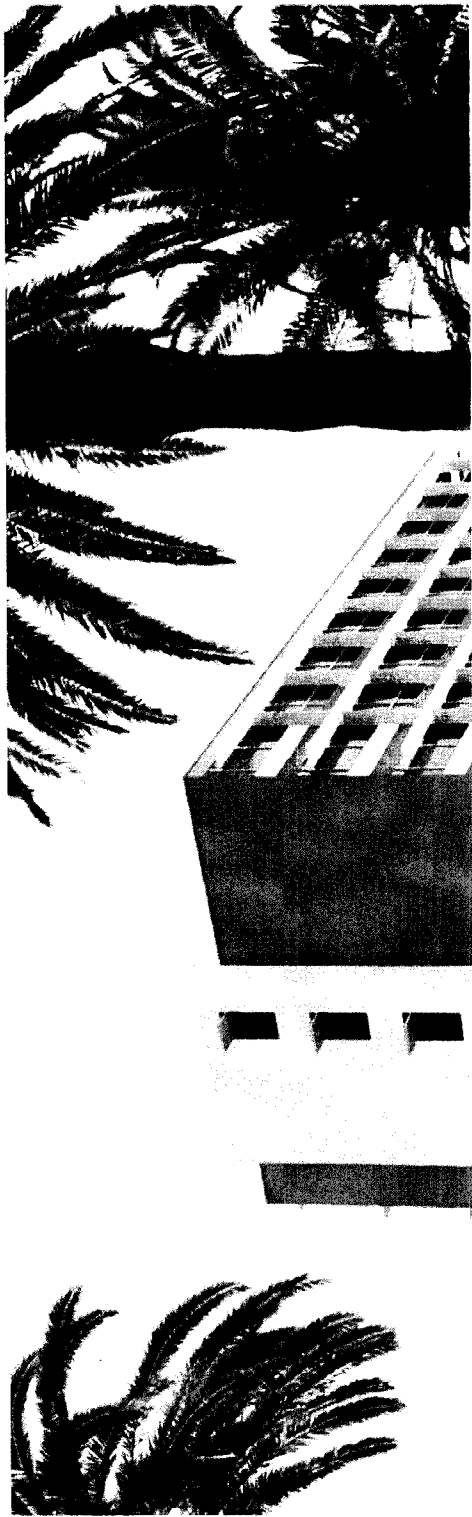


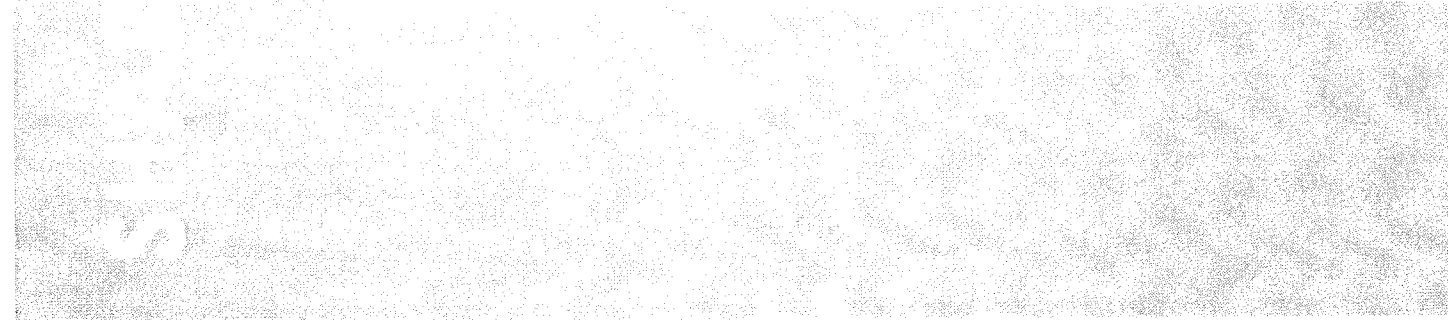
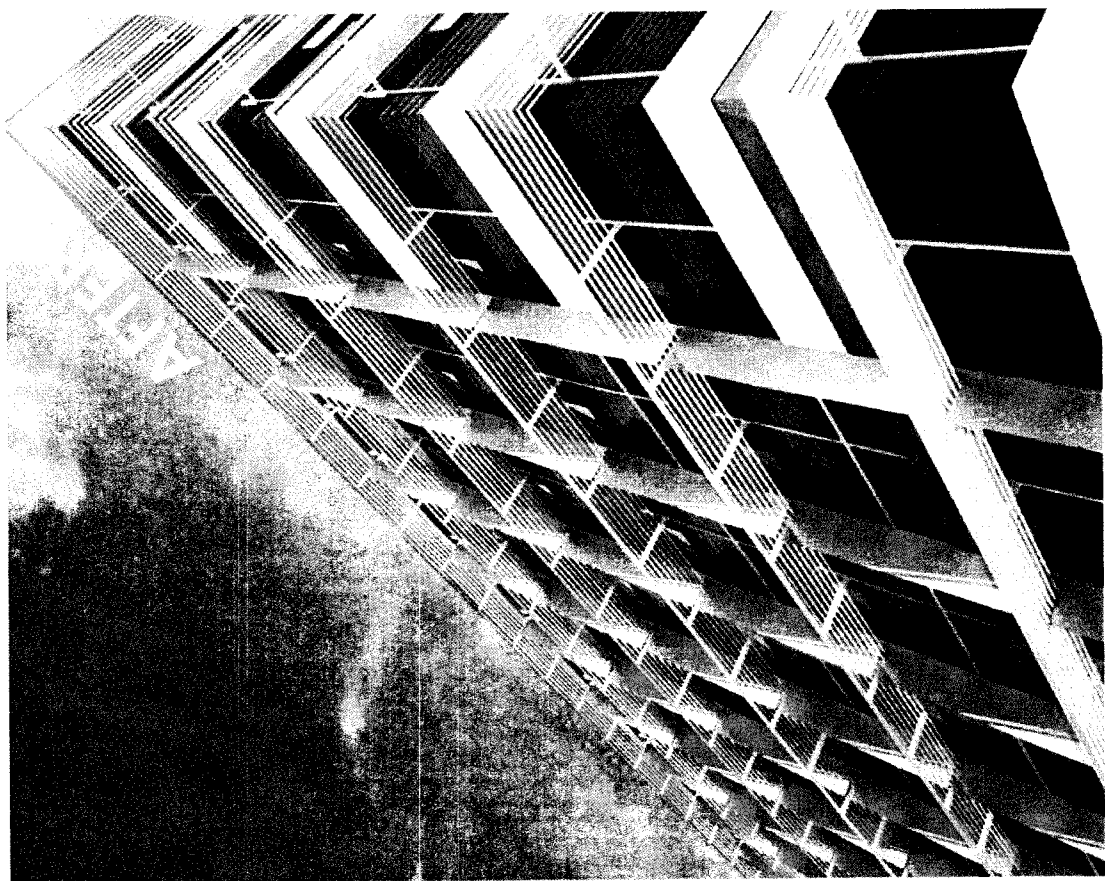
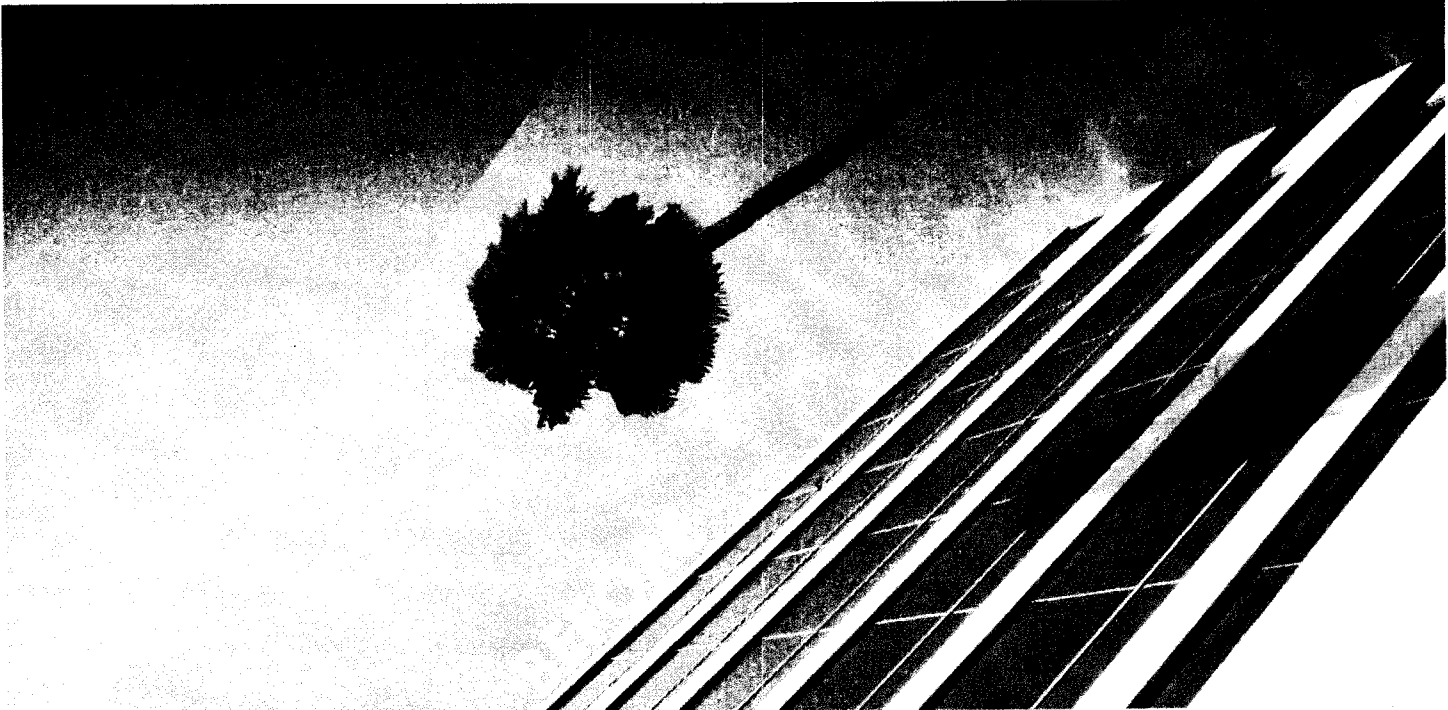
PHOTOGRAPH BY JEFFREY





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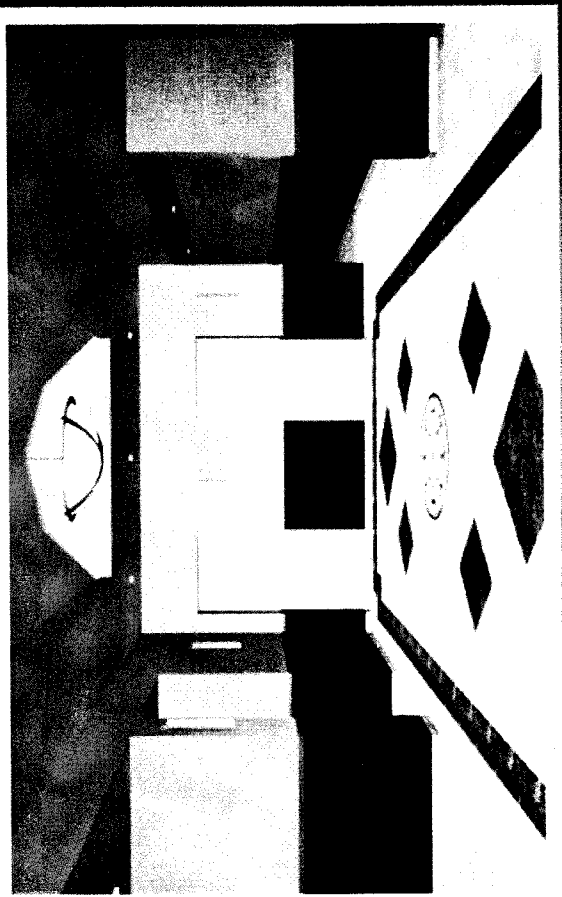


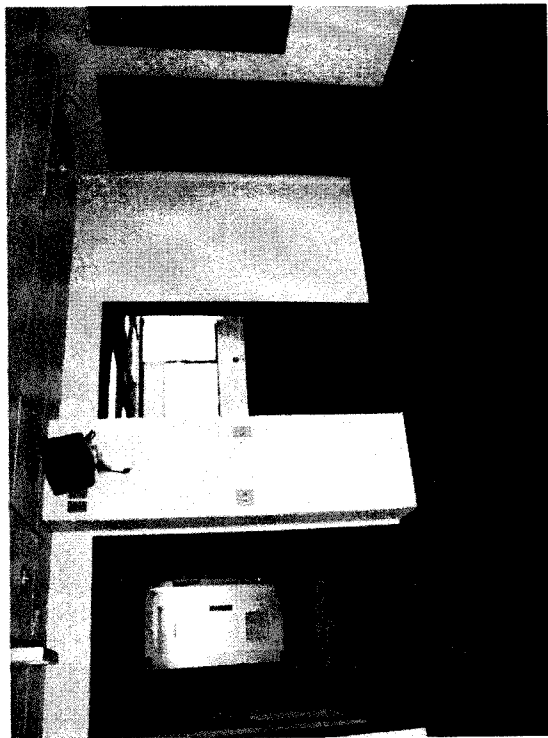
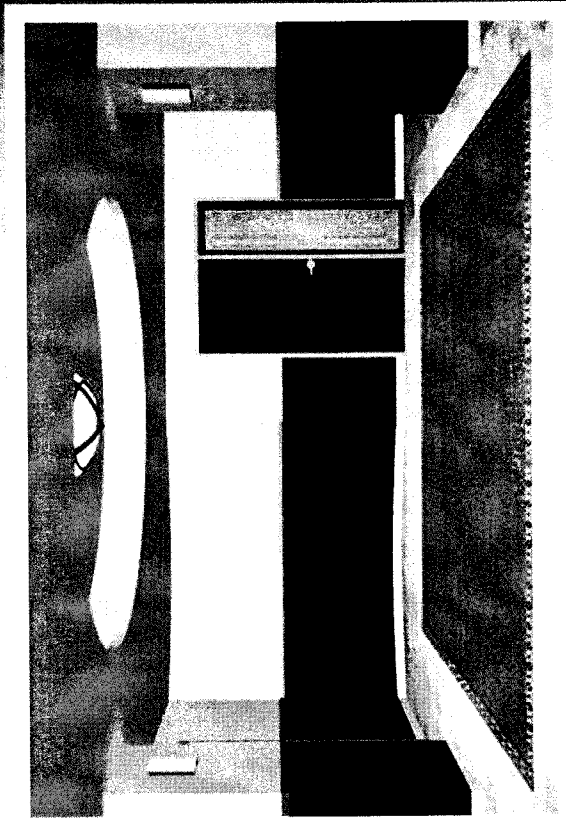


INTERIOR



before





INTERIO

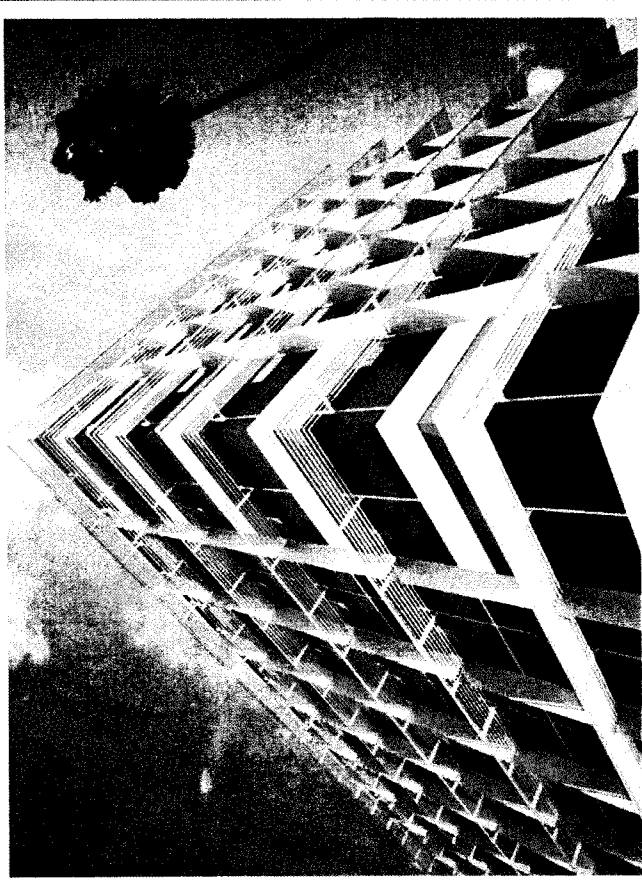
Before

EFFICIENT

- Heating
- Cooling
- Lighting

NEW DESIGN

- 46% lower



Riverside
PUBLIC

