

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

908



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**

March 27, 2014

**SUBJECT:** Monthly Progress Report Regarding the East County Detention Center – March 2014, District 4, [\$0]

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

1. Receive and file this Monthly Progress Report regarding the East County Detention Center (ECDC) Construction Project which includes attachments from the project Architect and Construction Management firm.

**BACKGROUND:  
Summary**

On November 6, 2012, the Board of Supervisors approved the architectural and engineering services agreement with Hellmuth, Obata and Kassabaum, Inc. (HOK). HOK is completing the construction documents for the new ECDC facility, and continues to provide construction administrative services for the site preparation and demolition of the site.

(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	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> N/A	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

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

APPROVE

BY:

Rohini Dasika

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: April 8, 2014  
xc: EDA

Kecia Harper-Ihem  
Clerk of the Board  
By: Deputy

**Prev. Agn. Ref.:** 3-12 of 2/11/14; 2-4 of 2/11/14; 3-6 of 12/17/13; 2-5 of 12/3/13

**District:** 4/4

**Agenda Number:**

2-11

Departmental Concurrence

7/18/14 Fax

Stanley L. Sniff Jr.  
Sheriff – Coroner – PA

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

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

Economic Development Agency

**FORM 11: Monthly Progress Report Regarding the East County Detention Center – March 2014,**  
District 4, [\$0]

**DATE:** March 27, 2014

Page 2 of 4

## **BACKGROUND:**

### **Summary (continued)**

On February 11, 2014, the Board approved the professional services agreement for construction management services with Vanir Construction Management, Inc. (Vanir) to support the ECDC project. Vanir continues to manage design coordination with HOK and other stakeholders; site preparation and demolition of the existing site, prequalification of ECDC contractors and contract negotiations with the apparent successful design-build entity for the Parking Structure project.

### **Activities completed since last report:**

- Exterior site fencing commenced February 3, 2014 (Demolition project)
- Contract negotiations with apparent successful design-build entity commenced (Parking Structure project)
- Temporary Certificate of Occupancy issued (East County Emergency Operations project)
- Ten day letter received, confirming the March 14, 2014 State Public Works Board Agenda to approve Preliminary Plans, Scope Change and Budget Adjustment (ECDC project)
- Completed evaluations for contractor prequalification process (ECDC project)
- County attended March 14, 2014, State Public Works Board Meeting where Preliminary Plans, Scope Change and Budget Adjustment were approved. (ECDC project)
- The county attended the State's All-Hands Meeting on March 19, 2014, the project's details in preparation for the third State Public Works Board Meeting, approval of Ground Lease and Right of Entry Agreements were presented. (ECDC project)
- Selected the design-build contractor (Parking Structure project)
- Began demolition of PSEC & Courts buildings (Demolition project)

### **Activities expected to complete in the next 30 days:**

- Complete Constructability Review of construction documents prior to submittal to the State Fire Marshal.
- Approve design-build contract award for East County Parking Structure to McCarthy Building Companies, Inc.
- Approve Form of Ground Lease, Form of Right of Entry for construction, Form of Facility Sublease, and descriptions of the county's cash and in-kind match (ECDC)
- Approve list of Pre-Qualification for General Building Contractors and Electronic Security Contractors (ECDC)
- Anticipate submitting 95% Construction Drawings to the State Fire Marshall on April 7, 2014 (ECDC project)

### **Budget Update**

As part of the AB900 Phase II process, a \$100 million grant was awarded to the County for construction of the new jail facility. The estimated project budget of \$274 Million was presented to the Board and approved on December 17, 2013. Bonds will be issued for the portion of the project budget that is not funded by the grant.

(Continued)

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**FORM 11:** Monthly Progress Report Regarding the East County Detention Center – March 2014,  
District 4, [\$0]

**DATE:** March 27, 2014

Page 3 of 4

**BACKGROUND:**

**Summary (continued)**

**Active Project Milestones**

<b>East County Detention Center</b>	<b>Status</b>	<b>Est. Completion</b>
List of prequalified contractors Form-11	On Going	April 2014
Bidding	Pending State Approval	TBD
Construction start milestone	Pending State Approval	TBD
ECDC Phase I Completion / Occupancy	Pending State Approval	TBD
ECDC Phase II Completion	Pending State Approval	TBD

<b>Site Preparation &amp; Demolition</b>	<b>Status</b>	<b>Est. Completion</b>
Demolition work at PSEC & Courts buildings	On Going	March 2014
Reroute utilities to existing jail, to allow CAC demolition activities to proceed	On Going	May 2014
Milestone completion date	N/A	July 2014

<b>County Parking Structure</b>	<b>Status</b>	<b>Est. Completion</b>
Design-Build Contract Negotiations	On Going	March 2014
Award of Design-Build Contract	Pending	TBD
Construction start milestone	Pending	TBD
Construction completion milestone	N/A	January 2015

<b>East County Emergency Operations Center</b>	<b>Status</b>	<b>Est. Completion</b>
Preparation of Audio Visual bid documents	In Process	March 2014
Balance of furniture scheduled to arrive	Pending	TBD

**The following project components are complete:**

- District Attorney – Temporary Relocation
- Public Defender – Temporary Relocation
- County Counsel – Temporary Relocation
- Transportation and Land Management Agency - Relocation
- Assessor-Clerk Recorder – Relocation
- Facilities Management Custodial Division – Relocation
- Riverside County Law Library, Indio Branch – Temporary Relocation
- Indio Larson Justice Center Courtrooms Remodel

(Continued)

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Page 4 of 4

**BACKGROUND:**

**Summary (continued)**

**Impact on Residents and Businesses**

The East County Detention Center will enhance public safety and provide job creation, thus providing positive impacts to area residents and businesses of Indio. Minor impacts associated with normal construction may occur which include temporary lane closures or other traffic modifications of city streets leading to and from the project and, normal noise and air quality associated with the demolition and the construction of the expansion.

These minor construction impacts will be reduced to a less than significant level with implementation of the mitigation measures associated with the Final EIR. A perimeter fence will go around the Indio CAC in preparation for demolition of the existing facility.

**Attachment:**

HOK's Monthly East County Detention Center Progress Report – February 1, 2014  
Vanir's Monthly East County Detention Center Progress Report – February 1, 2014



# PROGRESS REPORT

March 1, 2014

**Project:** East County Detention Center

**Client:** County of Riverside

**Project #:** 12.24034.00

**Notes By:** April Lenkey, HOK

This report summarizes the County of Riverside and the design team's accomplishments and decisions reached between the period of February 1<sup>st</sup> to February 28<sup>th</sup>, 2014 as well as identifying upcoming project activities for the East County Detention Center project.

## ECDC - CONSTRUCTION DOCUMENTS

1. Design Review meeting held on February 7<sup>th</sup> with the Sheriff's Department and Vanir to review interior finishes and furniture selection.
2. ECDC Bi-Weekly Update meeting/conference call was held on February 10<sup>th</sup>.
3. Assisted EDA and Vanir on February 20<sup>th</sup> with evaluating GC prequalification submittals.
4. A letter was re-sent on February 21<sup>st</sup> to the SFM to request an expedited review of our upcoming, final plan check submittal.
5. A conference call was held on February 24<sup>th</sup> with EDA, Sheriff's Department and Vanir to discuss options for medical equipment procurement.
6. ECDC Bi-Weekly Update meeting/conference call was held on February 24<sup>th</sup>.
7. On February 28<sup>th</sup>, EDA & Vanir conducted an over-the-shoulder review of HOK's QA/QC process.

## SITE DEMOLITION

1. February 5th - Weekly Construction Progress Meeting.
2. February 12th - Weekly Construction Progress Meeting.
3. February 14th - Conference Call with County EDA and Design Team regarding Shoring Design Updates due to New Geotechnical Report.
4. February 19th - Weekly Construction Progress Meeting.
5. February 26th - Weekly Construction Progress Meeting, Also picked up Reviewed ECDC Fire Department Plans.
6. February 27th - Conference Call with County EDA and Design Team regarding Shoring Design Updates due to New Geotechnical Report.
7. February 28th - Conference Call with County EDA and Design Team regarding Shoring Design Updates due to New Geotechnical Report.



8. General construction administration activities - responding to RFI's and reviewing submittals

**FUTURE BUSINESS**

1. Continue implementing exterior design revisions into documents.
2. Complete the 95% Construction Documents Submittal.
3. All Hands meeting with the State on March 19<sup>th</sup>.
4. Schedule date to submit the Plan Check set in person to BSCC and the SFM in Sacramento in early April.
5. Finish internal QA/QC Review of design documents.



# East County Detention Center Master Project Schedule March 1, 2014

Task Name	Duration	Start	Finish
Schematic Design	17 weeks	11/9/2012	3/8/2013
County Review	1 week	3/4/2012	3/8/2012
Design Development	21 weeks	3/11/2013	8/2/2013
County Review	2 weeks	8/5/2013	8/16/2013
50% Construction Documents	11 weeks	8/5/2013	10/18/2013
95% Construction Documents	19 weeks	10/21/2013	3/28/2014
County Review	2 weeks	3/31/2014	4/11/2014
Plan Check & Approvals	TBD	3/31/2014	TBD
State Review & Approvals	Estimated 6 weeks	TBD	TBD
Bid/Award	TBD	TBD	TBD
Construction	30 months	TBD	TBD

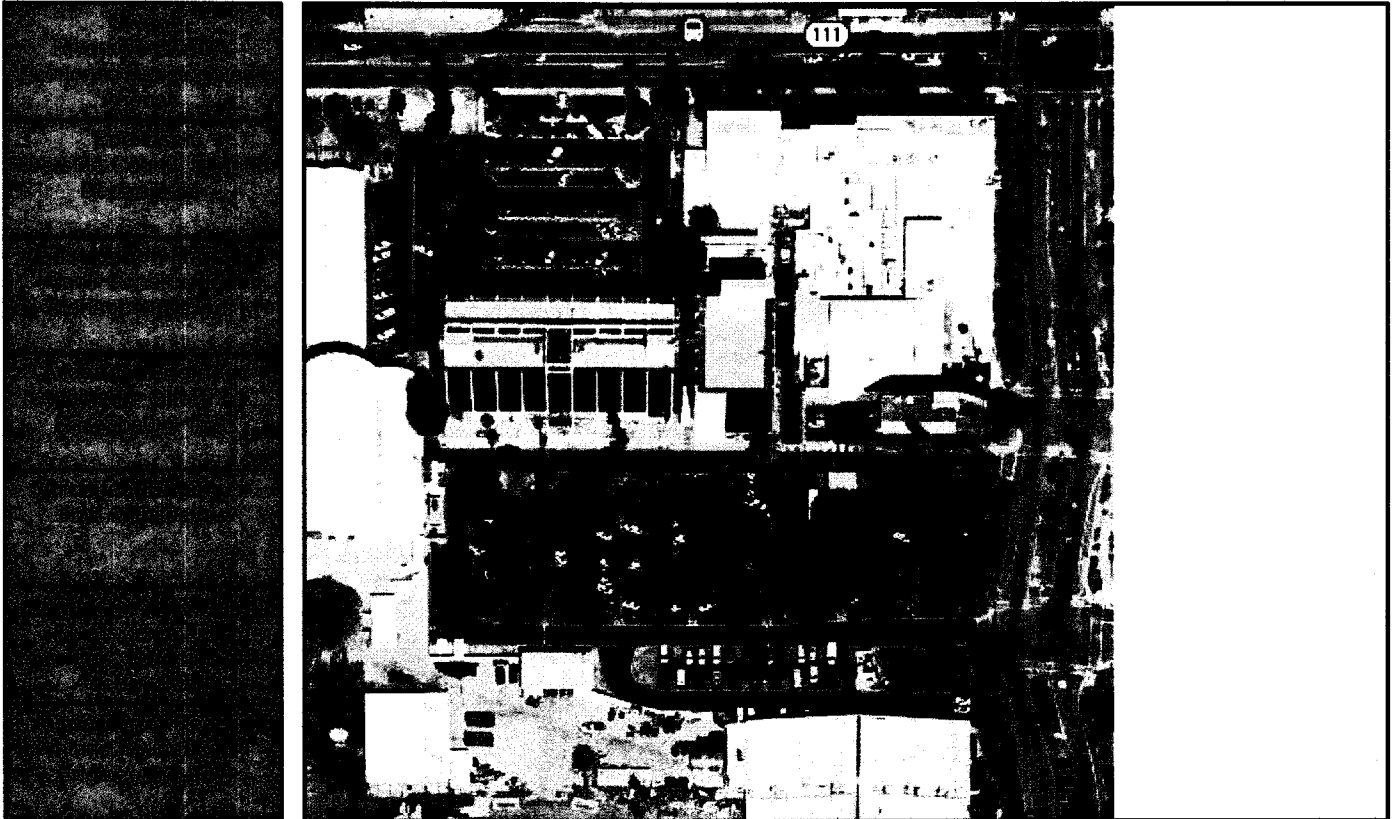
**VANIR**

# CONSTRUCTION PHASE MONTHLY REPORT

## SITE PREPARATION AND DEMOLITION

INDIO, CA

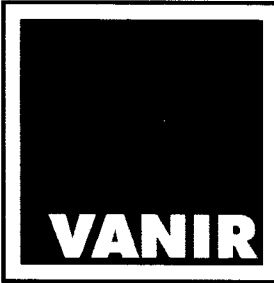
Report No. 1  
February 2014



**Project Scope:** The Site Preparation & Demolition Scope of Work involves detailed sequence of work activities. These activities include the following: hazardous building material abatement, soil remediation, removal/rerouting of existing utilities, new utility lines and connections, new emergency generator and new chillers for temporary support of the Existing Jail. Also, building demolition and mass grading, including shoring for the new East County Detention Center. Some of the aforementioned Scope of Work is within secured areas of the Existing Jail, all project activities shall be performed while maintaining normal jail operations.







# CONSTRUCTION PHASE MONTHLY REPORT

## SITE PREPARATION AND DEMOLITION

INDIO, CA

Report No. 1  
February 2014

For February: After Bid Award, Hal Hays Construction, Inc. (HHCI) was issued a "Notice to Proceed" (NTP) with a commencement date of 2/3/14. HHCI mobilized, installing temporary facilities for HHCI and Vanir Construction Management, Inc. (VCM) operations.

A bird nesting survey was conducted and the site was cleared for tree removal. Site construction fencing and screening proceeded, completing on 2/28/14. Hazardous Material Removal (Abatement) of Superior Court 1A and the Law Library completed, in preparation for demolition.

Two Chiller Units, required Owner Furnished, Contractor Installed (OFCl) equipment, delivered and stored within the site adjacent maintenance storage facility, pending existing Jail Sally Port modifications for placement and use.

RCIT and other agencies have vacated the Microwave Tower and PSEC building to make way for demolition and temporary utility installation, including the Chiller Units.

For March: HHCI will continue abatement activities, moving to the CAC building for top down hazardous material removal. Demolition of Superior Court 1A, the Superior Court Annex, PSEC and Microwave Tower will commence. Delivery of the OFCl Temporary Generator, to support the Existing Jail, is scheduled for the week of March 17th. A Ground Breaking Ceremony has been scheduled for the morning of March 17th.

A new temporary equipment room within existing Jail will start rough-in to accept temporary support systems and utilities for the Existing Jail. Utility Pads and "rough-in" for temporary utility connection will commence installation to prepare for OFCl installation and existing Jail switch over. HHCI has investigated the status of Fire and Sewer Lines in preparation for removal, relocation and capping.

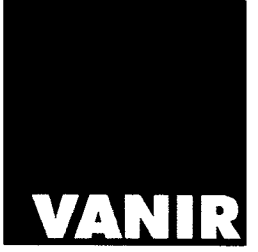
- An Instruction Bulletin has been issued by Holt Architects due to recently adopted 2013 geotechnical code changes that impact the East County Detention Center and thus the Site Prep. & Demolition Plan. The bulletin outlines necessary modifications to the Grading and Shoring.
- Unforeseen Asbestos Containing Material on piping within the ceiling of the existing Jail and Superior Court 1A have been identified and information on cost and removal are in development.
- HHCI requested to deviate from approved haul route requirements to help expedite demolition removal. In coordination with the City of Indio, HHCI has been given approval to exit on Hwy 111 on limited basis to improve efficiency.
- HHCI failed to list a subcontractor at time of bid award in violation of public contract code. HHCI has been instructed to proceed with the unlisted subcontractor, issue a new project subcontractor list with the required documentation and is subject to a financial penalty by the County.

HHCI approved Injury and Illness Prevention Program (IIPP) is located in the project files. Vanir has also developed an IIPP for the VCM Team that has been placed in a binder in the project office.

All on site personnel are required to wear protective clothing to include Hard Hats, Reflective Vests and Hard Sole Shoes. protective eyewear is required during certain designated activities. A HHCI site sign-in sheet is in use as a record of all visitors.

There are no safety incidents to report for February.

VCM and the County Inspection Team continue to oversee HHCI operations. Inspection services for all Work requiring inspection, in coordination with HHCI and per Specification continues.



# CONSTRUCTION PHASE MONTHLY REPORT

## SITE PREPARATION AND DEMOLITION

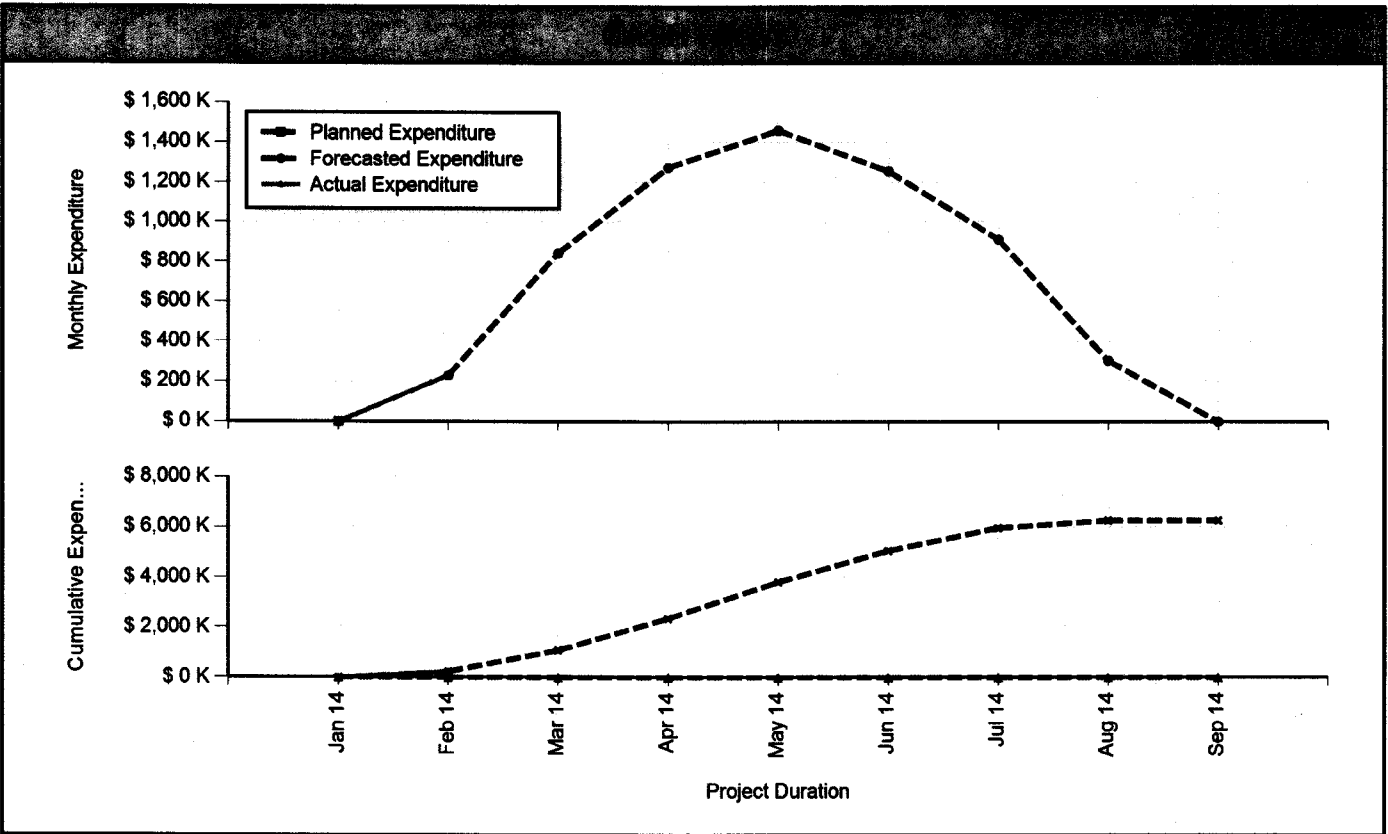
INDIO, CA

Report No. 1  
February 2014

	Original	Current
Contract Amount:	\$6,271,318.00	\$6,271,318.00
Contract Start Date:	02/03/14	02/03/14
Contract Completion:	07/24/14	07/24/14
Duration:	172 days	171 days
% Complete:		
Time Elapsed / %:	25 Days / 14.6198830409357%	
Time Remaining / %:	146 Days /	

Number of Payments:	1
Earned to Date:	\$228,403.00
Remaining Balance:	\$6,042,915

EXECUTED CHANGE ORDERS		
Total Executed:	0	\$0.00
% of Original Contract:		0.00%
Schedule Impact (Cal. Days):		0 (Cal. Days)
OPEN PROPOSED CHANGE ORDERS		
Reason	Count	Value (\$)
Owner Request:	0	\$0.00
Contract Document Related Changes:	1	\$0.00
Unforeseen Conditions:	0	\$0.00
Allowance:	0	\$0.00
Value Engineering:	0	\$0.00
<b>TOTAL</b>	<b>1</b>	<b>\$0.00</b>





# CONSTRUCTION PHASE MONTHLY REPORT

## SITE PREPARATION AND DEMOLITION

INDIO, CA

Report No. 1  
February 2014

Total RFI Count	11
Total Responded	11
Total Outstanding	0
Average Turnaround Time	2 (Cal. Days)

Total Required	338	
Total Submitted	53	15.68% (of required)
Not Submitted	285	84.32% (of required)
Accepted	1	0.30% (of submitted)
Rejected/Revise	1	0.30% (of submitted)
Under Review	51	15.09% (of submitted)
Total Outstanding	286	84.62% (of total req'd)
Avg. Turnaround Time	7.93	(Cal. Days)

	Original	Approved	Projected
Notice To Proceed	02/03/14	02/03/14	02/03/14
Abatement of Superior Court	02/26/14		02/26/14
Abatement Annex Building	03/07/14		03/07/14
Abatement of CAC Building	04/04/14		04/04/14
Utility Safe Off - CAC Building	05/02/14		05/02/14
Demo. CAC Above 1st Flr.	05/20/14		05/20/14
Demolition Complete	05/22/14		05/22/14
Start Excavating and Shoring	05/23/14		05/23/14
Place Tie Backs(1st Lift)	07/02/14		07/02/14
Place Tie Backs(2nd Lift)	07/24/14		07/24/14
Excavate, Shoring Complete	07/24/14		07/24/14
Substantial Completion	07/24/14	07/24/14	07/24/14
Final Project Completion	08/07/14	08/07/14	08/07/14

Title	Cost	Time	Pot. Claim Resolution	Status
--There are no significant issues reported at this time--				

# CONSTRUCTION PHASE MONTHLY REPORT

## SITE PREPARATION AND DEMOLITION

INDIO, CA

**VANIR**

Report No. 1  
February 2014



Figure 1. February 03, 2014: Project Office site prior to installation.



Figure 2. February 28, 2014: Site Trailers installed. HHCI left and VCM right.

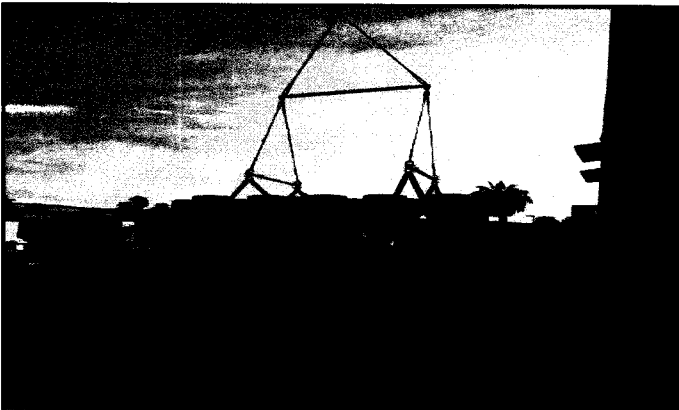


Figure 3. February 14, 2014: Crane unload of Chillers prior to storage.

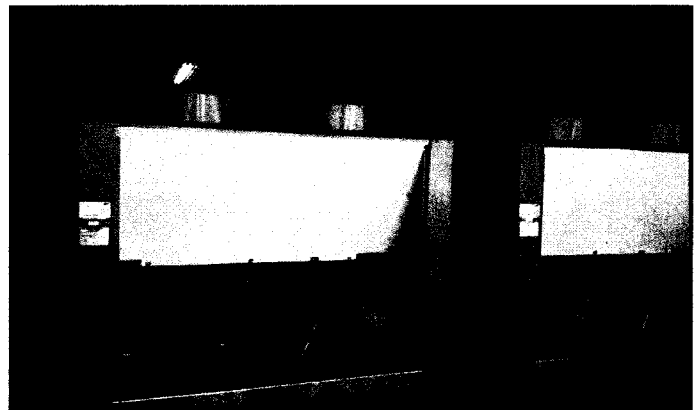


Figure 4. February 14, 2014: Chillers stored at Facilities Maintenance, adjacent to site.



Figure 5. February 14, 2014: View from SouthEast prior to tree removal.



Figure 6. March 07, 2014: View from SouthEast corner, trees removed. SWPPP (BMPs) installed in foreground.

# CONSTRUCTION PHASE MONTHLY REPORT

## SITE PREPARATION AND DEMOLITION

INDIO, CA

**VANIR**

Report No. 1  
February 2014



Figure 7. February 19, 2014: View from SouthWest, prior to tree removal and fencing.



Figure 8. February 28, 2014: View from SouthWest corner, trees removed. Fencing installation on-going.

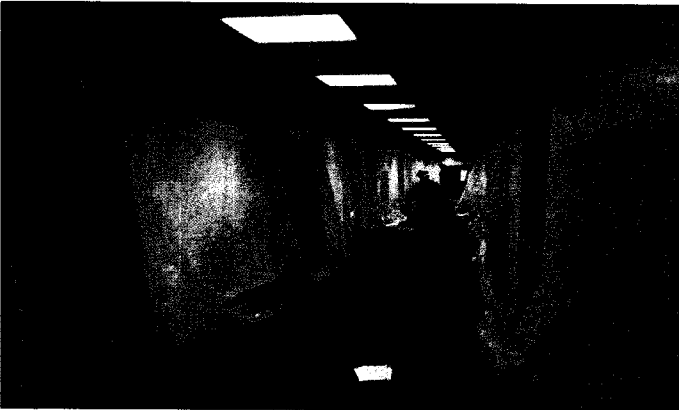


Figure 9. February 28, 2014: Hazardous materials abatement in process, CAC building.

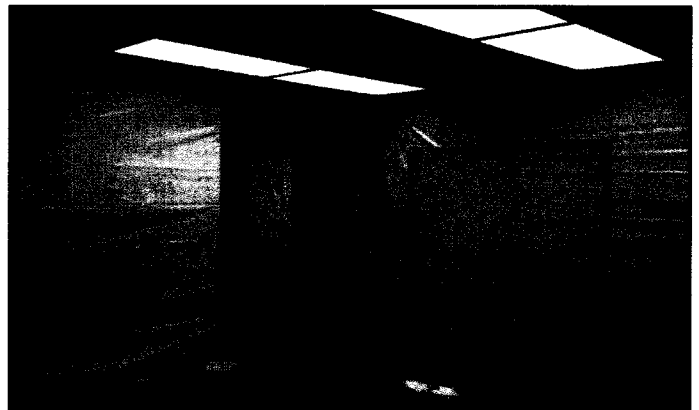


Figure 10. February 28, 2014: Hazardous materials abatement in process, Superior Court Annex.

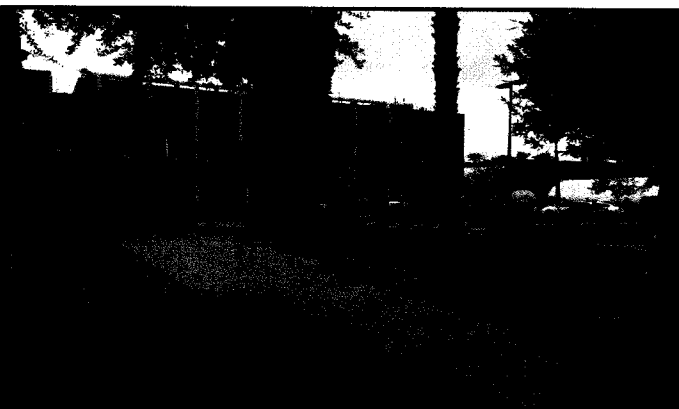


Figure 11. February 03, 2014: View from NorthEast prior to tree removal



Figure 12. February 28, 2014: View from NorthEast corner, trees removed.