

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



ITEM
3.25
(ID # 2718)

MEETING DATE:

Tuesday, December 6, 2016

FROM: RIVERSIDE UNIVERSITY HEALTH SYSTEM and ECONOMIC DEVELOPMENT
AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE UNIVERSITY
HEALTH SYSTEM: Riverside University Health System Medical Center Lower
Level Gastro Intestinal Lab Renovation – Approval of Change Order No. 2,
Project Budget Adjustment and Notice of Completion for Vincor Construction,
Inc., District 5. [\$142,859 - RUHS Enterprise Fund 40050 - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify Change Order No. 2 in the amount of \$296,481 for Vincor Construction, Inc. (Vincor) for unforeseen conditions of the Riverside University Health System (RUHS) Medical Center (MC) Lower Level Gastro Intestinal (GI) Lab Renovation Project; find that the work was integral to the project and that competitive bidding would not produce an advantage and is impractical for the work;
2. Authorize the Assistant County Executive Officer/EDA or designee, to execute Change Order No. 2 on behalf of the county;

ACTION: Policy, CIP


Robert Rodriguez, Assistant County Director, Economic Development 10/31/2016

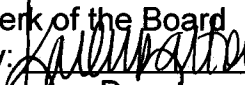
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 142,859	\$ 0	\$ 142,859	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Enterprise Fund 40050 – 100%			Budget Adjustment:	No
			For Fiscal Year:	2016/17

C.E.O. RECOMMENDATION: Approved

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: December 6, 2016
xc: RUHS, EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

3.25

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STATE OF CALIFORNIA**

3. Approve a project budget adjustment of \$142,859 for the RUHS MC Lower Level GI Lab Renovation Project for a revised project budget of \$2,153,859;
4. Accept the RUHS MC Lower Level GI Lab Renovation Project constructed by Vincor as complete, and authorize the Clerk of the Board to record the Notice of Completion; and
5. Authorize the release of \$103,127 in retained funds to Vincor in accordance with the contract terms.

BACKGROUND:

Summary

On September 9, 2014, Item 3-25, the Board of Supervisors (Board) approved a construction agreement between the County of Riverside (County) and Vincor of Brea, California, for the RUHS MC Lower Level GI Lab Renovation project in the amount of \$1,469,660. The project's scope included renovations and converting the space in the lower level of the hospital into a GI Lab. During construction, Change Order No. 1 was approved in the amount of \$82,987 due to unforeseen conditions, increasing the contract value to \$1,552,647. The change order did not exceed the contingency allowance; therefore Board approval was not required.

During construction Office of Statewide Health Planning and Development (OSHPD) found the new ducted air returns were connecting to existing isolation rooms' exhaust system, which is not allowed by current code. For occupancy permit to be attained Vincor had to correct the issue by creating a dedicated return air exhaust directly to the exterior of the hospital. Additionally, Vincor was also tasked with performing two medical gas shutdowns to provide medical air and medical vacuum services to the project. This work was integral to the completion and approval of OSHPD; stopping to bid the work would have caused additional delays and operational costs. Change Order No. 2 will compensate Vincor in the amount not-to-exceed of \$296,481.

(Continued)

BACKGROUND:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Summary (Continued)

Vincor has completed the work and the project has been inspected and found to comply with all contract requirements. The Economic Development Agency therefore recommends that the Clerk of the Board record the Notice of Completion. This Board action will release the contract retention funds to Vincor in the amount of \$103,127 after the Notice of Completion has been recorded and the 35 day lien period has expired per contract terms.

Impact on Citizens and Businesses

With a grand opening on October 21, 2016, the GI Lab received its first patient. Citizens will have access to an increased range of healthcare services. The public response has been positive and supportive.

Change Order Report

CHANGE ORDER NO.	AMOUNT	PERCENT	DESCRIPTION
Construction Agreement	1,552,647	0.00%	Original construction agreement.
Change Order No. 1	82,987	5.34%	Unforeseen conditions during construction. Re-routing of mechanical, electrical and plumbing system.
Change Order No. 2	296,481	19.10%	OSHPD requests to correct Exhaust fan lines in isolation room; HVAC corrections and medical gas shutdowns.
NEW CONTRACT TOTAL	\$ 1,932,115	24.44%	

Additional Fiscal Information

(Commences on Page 4)

Additional Fiscal Information

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

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET	PROJECT BUDGET ADJUSTMENT	REVISED PROJECT BUDGET
Architectural Design	1	77,000	8,338	85,338
Construction Management	2	96,000	(1,762)	94,238
Construction Contract	3	1,469,660	379,467	1,849,127
OSHPD Construction Inspection	4	91,000	(31,344)	59,656
Project Management	5	95,000	(29,500)	65,500
Fixtures, Furnishings, Equipment	6	0	0	0
Other Soft Costs / Specialty Consultants	7	0	0	0
Project Contingency	8	182,340	(182,340)	0
Minor Construction	9	0	0	0
Project Budget Adjustment		\$ 2,011,000	\$ 142,859	\$ 2,153,859

The budget adjustment of \$142,859 will cover Change Order No. 2 and the remaining project related obligations. All costs associated with this agreement will be 100% funded by the RUHS Enterprise Fund 40050; therefore no departmental budget adjustment is required.

Attachments:


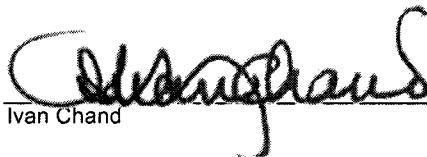
Change Order No. 2 for Vincor Construction, Inc. - Copy
Notice of Completion for Vincor Construction, Inc.

RF:JV:VC:SP:CW:NS:tv FM08430006281 2718 - 13388
S:\Project Management Office\FORM 11'S\Form 11's in Process\2718 - 13388_D5 - 006281 - RUHS MC Lower Level GI Lab - CO
No. 2, Budget Adj, NOC for Vincor_120616.docx

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



Gregory V. Priapros, Director County Counsel 11/10/2016

Rohini Dasika 11/28/2016 Ivan Chand 11/29/2016

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2016-0547420

12/08/2016 03:54 PM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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NOTICE OF COMPLETION

(California Civil Code §§ 8180-8190, 8100-8118)

To be recorded with County Recorder within 15 days after completion.

Notice is hereby given by the undersigned owner, a public entity of the State of California, that a public work of improvement has been completed, as follows:

Project title or description of work: Riverside University Health System Medical Center GI Lab Project (FM08430006281)

Date of Completion: Date Hereof 12.06.16

Nature of owner: Public Entity

Interest or estate of owner: In Fee

Address of owner: Clerk of the Board of Supervisors, County Administrative Center,
4080 Lemon St., Riverside, CA 92501

Name/address of direct contractor: Vincor Construction Inc., 2707 Saturn Street, Brea, CA 92821

Street or legal description of site: 26520 Cactus Avenue, Moreno Valley, CA 92555

Dated: December 6, 2016

Owner: County of Riverside
(Name of Public Entity)

FORM APPROVED COUNTY COUNSEL

BY: Marsha L. Victor 11/10/16
MARSHA L. VICTOR DATE

By: John J. Benoit
John J. Benoit, Chairman, Board of Supervisors

STATE OF CALIFORNIA)

ss

COUNTY OF RIVERSIDE)

I am the Chairman of the governing board of the County of Riverside, the public entity which executed the foregoing notice and on whose behalf I make this verification; I have read this notice, know its contents, and the same is true. I certify under penalty of perjury that the foregoing is true and correct.

ATTEST: Kecia Harper-Ihem, Clerk

By: Karen [Signature]
Deputy

Executed at Riverside, California on 12/06/16

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

12.06.16 3.25 2017-1-133770

Updated 12/2012



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

12-6-16

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board