

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 8/21/14

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

405



FROM: Economic Development Agency

SUBMITTAL DATE:

August 27, 2014

SUBJECT: East County Detention Center - Approval of Amendment No. 2 to the Owner/Architect Agreement, District 4/District 4, [\$3,477,000], Bond Proceeds 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify the attached Amendment No. 2 to the owner/architect agreement between the County of Riverside and Hellmuth, Obata and Kassabaum, Inc. (HOK) of Culver City, California, in the amount of \$3,477,000, and authorize the Chairman of the Board to execute the agreement on behalf of the county; and
2. Authorize the Assistant County Executive Officer/EDA to administer Amendment No. 2 for HOK, in accordance with applicable Board policies.

BACKGROUND:

Summary

FISCAL PROCEDURES APPROVED

PAUL ANGULO, CPA, AUDITOR-CONTROLLER

BY: Esteban Hernandez 8/26/14

(Commences on Page 2)

Robert Field

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	\$ 3,477,000	\$ 0	\$ 3,477,000	\$ 0	Consent ☐ Policy ☒
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Bond Proceeds 100%

Budget Adjustment: No

For Fiscal Year: 2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY:

Rohini Dasika
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: 3-11 of 2/11/14; 3.21 of 11/06/12; 3.11 of 12/06/11

District: 4/4

Agenda Number:

3-27

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

Economic Development Agency

FORM 11: East County Detention Center – Approval of Amendment No. 2 to the Owner/Architect Agreement, District 4/District 4, [\$3,477,000], Bond Proceeds 100%

DATE: August 27, 2014

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BACKGROUND:

Summary

On November 6, 2012, the Board of Supervisors approved the owner/architect agreement between the County of Riverside and HOK of Culver City, California, in the amount of \$12,426,485 for architectural services for the East County Detention Center (ECDC) project. On February 11, 2014, the Board of Supervisors approved Amendment No. 1 in the amount of \$244,950, for additional services and documents that were required to support the construction of the new ECDC facility.

Per HOK's agreement, the base program contemplated designing a 460,000 square feet (sf) jail facility. Through the design process the site constraints and project requirements resulted in an approximately 20% increase in the program scope bringing the facility to approximately 516,000 sf. HOK has assisted EDA with formalizing this scope/program change with the State for the county's Assembly Bill 900 (AB 900) financing.

The increased scope, size and complexity of the project resulted in additional design and coordination fees. As a result of this additional work Amendment No. 2 will compensate HOK in the amount of \$3,477,000, which represents an increase of 27.89% to the original contract. Some of the work that contributed to Amendment No. 2 includes but is not limited to the following:

- The project began as a site adapt concept using the housing unit design from the Smith Correctional Facility. Programmatic complexities and operational adjacencies resulted in the increase of the project size.
- The AB900 funding construction time constraints and the need to keep the existing jail operational forced the building design into a smaller footprint so that beneficial occupancy would be accomplished in a single phase of building construction.
- The smaller footprint drove development of a basement level which required the design team to resolve waterproofing, grease interceptor, and grinder vault design issues.
- Provide the services of one full time representative to assist the architectural and engineering team respond to requests for information and submittals as required.

Impact on Residents and Businesses

Approval of Amendment No. 2 to the agreement with HOK will position the county to expedite the construction of the ECDC facility to meet the states award of AB900. These efforts support public safety and provide job creation, thus providing positive impacts to area residents and businesses of Indio.

Additional Fiscal Information

All costs associated with this agreement will be fully funded through the General Fund to be reimbursed 100% by Bond Proceeds, thus no additional net county costs will be incurred and no budget adjustment will be required.

Contract History

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

Economic Development Agency

FORM 11: East County Detention Center – Approval of Amendment No. 2 to the Owner/Architect Agreement, District 4/District 4, [\$3,477,000], Bond Proceeds 100%**DATE:** August 27, 2014

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Contract History

DESCRIPTION	AMOUNT	PERCENT	SCOPE OF WORK
Base Contract	12,426,485	0.0%	Architectural services
Amendment No. 1	244,950	1.97%	Design and preparation of construction documents for a new RCIT Hub Vault to be located onto Oasis Street; scope for structural engineering for partial demolition; and preparation of drainage and landscape plans for new parking structure.
Amendment No. 2	3,477,000	27.98%	Design services related to increase in project size and complexity.
TOTALS	\$ 16,148,435	29.95%	

Attachment:

Amendment No. 2 to HOK

AMENDMENT NO. 2
TO STANDARD FORM OF PROFESSIONAL SERVICES AGREEMENT BETWEEN
COUNTY OF RIVERSIDE
AND
HELLMUTH, OBATA & KASSABAUM, INC.

The County of Riverside (County) and Hellmuth, Obata & Kassabaum, Inc. (Architect) of Culver City, CA hereby agree to amend that certain Agreement between County and Architect for services associated with the East County Detention Center (FM08110000265), approved on November 6, 2013, Agenda Item 3.2, and first amended on February 11, 2014.

WHEREAS, the baseline intent of the Jail Program contemplated a 457,398 sf program, but as the design progressed, the program and scope of the Project increased to 516,000 sf; and

WHEREAS, the increased scope, size and complexity of the Project resulted in additional design and coordination fees by the architect and engineering team;

NOW, THEREFORE, the parties agree to amend the Agreement as follows:

1. Section 5.1.2 **Basic Services Fees** shall be modified to read as follows: Subject to the provisions of 5.1.4 below, Architect's Basic Services Fees for performance of Basic Services shall be as follows:
 - .1 ☒ a Fixed Fee for all Basic Services of \$16,148,435;
2. **Exhibit B, DESCRIPTION OF BASIC SERVICES, ADDITIONAL SERVICES AND EXCLUDED SERVICES** shall be modified by as follows:

Revise Section 2.1.3.1-(14) Schematic Model to a NO.
Revise Section 2.1.4.11 Presentation Model to a NO.
Revise Section 2.1.5.13 Estimate of Construction Cost to a NO.
Revise Section 2.1.7.19 Full-Time Representative to read as follows: Provide the services of (1) full-time HOK representative at the Site. The full-time site representative will provide Construction Administration services at a capacity to assist the A/E team with General Contractor and Sub-Contractor coordination, on-site field analysis, and respond to RFI's and Submittals as required. Additional Engineering and Consultant support and presence on-site will be conducted on an as-needed basis to assist with field issues as they arise.
3. **EXHIBIT C, PROJECT PROGRAM** is replaced with **Exhibit "C" – Amendment No. 2** as attached hereto and incorporated herein.
4. **EXHIBIT I, PAYMENT SCHEDULE** shall be modified as follows:

Add the following Payment Schedule for Amendment No. 2 fees:

PHASE	PAYMENT PERCENTAGE	FEES
Construction Documents Phase	27%	\$ 950,700
Bidding Phase	8%	\$ 285,100
Construction Phase	64%	\$2,241,200
TOTAL	100%	\$3,477,000

5. **EXHIBIT O, CONSTRUCTION DOCUMENT DELIVERABLE** shall be modified as follows:

Delete section 2.5.1 Off-Site Improvements. The Off-Site Improvement scope was removed from the Project and replaced with demolition and site preparation scope.

All other terms and conditions of the Agreement between County and Architect not modified herein, shall remain the same and in full force and effect. This Amendment No. 2 consists of two (2) pages and Exhibit "C" – Amendment No. 2 hereto shall consist of two (2) pages.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Amendment No. 2 on _____ day of _____, 2014 [to be filled in by Clerk of the Board].

"COUNTY"
COUNTY OF Riverside County

By: _____
Jeff Stone
Chairman, Board of Supervisors

"ARCHITECT"
Hellmuth, Obata & Kassabaum, Inc.

(sign on line above)

By: APRIL LONKOT
Print name

Title: VICE PRESIDENT

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

FORM APPROVED COUNTY COUNSEL
BY MARSHALL VICTOR 7/22/14
DATE

EXHIBIT "C" – AMENDMENT NO. 2

INITIAL PROGRAM

The East County Detention Center project program is approximately 516,000 gsf. This revised Exhibit C to HOK's Agreement memorializes the increased gross square foot of project area from the original program of approximately 460,000 gsf.

The proposed building will result in a net minimum gain of 1,250 new beds in addition to replacing the existing 353 beds from the existing facility located at 46-057 Oasis Street, Indio, CA 92201.

The following is a summary of the initial and final space programming:

Draft Indio Jail Expansion Program 12/12/2011				Amendment No. 2
	Component	Space Program		Revised CGSF
		Total NSF	Total CGSF	
0.0	Facility Parking - Staff and Official Visitors	208,125	208,125	208,125
1.0	Court Area	3,740	5,423	0
2.0	Facility Administration and Management	7,879	11,031	14,471
3.0	Watch Command	2,188	3,063	0
4.0	Staff Services	7,648	9,942	10,276
5.0	Training	1,628	2,116	0
6.0	Central Control	1,610	2,254	1,467
7.0	Inmate Transport Area	11,106	15,548	29,170
8.0	Classification, ICE and Inmate Records	3,531	4,767	7,405
9.0	Program Services Staff Area	3,778	5,100	4,892
10.0	Video Visiting Center	5,190	7,007	3,965
11.0	Health Services	4,228	6,130	8,556
12.0	Mental Health Services Staff Area	1,108	1,496	2,343
13.0	Sheltered Housing	7,550	11,325	15,329
14.0	General Housing (8)	146,400	219,600	242,000
15.0	Direct Housing Support (8)	12,960	12,960	0
16.0	Housing Cluster Support (3)	4,698	6,394	25,108
17.0	Segregation Housing	0	0	0
18.0	Food Services	24,807	27,288	24,045
19.0	Laundry Staging and Storage	680	748	749
20.0	Receiving (Support Area)	910	1,138	3,021
21.0	Warehouse	9,044	10,401	7,282
22.0	Maintenance	3,400	3,910	5,432
23.0	Central Plant	12,880	13,524	11,868
SUBTOTALS		276,963	381,165	417,379
BUILDING GROSS FACTOR		20.0%	76,233	98,593
TOTAL GSF (INDIO PROPOSED)				
TOTAL BGSF (INDIO PROPOSED)		BGSF	457,398	515,972

Edition: _____, 2012

INITIALS  _____

EXHIBIT "I" – AMENDMENT NO. 2

PAYMENT SCHEDULE

Phase:

Payment Percentage:

Planning/Programming Phase	6%
Schematic Design Phase	10%
Design Development Phase	22%
Final Construction Documents Phase	30%
Bidding Phase	3%
Construction Phase	27%
Post-Completion Phase	2%

AMENDMENT NO. 2 PAYMENT SCHEDULE

Phase:

**Payment
Percentage:**

Fees:

Final Construction Documents Phase	27%	\$950,700
Bidding Phase	8%	\$285,100
Construction Phase	64%	\$2,241,200
TOTAL	100%	\$3,477,000

Edition: _____, 2012

County of Riverside – HOK – East County Detention Center - FM08110000265

INITIALS

