About Riverside County

- 7,303 square miles divided into 5 supervisorial districts
- 2,388,000 population (2016), making it the 4th most populated county in California
- 51 county agencies & departments
- 28 incorporated cities
- County seat is located in the City of Riverside
Capital Program Diversity

Types of Projects Constructed
- General County Offices
- Community Centers
- Sheriff Stations
- Fire Stations
- Libraries
- Correctional Facilities
- Animal Shelters
- Public Health Laboratories
- Court Facilities
- Medical Center Facilities
- Aquatic Centers

- Data Centers
- Mental Health Treatment Centers
- Probation & Juvenile Detention Facilities
- Historic Building Facades
- Public Safety Communications Facilities
- Emergency Operations Centers
- Sheriff & Fire Training Centers
- CoGen Plants
- Corrections Master Planning
- Medical Campus Master Planning
- Medical Systems Planning

Economic Development Projects Assisted
- California Air Resources Board
- Coachella Valley (CV) Link
- Ascena Retail Group
- Project Falcon
- Genesis Supreme RV
- CarbonLITE Industries
Project Delivery Methods

Active Projects FY 2015–2016

- Bid Build: 19%
- Design Build: 1%
- Design Bid Build: 34%
- JOC: 13%
- EZIQC: 23%
- CM Multi-Prime: 7%
- P3: 3%

Active Projects FY 2016–2017

- Bid Build: 20%
- Design Bid Build: 25%
- P3: 9%
- CM Multi-Prime: 6%
- EZIQC: 15%
- JOC: 25%
Design Bid Build – Prequalified, Lowest Bid

FEATURES
- Architect is hired first by the County
- Architect develops program and completes contract documents
- After the contract documents are complete, they are put out to bid
- Contract is awarded to pre-qualified contractor with lowest responsive, responsible bid

PROJECT EXAMPLES
- Alan M. Crogan YTEC $32,695,960
- JJBDC Jail Construction $330,351,669
- JJBDC Demo $8,251,799
- JJBDC Jail Construction $330,351,669
Bid Build – Prequalified, Lowest Bid

FEATURES
- Owner has a single contract for construction
- Turn key procurement through Purchasing Department
- Characterized by construction contracts less than $45,000
- Often equipment purchase with minor construction

PROJECT EXAMPLES
- Detention Health X-Ray Replacement $1,045,530
- 3rd District Supervisor’s Office $87,500
Job Order Contracting (JOC)

FEATURES

- JOC Consultant contract up to $4.5 million in one contract year
- Average two JOC contracts at one time for program continuity
- Develops multiple fixed price job orders up to $750K
- For small to medium maintenance, renovation or reoccurring work other than new construction

PROJECT EXAMPLES

SCF Shower Repair $567,783

CAC Boiler Replacement $192,315
**EZIQC – Easy Indefinite Quantity Contracting**

**FEATURES**
- Through membership with National Joint Powers Alliance, the County is provided access to competitively bid “on-call” general contractors to provide immediate construction services via lowest responsive and responsible bids.
- Cannot exceed maximum potential of $4.5 in one contract year.
- For maintenance, renovation or reoccurring work other than new construction.
- Each individual EZIQC contract must be approved by the BOS for each project regardless of dollar amount.

**PROJECT EXAMPLES**
- **Perris Fire Admin Headquarters**
  - $4,590,000
- **911 Generator Electrical Upgrade**
  - $1,564,500
- **RUHS Pneumatic Tube Upgrade**
  - $1,800,000
CMMP—Construction Management Multi–Prime

FEATURES
- Owner selects the CM and architect based upon qualifications and expertise prior to design being started
- CM prepares separate bid packages for contractor work
- Attracts widest possible field of qualified bidders

PROJECT EXAMPLES
- Southwest Justice Center Courts Relocation $14,918,061
- Mental Health Crisis Center $13,614,506
- Public Defender/Probation Building Remodel $31,102,565
- Mental Health Crisis Center $13,614,506
- Public Defender/Probation Building Remodel $31,102,565
**P3 – Public Private Partnership**

**FEATURES**
- Partnership between private developer or landlord and County
- Typically located on County-owned real property, except in build-to-suit
- Developer financed or build-to-suit
- Long-term lease arrangement

**PROJECT EXAMPLES**
- Riverside University Health System Medical Office Building $90,000,000
- Indio Law Building $44,000,000
FEATURES

- Owner has a single contract for design and construction
- Turn key procurement
- Guaranteed Maximum Price (GMP) is established early and owner risk is controlled
- Except for Owner changes, limited change orders
- Project schedule can be accelerated/”fast-tracked” if necessary

PROJECT EXAMPLES

- Perris Valley Aquatic Center $25,000,000
- JJBDC Parking Structure $11,000,000
- Southwest Detention Center (1992)
CMAR – Construction Management At Risk

FEATURES

- The Owner selects the architect based upon qualifications and fee
- Owner selects CM based upon qualifications and fee prior to design being completed or possibly started
- Architect and CM work together to deliver the project required
- A Guaranteed Maximum Price (GMP) is established early in documentation

PROJECT EXAMPLE

Guaranteed Maximum Price (GMP)
Palms Springs Family Care Center (2009)
$4,933,412
Major Stakeholder Projects

- **Sheriff**
  - JJBDC Jail Construction $330M
  - Smith Correctional Facility Medical & Mental Health Clinic $7.5M
  - JJBDC Offsite Improvements $7.0M
  - Smith Correctional Facility Laundry Expansion $5.0M
  - Robert Presley Detention Center Elevator Replacement $1.9M
  - Total: $359,978,180
  - Projects: 19

- **Riverside University Health System (RUHS)**
  - Includes Medical Center, Behavioral Health, Public Health
  - Nursing Education Building $19.6M
  - Roy’s Desert Resource Center $13.9M
  - Medical Center Emergency Dept Remodel $12.7M
  - Public Health Lab Expansion $10.1M
  - Medical Center Cardiac Catheterization Lab $5.1M
  - Public Defender Building Remodel $31.1M
  - Public Defender Banning Office Renovation $1M
  - Indio Youth Education & Treatment Center $23.5M
  - Cape Probation Office Renovation $1.9M
  - Indio Juvenile Hall New Generator $0.7M
  - Total: $82,265,861
  - Projects: 58

- **Fire**
  - Riverside Emergency Operations Center (Future) P3
  - Perris Fire Admin Headquarters $4.6M
  - Fire Station 77 Apparatus Bay Addition $1.7M
  - Total: $8,798,509
  - Projects: 18

- **Probation**
  - JJBDC Offsite Improvements $7.0M
  - Smith Correctional Facility Laundry Expansion $5.0M
  - Robert Presley Detention Center Elevator Replacement $1.9M
  - Total: $27,069,000
  - Projects: 6

- **Public Defender**
  - Public Defender/Probation Building Remodel $31.1M
  - Public Defender Banning Office Renovation $1M
  - Total: $32,102,565
  - Projects: 2

- **Indio Juvenile Hall**
  - New Generator $0.7M
  - Total: $0.7M
  - Projects: 1

- **Palm Springs CAC Probation Office Renovation**
  - Total: $1.9M
  - Projects: 1

- **Medical Center Emergency Dept Remodel**
  - Total: $12.7M
  - Projects: 1

- **Riverside Emergency Operations Center (Future)**
  - Total: $4.6M
  - Projects: 1

- **Smith Correctional Facility**
  - Laundry Expansion $5.0M
  - Total: $5.0M
  - Projects: 1

- **Robert Presley Detention Center**
  - Elevator Replacement $1.9M
  - Total: $1.9M
  - Projects: 1

- **Roy’s Desert Resource Center**
  - Total: $19.6M
  - Projects: 1

- **Medical Center Cardiac Catheterization Lab**
  - Total: $5.1M
  - Projects: 1

- **JJBDC Jail Construction**
  - Total: $330M
  - Projects: 1

- **Fire Station 77 Apparatus Bay Addition**
  - Total: $1.7M
  - Projects: 1

- **Public Defender/Probation Building Remodel**
  - Total: $31.1M
  - Projects: 1

- **Riverside Emergency Operations Center (Future)**
  - Total: $4.6M
  - Projects: 1

- **Indio Youth Education & Treatment Center**
  - Total: $23.5M
  - Projects: 1

- **Perris Fire Admin Headquarters**
  - Total: $4.6M
  - Projects: 1

- **Indio Juvenile Hall New Generator**
  - Total: $0.7M
  - Projects: 1

- **Palm Springs CAC Probation Office Renovation**
  - Total: $1.9M
  - Projects: 1

- **Indio Juvenile Hall New Generator**
  - Total: $0.7M
  - Projects: 1
In The Works – By the Numbers

- Serving 32 county departments, districts and Courts

- Approximately 200 active projects at $643.5 million
  - 137 projects in design valued at $215.3 million
  - 64 projects in construction valued at $428.2 million

- Public–Private–Partnership (P3) projects
  - New construction on County–owned land
    - $17M Riverside Emergency Operation Center (Future)
    - $90M RUHS Medical Office Building
    - $44M Indio Law Building
  - Build–to–Suit Facilities, 485,000 sf
    - DPSS Facility, Perris
    - DPSS Facility, Coachella
    - DPSS Facility, Norco
    - DPSS Facility, Moreno Valley
    - DPSS Facility, Desert Hot Springs
    - Behavioral Health Facility, Riverside
    - Behavioral Health Facility, Riverside
What’s Coming

- P3 – $17M Riverside Emergency Operations Center
- P3 – $36M Ben Clark Training Center Classrooms (Sheriff & Fire Departments)
- P3 – Build-to-Suit Facilities, 143,394 sf
  - RUHS Behavioral Health Facility, Perris
  - RUHS Public Health Clinic, Corona
  - RUHS Public Health Clinic, Moreno Valley
  - RUHS Public Health Clinic, Jurupa
- $166M Probation Riverside Juvenile Hall Replacement
- $88.4M Behavioral Health Administration Building
Resources

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For the link to the EDA’s Proposals and Quotations and to receive alerts for future project opportunities:
http://www.rivcoeda.org/AboutEDA/ProposalsQuotations/tabid/467/Default.aspx

For a current list of Pre-Qualified Professional Services Consultants:
http://www.rivcoeda.org/AboutEDA/ProposalsQuotations/tabid/467/Default.aspx

For a current list of Pre-Qualified General Contractors
http://www.rivcoeda.org/AboutEDA/ProposalsQuotations/tabid/467/Default.aspx

For a current list of Pre-Qualified Trade Contractors
http://www.rivcoeda.org/AboutEDA/ProposalsQuotations/tabid/467/Default.aspx