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**SUBMITTAL TO THE BOARD OF DIRECTORS  
REDEVELOPMENT AGENCY  
FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:** April 15, 2003

**SUBJECT:** New Rubidoux Community Fire Station

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

1. Approve and authorize the Chairman to execute the attached Cooperative Agreement by and between the Redevelopment Agency for the County of Riverside (the "Agency") and the Rubidoux Community Services District (the "RCSD"), allocating \$2,000,000 in redevelopment funds for the construction of the Rubidoux Community Fire Station Project;
2. Approve and authorize the chairman to execute the attached Agreement with STK Architecture, Inc. in the amount of \$244,413 for design and construction management services for the Rubidoux Community Fire Station Project; and
3. Delegate change order authority to the Executive Director and/or his designee of the Agency in the amount of ten percent of the Agreement amount, not to exceed \$24,000.

  
\_\_\_\_\_  
Bradley J. Hudson, Executive Director

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**FINANCIAL DATA:**

CURRENT YEAR COST: \$2,000,000

ANNUAL COST \$ 0

NET COUNTY COST: \$ 0

IN CURRENT YEAR BUDGET: YES

BUDGET ADJUSTMENT: NO

FOR FY: 2003-2004

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO


FORM APPROVED  
COUNTY COUNSEL

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds

**C.E.O. RECOMMENDATIONS:**

**APPROVE**

APR 14 2003

County Executive Officer Signature: 

BY 

Department Recommendation:  Consent  Policy  
Per Executive Office:  Consent  Policy

Prev. Agn. Ref.

Dist.

AGENDA NO

3.1 - 8/13/02 ATTACHMENTS FILED

2

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## Rubidoux Community Fire Station Project

April 15, 2003

Page 2

**BACKGROUND:** On August 13, 2002, the Board of Supervisors made findings, approved the purchase of the site, and authorized the Agency to develop a cooperative agreement with RCSD for the new Rubidoux Community Fire Station. The Agency, working in conjunction with the RCSD, is proposing to construct a new fire station in the community of Rubidoux (the "Project"). The Project includes an approximate 5,000 square foot, 3-bay fire station on 1.58 acres to be located on the northwest corner of Avalon Street and Mission Boulevard at 5701 Mission Boulevard. The new station will house two complete fire crews, 2 type 1 engines, 1 truck engine, and 2 rescue squad vehicle. Currently, the RCSD contracts with the California Department of Forestry to provide fire protection services in the community. The fire fighting equipment and personnel are housed in an aging facility located on Rubidoux Boulevard adjacent to the offices of the RCSD, which is undersized for the needs of the community. The Agency is proposing to assist with the development by acquiring the project site and provide the gap funding necessary to complete the Project. The Project will provide increased services and faster response times to the residents and industrial businesses located in the community of Rubidoux and greatly improve a severely blighted section of the project area.

The cooperative agreement with RCSD identifies the responsibilities of the Agency and RCSD with regards to project: design, construction, financing, and multi-agency contributions. Project approval is contingent on full environmental review utilizing the standards set forth in the California Environmental Quality Act (CEQA) and the Riverside County rules to implement CEQA. In October of 2002, the RCSD Board members approved the RCSD to enter into a cooperative agreement with the Agency to establish funding commitments. In addition, the RCSD Board allocated \$1,000,000 of the Agua Mansa Industrial Growth Association (AMIGA) developer mitigation funds and \$424,000 in RCSD fire mitigation funds for the Project. The attached cooperative agreement between the Agency and RCSD allocates \$2,000,000 in redevelopment funds, and \$1,424,000 in fire mitigation funds for design and construction of the Rubidoux Community Fire Station project. The \$2,000,000 will be repaid to the Agency by RCSD pursuant to the California Health and Safety Code, Section 33607.5 through the annual off-set of their pass thru's received in the Jurupa Valley Redevelopment Project Area.

The attached sole sourced agreement between the Agency and STK allocates \$244,413 in redevelopment funds for the design and construction management for the Rubidoux Community Fire Station project. The Architect is proposed to be selected from a pre-approved list of architects because the Agency will benefit from reduced costs by utilizing pre-approved design standards for the construction of the fire station.

The Project budget reads as follows:

### Project Budget

|                |             |
|----------------|-------------|
| Design         | \$244,413   |
| Construction   | \$2,429,587 |
| Fire Apparatus | \$750,000   |

|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$3,424,000</b> |
|--------------|--------------------|

### Funding:

|        |             |
|--------|-------------|
| RCSD   | \$1,424,000 |
| Agency | \$2,000,000 |

|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$3,424,000</b> |
|--------------|--------------------|

Agency staff recommends that the Board approve the cooperative agreement between the Agency and RCSD and the consulting services agreement between STK and the Agency.