

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

620



FROM: Redevelopment Agency

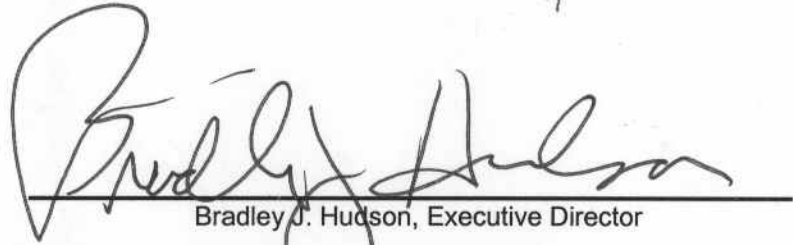
SUBMITTAL DATE:
December 10, 2003

SUBJECT: First Amendment to the Consulting Services Agreement with Interactive Design Corporation; and the Agreement for Asbestos Abatement and Demolition Services between the Redevelopment Agency for the County of Riverside and C.R. Gann Demolition, Inc.

RECOMMENDED MOTION: That the Board:

- 1) Approve and authorize the Chairman to execute the attached agreement in the amount of \$141,000.00, between the Redevelopment Agency for the County of Riverside and C. R. Gann Demolition, Inc., for asbestos abatement, demolition and site clearance services for the Rubidoux Youth Opportunity Center and delegate change order authority to the Executive Director, or his designee, of the Redevelopment Agency, in accordance with Board Policy B-11, in the amount of \$14,100; and
- 2) Approve and authorize the Chairman to execute the attached First Amendment to the Consulting Services Agreement between the Redevelopment Agency for the County of Riverside ("Agency") and Interactive Design Corporation ("Consultant"), to provide additional architectural design and engineering services in the amount of \$245,000 for the Rubidoux Youth Opportunity Center ("Project").

BACKGROUND: On Page Two.


Bradley J. Hudson, Executive Director

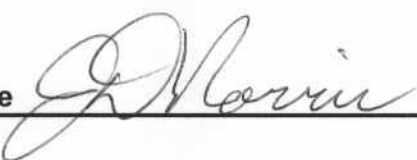
FINANCIAL DATA	Current F.Y. Total Cost:	\$ 386,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature 

Dept's Recomm.: Policy Policy
Per Exec. Ofc.: Consent Consent

Prev. Agn. Ref.: 3/25/03, 3.6 and 4.2 | District: 2nd | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

Submitted to the Board of Directors

Re: Form 11- Rubidoux Youth Opportunity Center Project

December 10, 2003

Page 2

Background: On November 5, 2002, the Board approved an Acquisition Agreement for a approximately 10,000 square foot structure on the southwest corner of Pontiac Avenue and Mission Boulevard at 5656 Mission Boulevard for use as a Youth Opportunity Center. The Redevelopment Agency for the County of Riverside requested proposals from qualified architectural firms for complete architectural services to rehabilitate the existing building. On October 25, 2003, the Board approved an agreement between the Agency and Interactive Design Corporation for architectural design services for the rehabilitation of the existing building.

After a thorough structural analysis and review of the requirements of the Division of the State Architect, which governs the construction of facilities intended for school use, it has been determined that the existing building has structural deficiencies that would not be cost effective to rehabilitate. The Agency proposes to amend the original agreement with Interactive Design to accommodate the change in scope of the project and provide funding for the design of a new facility. In addition, the Agency has requested that the Consultant develop a site plan, elevations, cost estimates, civil engineering, construction management and Division of the State Architect and County of Riverside coordination and approvals for the construction of a temporary facility. In order to accommodate the new facility on the site, the Agency proposes to demolish the existing structure. The Agency proposes to enter into an agreement with C.R. Gann Demolition, Inc., for demolition and site clearance services for the existing structure. The Contractor was selected based on their response to a Request for Proposals.

Elements to be constructed in the new youth opportunity center include, a resource area where youth can participate in a variety of activities, including sports, physical fitness, arts and crafts, theatrical plays and musical performances. In addition, area youth may obtain information about employment opportunities, training options and community resources. Other amenities will include classroom space to conduct workshops, group activities and training; a computer lab; a full size basketball court; and adequate office space for program staff members. The Workforce Development Center will provide funding to operate and provide the community services upon completion of construction. In addition, the Agency has also requested that the Consultant design a state of the art boxing facility as part of the project to enhance the recreational activities for area youth.

Staff recommends that the Board approve the 1st Amendment to the agreement with Interactive Design Corporation to complete the engineering and design services and the agreement between the Agency and C.R. Gann Demolition for demolition of the existing structure so that the Redevelopment Agency may proceed with the project.