

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



**FROM:** Supervisor John Tavaglione

**SUBMITTAL DATE:**  
March 22, 2005

**SUBJECT:** Rubidoux Family Care Center

**RECOMMENDED MOTION:** That the Board:

- 1) Approve and authorize the chairman to execute the attached agreement between the Redevelopment Agency for the County of Riverside and Hill Partnership, Inc. for architectural services in the amount of \$364,200;
- 2) Approve and authorize the chairman to execute the attached agreement between the Redevelopment Agency for the County of Riverside and J.D. Diffenbaugh for the construction of the Rubidoux Family Care Center in the amount of \$5,500,000;
- 3) Delegate change order authority to the Executive Director of the Redevelopment Agency, or his designee, in the amount of 10% of the construction contract; and
- 4) Approve the use of Jurupa Valley Redevelopment Capital Improvements Funds and a project budget of \$7,800,000.

**BACKGROUND:** The previous Board actions approved in concept the development of a new health clinic for the community of Rubidoux, approve the site, adopted a mitigated negative declaration, and authorizing staff to issue a Design and Construction Management Contract RFQ for the programming, design, and construction of the facility. On April 30, 2004, the Agency received proposals from five qualified and experienced developers. After detailed interviews were conducted, the most qualified developer was selected by the Agency.

John Tavaglione, Second District Supervisor

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**BACKGROUND CONTINUED:** The proposed project is a partnership between Redevelopment Agency for the County of Riverside, the Riverside County Regional Medical Center, Community Health Agency, County Human Resources, Exclusive Care, and the Riverside Community Health Foundation. The facility is anticipated at approximately 26,000 square feet and will potentially include multiple patient registration and administrative areas, waiting rooms, exam rooms, radiology, medical laboratory, nutrition services, medical supplies and equipment storage, medical records storage, restrooms, physician offices, classrooms, space for the Women, Infants, and Children (WIC) program, and possibly a retail pharmacy. Services will include: primary and specialty medical services including pediatric and obstetrical services; traditional public health services such as family planning, communicable disease services, HIV/AIDS testing and counseling, the WIC program, public health nursing, and adolescent health services; occupational health services; pre-employment physicals; and services for Exclusive Care customers. The ultimate design and service delivery methods will be finalized in conjunction with the programming phase of the project

I recommend that the Board approve the budget of \$7,800,000 and the attached agreements for architectural design and construction of the project.

**Project Budget**

Design	\$364,200
Project Management	\$154,850
Construction	\$5,500,000
Utility Fees	\$100,000
Permit Fees	\$130,950
Furnishings and Equipment	\$1,000,000
Contingency 10%	\$550,000
<b>Total</b>	<b>\$7,800,000</b>