

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

134



FROM: Executive Office

SUBMITTAL DATE:
May 14, 2007

SUBJECT: FY 2007-08 Capital Improvement Plan (CIP) Update

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Receive and file the attached FY 2007-08 CIP Annual Plan Report;
- 2) Approve continuing to completion projects with prior approval listed on Table A and B of the attachment;
- 3) Approve, in principle only, the projects listed on Table C - those that do require general funds - of the attachment, and direct the Executive Office to determine if each can be funded; and
- 4) Approve, and allow to proceed, the projects listed on Table C - those with no general fund support needed - of the attachment.

Departmental Concurrence

BACKGROUND: The CIP team brings its report to the Board annually. The report updates old information, including approved projects, and adds projects newly requested by departments. Projects are either recommended for approval or further study.

(continued on next page)

Christopher Hans, Deputy CEO

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/08

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

C.E.O. RECOMMENDATION:

APPROVE

BY:

County Executive Office Signature Bill Luna

- Consent
- Policy
- Consent
- Policy

4ep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 3.8 1/30/07

District: All

Agenda Number:

2.0

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2007 MAY 16 AM 10:43

The attached CIP Update organizes projects into tables:

- 1) Table A has ongoing or completed projects that have prior CIP and Board approval. The Executive Office (EO), sponsoring department, and either Facilities Management (FM) or the Economic Development Agency (EDA) work together to complete the project on time and on budget. Should any significant problems arise (e.g. cost overruns), the project will be referred back to the CIP and then to the Board with a recommended solution.
- 2) Table B lists approved projects that are still in the planning stage – these might also lack a full funding plan. They have prior CIP and Board approval. These projects were temporarily put on hold until the Board could approve a plan to finance jail bed construction. They can be allowed to continue if the Board approves the jail financing plan, which will be presented on the same agenda.
- 3) Table C has new recommended projects, and is separated into those that need, and those that do not need, general-fund support. Those that have no general-fund impact are recommended for approval. The EO, sponsoring department, and either FM or EDA will work together to complete the project on time and on budget. The projects requiring general-fund support are also recommended for approval, but should be referred back to the sponsoring department to work with the EO to create a viable financing plan.

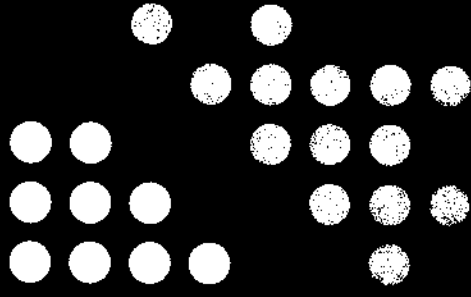
Also included in this report is an update of the Riverside City downtown plan. The first part of the plan includes acquisitions, exchanges, demolition and construction. A PowerPoint presented with this report will explain in more detail all the planned steps. The next phase of the Riverside City downtown plan will address the county's need for parking and long-term growth. This part of the plan has not yet been developed to the point where it is ready for presentation to the Board.

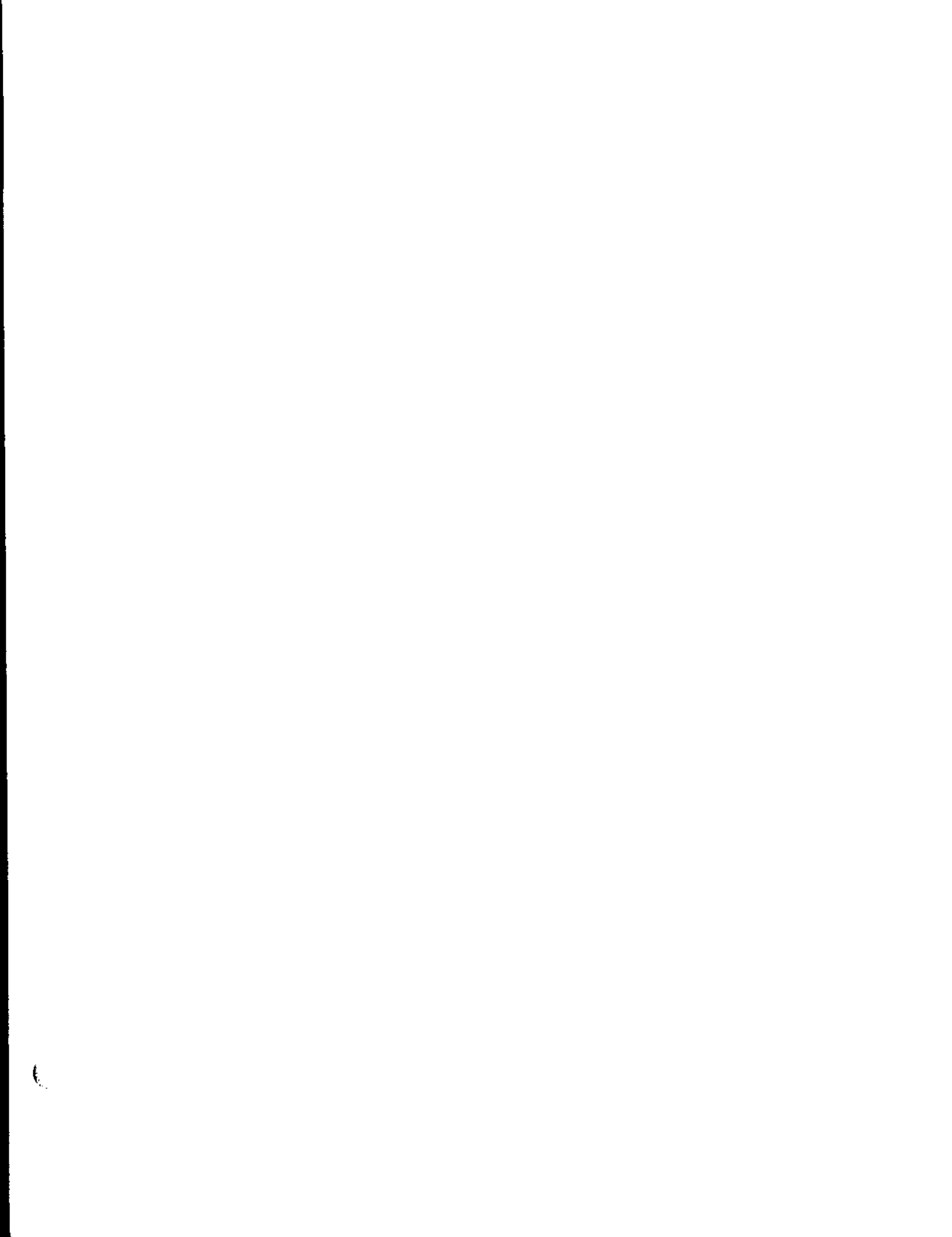
The PowerPoint presented with this report will add considerable detail to the attached plan.

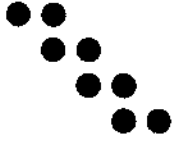


CIP Workshop

May 21, 2007







Capital Improvement Program

CIP Accomplishments

CIP Capital Project Priorities

FY 07/08 Major Projects

- Downtown Riverside Master Plan
- Downtown Indio Master Plan

• Project Finance Monitoring

**County of Riverside Capital Improvement Program
Board Approved Capital Improvement Projects**

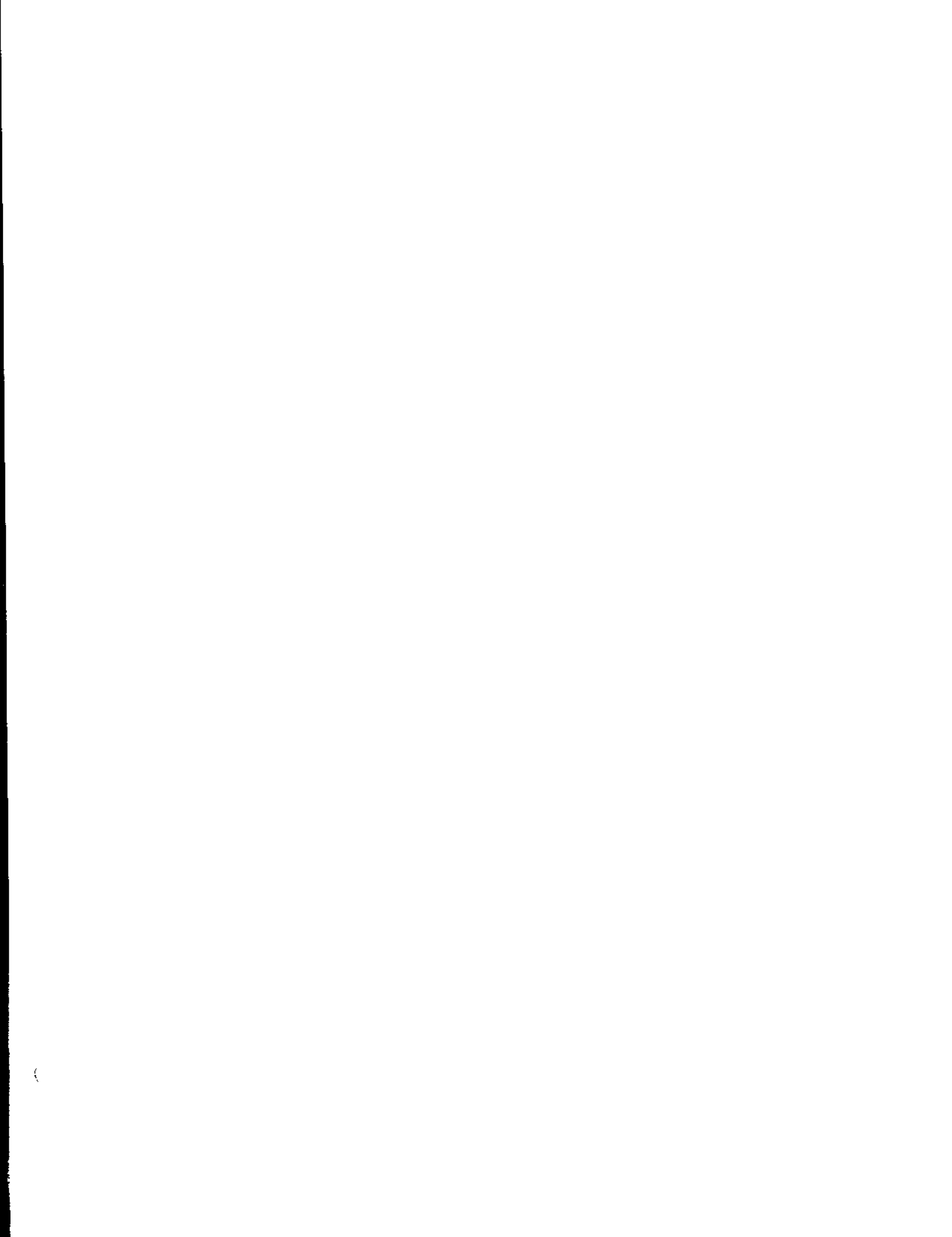
(Projects approved through the CIP annual call process from FY03/04 to FY 05/06 and previous Board approved projects)

Department	Project Title	District	Source of Initial Funds	Board M.O.	Project Amount	Total Project Funding	Project Deficit	% of Project Funded	Status
1 CHA/DPSS	Mecca Family Service Center and Health Clinic	4	Palm Desert JPA	3.8 2/24/04	\$ 6,900,000	\$ 6,900,000	\$ -	100%	(D)
2 Assessor-Clerk R	Riverside CAC 6th flr Remodel	2	Recording Fees, AB818 Funds	3.16 3/29/05	\$ 1,908,250	\$ 1,908,250	\$ -	100%	(D)
3 Auditor-Controller	CAC Space Reallocation	2	1985 ACES CORAL Int. Earnings	3.70 7/13/04	\$ 500,000	\$ 500,000	\$ -	100%	(D)
4 Probation	Indio CAC Space Reconfiguration	4	TLMA/General Fund	3.45 8/23/05	\$ 510,000	\$ 510,000	\$ -	100%	(D)
5 Assessor-Clerk R	Box Springs Building Purchase (BLM Bldg)	1	Recorder Modernization Fnd	3.27 10/26/04	\$ 2,718,000	\$ 2,718,000	\$ -	100%	(D)
6 Facilities Manage	Hemat Land Purchase (IT / CHA)	3	CIP/General Funds	3.37 7/12/05	\$ 578,000	\$ 578,000	\$ -	100%	(D)
7 Probation	Riverside Civic Center Space Reconfiguration	2	Library/General Fund	3.8 7/15/03	\$ 800,000	\$ 800,000	\$ -	100%	(D)
8 CHA Animal Serv	Coachella Valley Animal Campus	4	Palm Desert JPA	3.4 4/13/04	\$ 6,000,000	\$ 6,000,000	\$ -	100%	(D)
9 TLMA	Former EDA Building Chiller Replacement	2	Facilities Management	3.16 10/4/05	\$ 700,000	\$ 700,000	\$ -	100%	(D)
10 Library	Thousand Palms Library	4	Developer Agreement, RDA	4.2 2/8/05	\$ 2,000,000	\$ 2,000,000	\$ -	100%	(D)
11 Fire	Sycamore Creek Fire Station	1	Fire Mitigation Funds	3.24 7-26-05	\$ 3,140,000	\$ 3,140,000	\$ -	100%	(D)
12 Sheriff	Smith Correctional Facility - Phase II	5	Development Impact Fees	3.52b 9/14/04	\$ 6,500,000	\$ 6,500,000	\$ -	100%	(D)
13 Sheriff	Smith Correctional Facility - Phase I	5	State Grant/Booking Fee TF 1108E	16.3 6/3/03	\$ 8,000,000	\$ 8,000,000	\$ -	100%	(D)
14 Sheriff	Ben Clark Firing Range-Phase I & II	1	Bankruptcy, Booking, Sale, CORAL	3.10 4/12/05	\$ 8,108,000	\$ 8,108,000	\$ -	100%	(D)
15 FM	FM Maintenance Shop Acquisition	2	CIP	3.34 7/11/06	\$ 1,417,232	\$ 1,417,232	\$ -	100%	(D)
16 IT	Re-Route Downtown Voice and Data	2	CIP FY 05/06	3.20 3/7/06	\$ 660,000	\$ 660,000	\$ -	100%	(D)
17 EDA	Edward Dean Entry Monument/Museum	5	EDA / CIP	3.58 7/25/06	\$ 540,000	\$ 540,000	\$ -	100%	(D)
18 Mental Health	MH Shower Renovation at County Farm	1	CIP FY 06-07	3.54 6/27/06	\$ 200,000	\$ 200,000	\$ -	100%	(D)
19 Law Library	Provident Bank Building Acquisition	2	General Fund Contingency	3.26 10/18/05	\$ 1,604,969	\$ 1,604,969	\$ -	100%	(D)
20 CHA Animal Serv	Southwest Animal Shelter Land Purchase	3	CIP FY 05/06	3.5 3/14/06	\$ 1,794,317	\$ 1,794,317	\$ -	100%	(D)
21 Public Defender	Public Defender Building Purchase	2	CIP FY 05/06	3.18 11/22/05	\$ 5,752,764	\$ 5,752,764	\$ -	100%	(D)
22 Fleet Services	Downtown Fuel and Car Wash Land Purchase	2	CIP FY 06-07	3.23 6/6/06	\$ 2,169,944	\$ 2,169,944	\$ -	100%	(D)
23 TLMA	Pedley Transportation Yard Relocation Land Purchase	2	DIF, CIP FY 06/07	3.35 2/27/07	\$ 5,008,698	\$ 5,008,698	\$ -	100%	(D)
					\$ 67,510,173	\$ 67,510,173	\$ -		

The Capital Improvement Program (CIP) is currently in the process of planning for the next financing of Board approved projects. The following projects are currently in the architectural design phase and consist of:

Department	Project Name	Funding	District	Status
CHA Admin	Community Health Agency Laboratory Expansion	CORAL / CHA	1	(A)
District Attorney	Downtown Law Building	CORAL	2	(A)
CHA Animal Serv	Riverside Metro Animal Shelter	CORAL	2	(A)
CHA Animal Serv	San Jacinto Valley Animal Shelter	CORAL	3	(A)

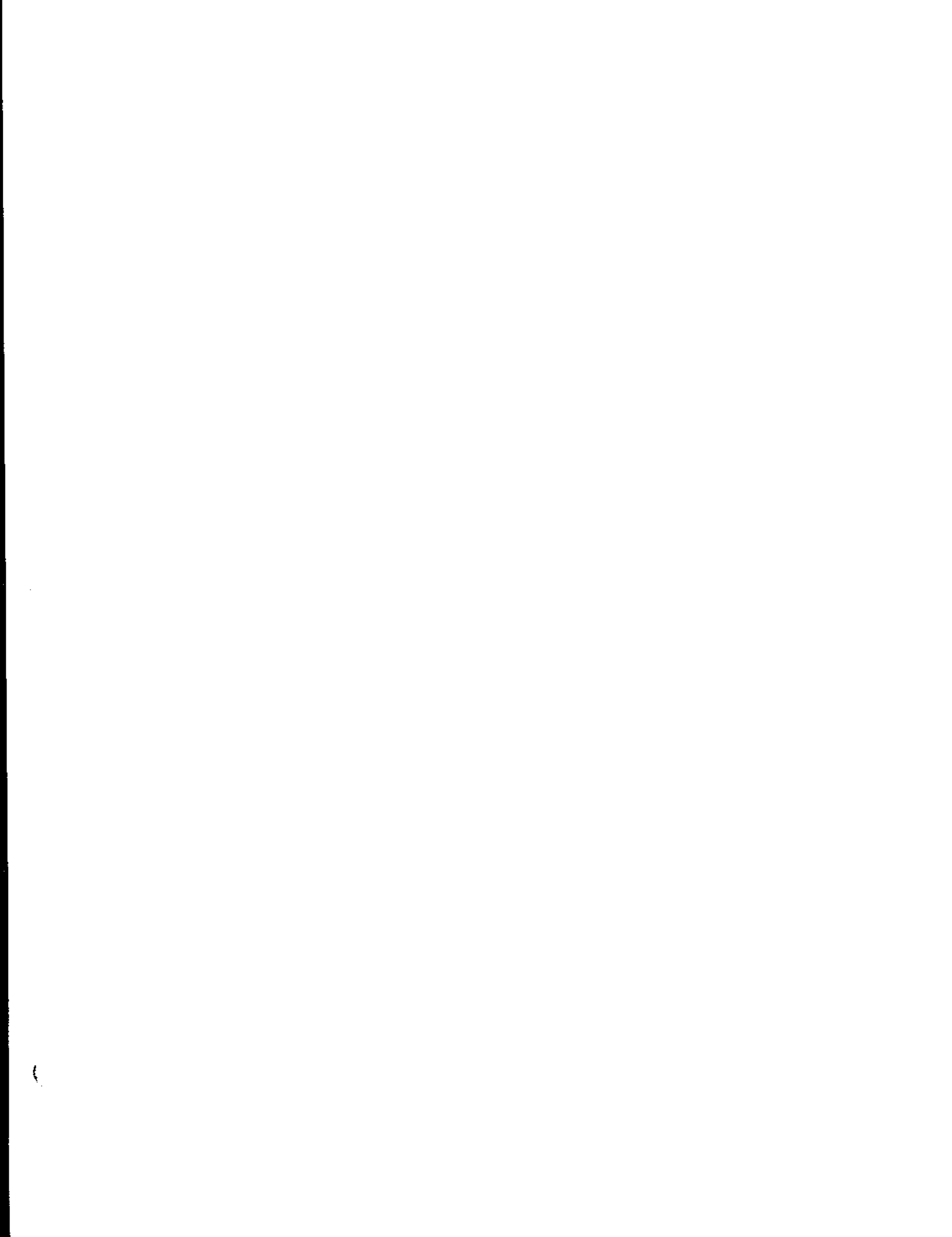
(D)one
(C)onstruction
(A)rchitect
(P)lanning



**County of Riverside Capital Improvement Program
Board Approved Capital Improvement Projects**

(Projects approved through the CIP annual call process from FY03/04 to FY 05/06 and previous Board approved projects)

Department	Project Title	District	Source of Initial Funds	Board M.O.	Project Amount	Total Project Funding	Project Deficit	% of Project Funded	Status
1 Parks	Parks Headquarters Annex	2	DIF, Prop 40	3.11 4/4/06 3.49					
2 Library	Woodcrest Library	1	Library/General Fund	8/24/06 13.1	\$ 11,648,016	\$ 11,648,016	\$ -	100%	(C)
3 EDALibrary	Mecca Library and Senior Center	4	RDA	3.45 5/3/05	\$ 6,000,000	\$ 6,000,000	\$ -	100%	(C)
4 Assessor-Clerk R	Box Springs Building Renovation	1	Recorder Modernization Fnd	4.4 8/29/06	\$ 5,259,060	\$ 5,259,060	\$ -	100%	(P)
5 Courts	1933 Historic Courthouse Renovation/Remodel	2	2003A Bond Proceeds, DIF	3.17 5/2/06	\$ 3,875,000	\$ 3,875,000	\$ -	100%	(C)
6 Fleet Services	Jurupa Fleet Operations Center	2	CORAL, RDA	3.14 5/17/05	\$ 14,500,000	\$ 14,500,000	\$ -	100%	(C)
7 Fleet Services	Cabazon Fueling Station	2	CORAL, RDA	3.25 12/19/06	\$ 15,500,000	\$ 15,500,000	\$ -	100%	(C)
8 Facilities Manager	Hemet IT Construction	5	CIP	4.1 5/18/06	\$ 5,174,000	\$ 5,174,000	\$ -	100%	(A)
9 CHA	Palm Springs Family Care Center	3	CORAL, CHA	3.70 7/13/04	\$ 600,000	\$ 600,000	\$ -	100%	(C)
10 Sheriff/CHA	Perris Sheriff Station and Family Care Center	4	CORAL	3.13 5/24/05	\$ 8,000,000	\$ 8,000,000	\$ -	100%	(A)
11 CHA	Desert Hot Springs Family Care Land Acquisition	5	CIP/General Fund	3.10 11/29/05	\$ 30,000,000	\$ 30,000,000	\$ -	100%	(C)
12 CHA Animal Serv	Riverside Metro Animal Shelter Arctl Services	5	CIP/General Fund	3.34 4/18/06	\$ 7,000,000	\$ 7,000,000	\$ -	100%	(F)
13 CHA Animal Serv	San Jacinto Valley Animal Shelter Arctl Services	5	CIP/General Fund	3.53 3/13/07	\$ 1,599,194	\$ 1,599,194	\$ -	0%	(A)
14 Fire	Lake Riverside Fire Station	3	CIP/CORAL	3.71 8/9/05 4.1	\$ 1,000,000	\$ 1,000,000	\$ -	0%	(A)
15 Fire	Sun City Fire Station Expansion	3	Development Impact Fees	3.11 11/30/04	\$ 2,600,000	\$ 2,600,000	\$ -	77%	(P)
16 Fire	Ripley Fire Station	4	CORAL	3.26 5/16/06	\$ 2,300,000	\$ 900,000	\$ 600,000	39%	(A)
17 Sheriff	Thermal Sheriff Station and Aviation Center	4	RDA	3.24 10/18/05	\$ 1,800,000	\$ 1,800,000	\$ -	100%	(A)
18 Fire	Cabazon Fire Station	4	RDA	3.70 7/13/04	\$ 30,000,000	\$ 30,000,000	\$ -	100%	(A)
19 Fire	Nuevo Fire Station	5	Fire Mitigation Funds	4.1 5/9/06	\$ 2,600,000	\$ 2,600,000	\$ -	100%	(A)
20 Sheriff	Special Enforcement Bureau-Banning	5	1885 ACES CORAL Int. Earnings	3.13 10/24/06	\$ 3,230,000	\$ 3,230,000	\$ -	100%	(A)
21 RCIT/Sheriff	Public Safety Radio Sites (3)	5	CORAL	3.70 7/13/04	\$ 510,000	\$ 510,000	\$ -	100%	(C)
22 RCIT/Sheriff	800 MHz Radio Enhancement	3,4	CORAL	3.24 12/20/05	\$ 4,000,000	\$ 4,000,000	\$ -	100%	(P)
23 EDALFire	Mecca Revitalization and Fire Station	All	CORAL, General Fund	3.23 12/20/05	\$ 125,000,000	\$ 125,000,000	\$ -	100%	(P)
24 Fire	1000 Palms Fire Station & Tech Training	4	RDA / DIF	3.19 4/12/05	\$ 18,000,000	\$ 518,500	\$ 17,481,500	0%	(P)
25 District Attorney	Downtown Law Building Arctl. Services	4	Fire Mitigation Funds	4.1 1/10/06	\$ 6,000,000	\$ 6,000,000	\$ -	0%	(A)
26 CHA	CHA Building Expansion Arctl Services	2	CORAL/DIF/CIP	3.63 9/27/05	\$ 4,664,513	\$ 4,664,513	\$ -	0%	(A)
27 RCIT/Sheriff	North Mountain Communications Site (Acquisition)	1	CORAL/CHA	3.19 5/2/06	\$ 2,792,706	\$ 2,792,706	\$ -	0%	(A)
28 Sheriff	Jail Expansion at Smith Correctional Facility	3	CIP FY 06-07	3.16 1/23/07	\$ 180,000	\$ 180,000	\$ -	0%	(P)
29 TLMA	Padley Transportation Yard Relocation Arctl. Svcs	All	CORAL/DIF	3.22 11/28/06	\$ 53,000,000	\$ 53,000,000	\$ -	0%	(A)
30 Public Defender	Indio Public Defender Office Remodel	2	CORAL/RDA	3.61 12/19/06	\$ 106,450	\$ 106,450	\$ -	0%	(A)
31 EO	Downtown MOU	4	CIP FY 05/06	4.5 7/11/06	\$ 1,500,000	\$ 1,500,000	\$ -	0%	(A)
32 CHA Animal Serv	Riverside Animal Shelter Chiller	2	CIP FY 06/07	3.18 5/2/06	\$ 233,000	\$ 233,000	\$ -	0%	(P)
33 IT	Hemet IT Work	2	CIP FY 05/06	3.3 2/6/07	\$ 675,000	\$ 675,000	\$ -	0%	(C)
34 Sheriff	Cove Communities Sheriff Station	3	CIP FY 05/06	3.22 10/18/05	\$ 600,000	\$ 600,000	\$ -	0%	(C)
		4	Palm Desert JPA	3.39 1/30/07	\$ 36,000,000	\$ 36,000,000	\$ -	0%	(A)
TOTAL					\$ 405,946,939	\$ 385,465,439	\$ 19,481,500		



FY 05/06 - 06/07 Funding Strategy for CIP Team Recommended Projects

Table B-1

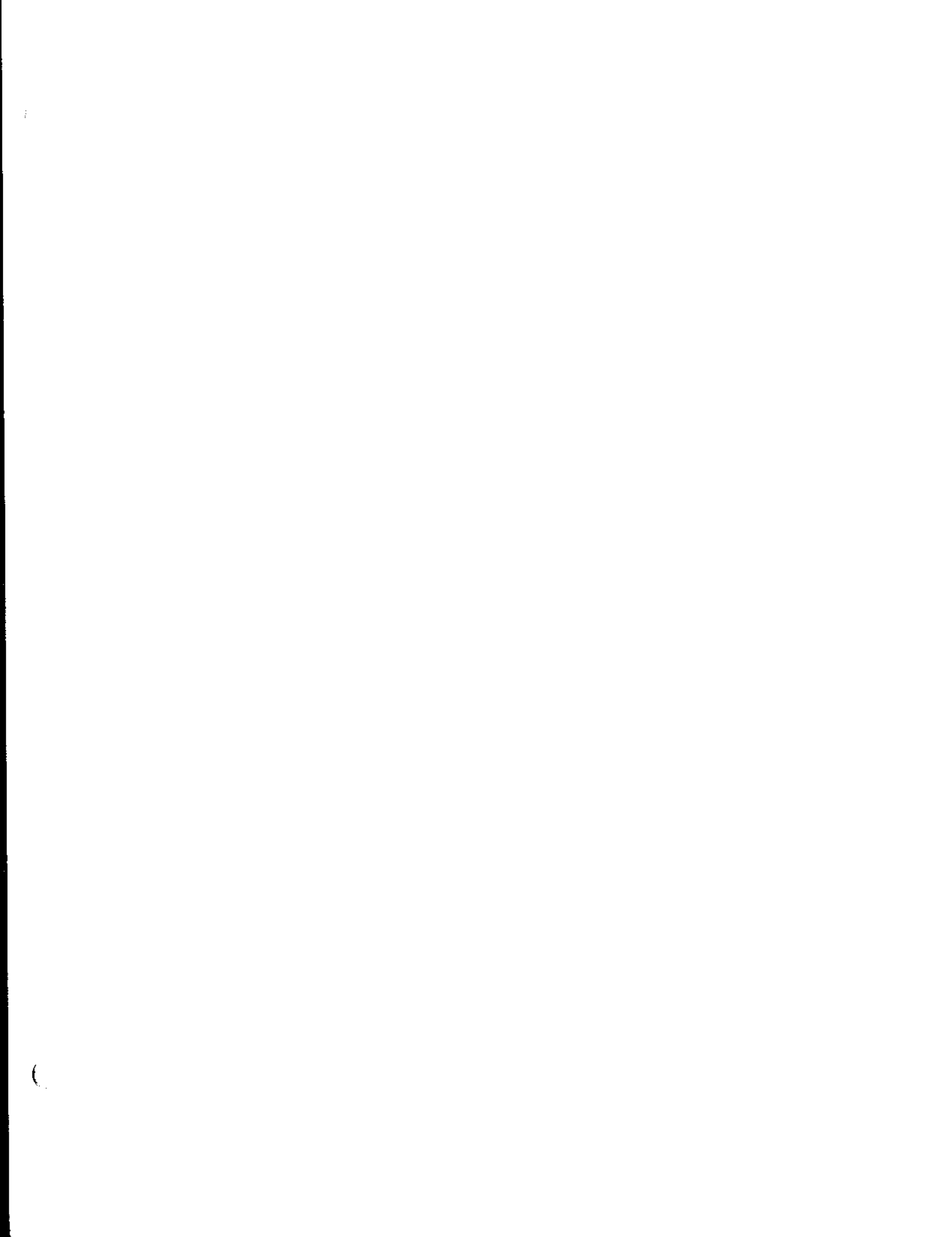
The following projects have full funding identified. They will proceed.

Department	Projects Recommended to Proceed	District	Source of Initial Funds	Board M.O.	Project Estimate	Total Project Funding	Project Deficit	Status
Auditor-Controller	Remodel 3rd Floor CAC	2	CIP FY 06-07		\$ 1,000,000	\$ 1,000,000	\$ -	(A)
County Counsel	Improvements to Juvenile Offices, Indio	4	CIP FY 06-07		\$ 200,000	\$ 200,000	\$ -	not started
Fire	Blythe Fire Station	4	DIF		\$ 1,700,000	\$ 1,700,000	\$ -	not started
Purchasing/Fleet Services	Downtown Fuel and Car Wash Construction	3	CIP FY 05-06 / General Fund		\$ 1,500,000	\$ 1,500,000	\$ -	(P)
TLMA	Feasibility Study of New Public Works/TLMA HQ	All	CIP FY 06-07		\$ 50,000	\$ 50,000	\$ -	not started
TLMA	Mead Valley Code Enforcement Center	1	CIP FY 06-07		\$ 900,000	\$ 900,000	\$ -	not started
RCIT/Sheriff	Microwave Equip. Replacement	All	CIP FY 06-07 /General Fund		\$ 2,000,000	\$ 2,000,000	\$ -	(P)
					\$ 7,350,000	\$ 7,350,000	\$ -	

Table B-2

The following projects require additional planning or funding. Sponsor departments should meet together with the Executive Office, their Executive Office analyst, and Facilities Management to develop a plan to move forward.

Department	Refer to Depts for Addtl Planning	District	Source of Initial Funds	Board M.O.	Project Estimate	Total Project Funding	Project Deficit	Status
Human Resources	HR Remodel 7th Floor CAC	2	CIP FY 05-06 / General Fund		\$ 2,300,000	\$ 500,000	\$ 1,800,000	(A)
TLMA	Pedley Yard Construction	2	CIP FY 05-06 / General Fund		\$ 5,000,000	\$ 1,500,000	\$ 3,500,000	(A)
Facilities Management	Downtown Parking and Land Banking	2	CIP FY 05-06 / General Fund		\$ 7,500,000	\$ 7,500,000	\$ -	(A)
Facilities Management	Ben Clark Infrastructure Project	1	CIP FY 06-07		\$ 13,400,000	\$ 1,100,000	\$ 12,300,000	not started
Fire/EOC	Fire/EOC Headquarters	1	CIP FY 06-07 /General Fund		\$ 14,000,000	\$ 1,000,000	\$ 13,000,000	(P)
CHA	Hemet Family Care Center	3	General Fund / CHA		\$ 10,000,000	\$ 308,000	\$ 9,692,000	(P)
Probation	Juvenile Hall Expansion	1	CIP FY 06-07		\$ 56,260,000	\$ 50,000	\$ 56,210,000	not started
Probation	Probation Admin & Adult Court Services	2	Unknown		\$ 6,120,000	\$ 50,000	\$ 6,070,000	not started
RCRM/C	Emergency/Trauma/Waiting Rm-Fast Track	5	GF, CIP FY 06-07, HRSA Grant		\$ 12,000,000	\$ 1,200,000	\$ 10,800,000	not started
Sheriff	Ben Clark Comm. and Support Center	All	General Fund		\$ 25,000,000	\$ -	\$ 25,000,000	not started
Sheriff	Cabazon Sheriff Station Expansion	5	General Fund, DIF, RDA		\$ 3,500,000	\$ 264,854	\$ 3,235,146	not started
TLMA	Downtown Riverside Configuration	2	General Fund		\$ 2,000,000	\$ -	\$ 2,000,000	(P)
					\$ 149,780,000	\$ 11,472,854	\$ 138,307,146	



CIP Annual Call Summary of New Department Project Priorities for FY 07/08

(Projects recommended for Board Consideration as project funding becomes available)

The CIP recommends that sponsor departments meet together with the Executive Office, their Executive Office analyst and Facilities Management to develop a funding plan prior to moving forward. The following projects are recommended to proceed only after full project funding has been identified.

Department	Priority 1 & 2 Projects FY 07/08	Source of Initial Funds - General Fund Impact	Source of Initial Funds - No General Fund Impact	District	Project Estimate Low Range	Project Estimate High Range	Net County Cost Request	Department Cost / Other Funding	FY Needed
Assessor-Clerk Recorder	ACR Rivercrest Remodel	General Fund	Modernization Fund, Prop Tax System	1	\$ 150,000	\$ 327,000	\$ 106,000	\$ 221,000	06/07
Assessor-Clerk Recorder	ACR Interactive Voice Response System	General Fund	Modernization Fund	All	\$ 750,000	\$ 800,000	\$ 710,000	\$ 90,000	09/10
CHA Animal Services	Blythe Animal Shelter Replacement	Palm Desert Finance Authority		4	\$ 2,100,000	\$ 2,100,000	\$ -	\$ 2,100,000	unk
Coop Extension	Office Space for UCCE Staff in Indio	none		4	\$ 1,200,000	\$ 1,500,000	unknown		unk
District Attorney	District Attorney New Building - Murrieta	General Fund		3	\$ 31,500,000	\$ 31,500,000	\$ 25,000,000	\$ 6,500,000	09/10
District Attorney	District Attorney Renovation & Expansion - Indio	General Fund		4	\$ 16,500,000	\$ 16,500,000	\$ 16,500,000	\$ -	06/09
DPSS	La Sierra Child Protection Services	General Fund	Federal/State/Realignn	2	\$ 5,028,656	\$ 5,028,656	\$ 327,805	\$ 4,700,851	06/07
Fire	FCC Compliance Narrow Banding	General Fund		All	\$ 3,500,000	\$ 4,500,000	unknown		07/08
Human Resources	HR Service Center Moreno Valley	General Fund		5	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ -	07/08
Human Resources	HR Talent Management System (Resumix Replacement)	General Fund		All	\$ 300,000	\$ 400,000	\$ 400,000	\$ -	06/07
Information Technology	Enterprise Communication Infrastructure Initiative	General Fund		All	\$ 9,900,000	\$ 9,900,000	\$ 9,900,000	\$ -	
Information Technology	Riverside CAC Fiber Backbone Replacement	General Fund		All	\$ 209,000	\$ 209,000	\$ 209,000	\$ -	
Mental Health	Mental Health Admin Building Trasties	General Fund		1	\$ 133,000	\$ 133,000	\$ 133,000	\$ -	unk
Probation	Probation Expand Riv. Juvenile Hall, Admin & Adult Services	General Fund		1	\$ 51,000,000	\$ 56,000,000	\$ 55,950,000	\$ 50,000	
Probation	Probation Indio - admin, parking, 100-beds, intake, field ofc	General Fund		4	\$ 11,000,000	\$ 11,000,000	\$ 11,000,000	\$ -	unk
	TOTAL				\$ 134,270,656	\$ 141,997,656	\$ 121,735,805	\$ 13,861,851	

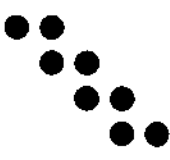
The CIP recommends that the following projects move forward if no General Fund support is needed. Should the need for additional project funding be identified after the project has commenced, the sponsor department should meet together with the Executive Office, their Executive Office analyst, and Facilities Management to develop a funding plan prior to moving forward.

Department	Priority 1 & 2 Projects FY 07/08	Source of Initial Funds - General Fund Impact	Source of Initial Funds - No General Fund Impact	District	Project Estimate Low Range	Project Estimate High Range	Net County Cost Request	Department Cost / Other Funding	FY Needed
Ag Commissioner	Ag Commissioner Office Expansion in the CAC	none	Dept revenue	2	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	07/08
DPSS	CPS Stand By Call Back Scheduling & Tracking	none	unknown		\$ 120,000	\$ 120,000	unknown		ASAP
Fleet	Moreno Valley-Upgrade Fleet Garage Site	none	Non GF	5	\$ 9,000,000	\$ 12,000,000	\$ -	\$ 12,000,000	
Mental Health	MH-Integrated Behavioral Health Info System	none	Prop. 63	All	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 3,500,000	unk
RCRMC	Mental Health Expansion/Relocation	none	RCRMC / TBD	5	\$ 40,000,000	\$ 40,000,000	\$ -	\$ 40,000,000	
TLMA Trans	Murrieta Road Maintenance Yard Replacement	none	Sale Proceeds, DJF	3	\$ 8,000,000	\$ 10,000,000	\$ -	\$ 10,000,000	
TLMA Admin	TLMA Southwest Regional Office & Permit Center Lease/Constr	none	Dept Revenues, Fees	3	\$ 10,253,641	\$ 10,253,641	\$ -	\$ 10,253,641	
	TOTAL				\$ 71,123,641	\$ 76,123,641	\$ -	\$ 76,003,641	

Riverside Downtown Master Plan

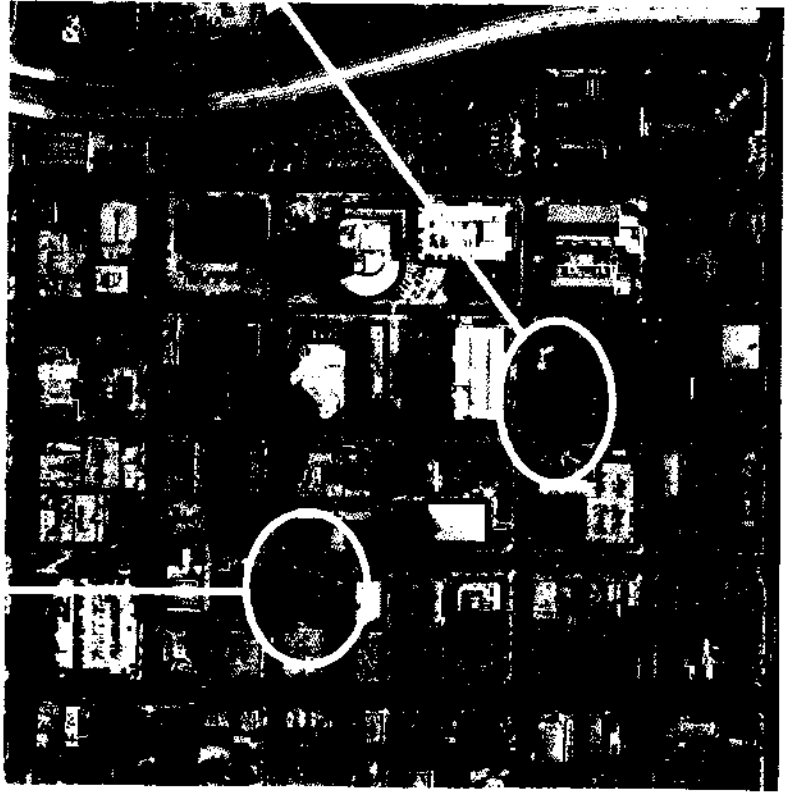
ACQUISITIONS

\$7,364,383



Provident Bank Building

\$1,611,619



Public Defender Building

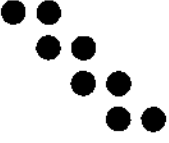
\$5,752,764



Riverside Downtown Master Plan

CONSTRUCTION

\$149,600,000



3 Tenant Improvements



Public Defender

\$28,600,000

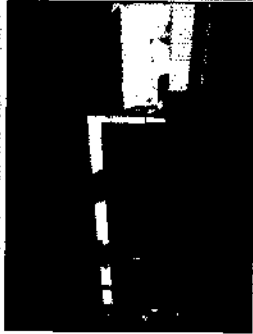
2 New Construction



Downtown Law Building

\$120,000,000

1 Demolition



4

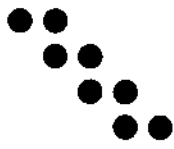


Public Defender
Downtown Law Building



Riverside Downtown Master Plan

SHUFFLE



County



Municipal Court



Provident Bank

City

Law Library

\$100,000



Police Department & Land



Lot 39

