

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



276  
275c

**SUBMITTAL DATE:**  
July 2, 2008

**FROM:** Economic Development Agency

**SUBJECT:** Nuview Dental Clinic Project

**RECOMMENDED MOTION:** That the Board make the following findings pursuant to Section 33445 of the Health and Safety Code:

- 1) That the proposed improvements are of primary benefit to the Lakeview Nuevo Sub-Area of the I-215 Corridor Redevelopment Project Area and will help effectuate the purposes of the Redevelopment Plan for the Project Area;
- 2) That no other reasonable means of financing the project is available to the community because the County General Fund does not have funding available for the creation of a dental clinic;
- 3) That the improvements will help eliminate blighting conditions by improving a dilapidated structure;
- 4) The rehabilitation of dilapidated structures is identified in the I-215 Corridor Redevelopment Plan and is consistent with the Implementation Plan; and
- 5) That the Board consents to the payments by the Agency for the costs of the improvements for award and costs of construction.

*Robin Zimpfer*

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Robin Zimpfer  
Assistant County Executive Officer/EDA

|                       |                                      |              |                                |       |
|-----------------------|--------------------------------------|--------------|--------------------------------|-------|
| <b>FINANCIAL DATA</b> | <b>Current F.Y. Total Cost:</b>      | \$ 1,130,702 | <b>In Current Year Budget:</b> | Yes   |
|                       | <b>Current F.Y. Net County Cost:</b> | \$ 0         | <b>Budget Adjustment:</b>      | No    |
|                       | <b>Annual Net County Cost:</b>       | \$ 0         | <b>For Fiscal Year:</b>        | 08/09 |

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** Yes

|  |   |                          |
|--|---|--------------------------|
| <b>SOURCE OF FUNDS:</b> I-215 Corridor Redevelopment Project Area Capital Improvement Funds, Lakeview/Nuevo Sub-Area \$559,162 (49%) and Community Development Block Grant Funds \$571,540 (51%) | <b>Positions To Be Deleted Per A-30</b> | <input type="checkbox"/> |
|  | <b>Requires 4/5 Vote</b>                | <input type="checkbox"/> |

**C.E.O. RECOMMENDATION:**

APPROVE  
*Jennifer L. Sargent*  
BY

**County Executive Office Signature** Jennifer L. Sargent

**Prev. Agn. Ref.:** 11/21/06, 4.2; 5/13/2008, 4.3     **District:** 5     **Agenda Number:**

FORM APPROVED COUNTY COUNSEL  
 BY: *Marshall Victor*  
 MARSHALL VICTOR  
 DATE: 07/23/08  
 Departmental Concurrence

## **BACKGROUND**

On March 30, 2006, the Redevelopment Agency for the County of Riverside approved a contract with Architecture for Education, Inc. (A4E), for design services to remodel the old Lakeview Fire Station for re-use as a dental clinic and Community Citizens on Patrol office to serve the unincorporated community of Lakeview/Nuevo. This project will provide needed pediatric dental services as well as provide meeting office for Community Citizens on Patrol.

On May 13, 2008, the Plans and Specifications were approved and a Notice Inviting Bids was issued. On May 18, 2008 nine bids were received and the low bid was received from General Consolidated Constructors Inc. for \$827,911. After detailed review agency staff determined that the low bid is complete and responsive.

Redevelopment Agency staff recommends the Board make the recommended findings so that the Agency may proceed with construction of the improvements.