

FORM APPROVED COUNTY COUNSEL
 BY: W. S. KLEBER 7/22/08
 DATE: MARSHAL VICTOR

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

275



SUBMITTAL DATE:
 July 2, 2008

FROM: Redevelopment Agency
SUBJECT: Nuview Dental Clinic

RECOMMENDED MOTION: That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a. 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;
 - b. 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;
 - c. That the improvements will help eliminate blighting conditions by improving a dilapidated structure; and
 - d. The rehabilitation of dilapidated structures is identified in the I-215 Corridor Redevelopment Plan and is consistent with the Implementation Plan;
2. Accept and award the construction contract to the low bidder General Consolidated Constructors, Inc., in the amount of \$827,911;
 (continued on page 2)

Departmental Concurrence

RZ:DL:TE:AF:BLS

Robin Zimpfer
 Robin Zimpfer
 Executive Director

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

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

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

C.E.O. RECOMMENDATION:

APPROVE
Jennifer A. Sargent
 BY: Jennifer A. Sargent

County Executive Office Signature

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

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

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3. Authorize the Chairman to sign the contract documents on behalf of the Board; and
4. Delegate change order authority to the Executive Director of the Redevelopment Agency, or designee, in accordance with Board Policy B-11.

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 space 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. Therefore, it is recommended that the Board award the contract to the lowest bidder, General Consolidated Constructors in the amount of \$827,911 and approve the project budget as follows.

Project Budget:

Construction	\$827,911
Permits/Inspection	\$ 75,000
Utility Fees	\$ 75,000
IT/Miscellaneous Fees	<u>\$ 50,000</u>
Subtotal	\$1,027,911
Contingency	\$102,791
Project Total	\$1,130,702

Funding:

Redevelopment Funds: \$559,162 (49%)

CDBG Funds: \$571,540 (51%)