

FORM APPROVED COUNTY COUNSEL
 BY: *MS Victor* 09-18-08
 DATE
 MARSHAL VICTOR

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

FROM: Redevelopment Agency

SUBMITTAL DATE:
 September 16, 2008

SUBJECT: Western Riverside Animal Shelter Project

RECOMMENDED MOTION: That the Board of Directors:

1. Accept and award the construction contract to the low bidder, J.D. Diffenbaugh, Inc., in the amount of \$22,495,780;
2. Authorize the chairman to sign the contract documents on behalf of the Board;
3. Delegate change order authority to the Executive Director of the Redevelopment Agency or designee in accordance with Board Policy B-11;
4. Approve and authorize the Chairman to execute the attached First Amendment to the Consulting Services Agreement with STK Architects, Inc. in the amount of \$108,865 to provide additional services through construction for the Western Riverside Animal Shelter Project; and
5. Approve a project budget of \$26,084,223.

(BACKGROUND on page 2)

Robin Zimpfer

 Robin Zimpfer, Executive Director

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 26,084,223	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: NO

SOURCE OF FUNDS: Tobacco Securitization funds to be reimbursed with CORAL and City of Riverside funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

See attached letter from the County Executive Officer

BY: *Jennifer L. Sargent*

 Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 7/29/08, Item 3.29 **District:** 2 **Agenda Number:**

BACKGROUND: On July 29, 2008, the Board approved the plans and specifications and authorized the Clerk of the Board to advertise the Notice Inviting Bids for the Western Riverside Animal Shelter Project. On September 10, 2008, at 1:30 p.m., 18 bids were received. Upon detailed review, staff determined that the low bid submitted by J.D. Diffenbaugh, Inc., in the amount of \$22,495,780 is responsive and complete.

This project, located at 6851 Van Buren Boulevard in Jurupa, will be a state-of-the-art animal campus and will bring additional animal shelter and care to county and city animals. The project consists of the construction of a 33,000-square-foot building with 200 kennels with the ability to house 400 dogs, and 200 bungalows with the ability to house 400 cats. This facility will also be able to house a maximum of 12 horses and other variety of animals. This project is located on approximately 12.5 acres of land and is a joint venture between the City of Riverside and the County of Riverside.

In addition, this project requires additional consulting services by STK Architects, Inc., to include construction administration costs. This project also encountered unforeseen design development revisions along with the upgrading of the HVAC system design for the entire facility to a central plan system. It is recommended that the Board approve the attached First Amendment to the Consulting Services Agreement with STK Architects, Inc., to increase their scope of services in the amount of \$108,865.

Agency staff recommends that the Board award the contract to the lowest qualified and responsive bidder J.D. Diffenbaugh, Inc., in the amount of \$22,495,780 and approve the project budget as follows:

Project Budget:

Construction Contract	\$22,495,780
Construction Contingency (10% of Construction Contract)	\$2,249,578
STK Architects, Inc. Amendment No. 1	\$108,865
Testing, Inspection & Utility Fees	\$230,000
Information Technology, Equipment, Furniture and Supplies	<u>\$1,000,000</u>
Total	\$26,084,223



Bill Luna
County Executive Officer

Jay E. Orr
Assistant County Executive Officer

Executive Office, County of Riverside

September 30, 2008

Honorable Board of Supervisors
County of Riverside
Robert T. Andersen Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501-3651

Subject: **Western Riverside Animal Shelter Project**

Board Members:

The recent upheaval of our country's financial system has touched all financial sectors, including the municipal bond market. This financial turmoil and uncertainty has essentially closed the door to the municipal bond market. Government agencies across the country have put on hold billions of dollars of capital projects and bond issuances until the financial system has stabilized.


Recognizing the importance of the Western Riverside Animal Shelter Project it is being recommended that the project be temporarily funded from the Tobacco Securitization Fund until the municipal bond market regains its sense of normalcy. Once this occurs a financing will be completed and the Tobacco Securitization Fund reimbursed.

Reimbursement Resolution #2008-443 will allow the County to reimburse the Tobacco Securitization Fund for the animal shelter project, and other capital projects temporarily funded from the Tobacco Securitization Fund and approved by the Board, from the next capital improvement financing.

Therefore it is recommended that:

1. Approve use of the Tobacco Securitization Fund in a not to exceed amount of \$26,100,000 for the funding of the Western Riverside Animal Shelter Project.
2. Approve Reimbursement Resolution #2008-443 authorizing reimbursement of certain expenditures made in connection with Capital Improvement Plan.

Respectfully Submitted,


BILL LUNA
County Executive Officer

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