

FORM APPROVED COUNTY COUNSEL  
BY: H.S. V. K. H. 09/15/08  
DATE  
MARSHA L. 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 15, 2008

**SUBJECT:** Cabazon Community Center HVAC Project

**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 Cabazon Sub-Area of the Mid-County 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 Air Conditioning upgrade;
  - c. That the project will assist in the elimination of blighting conditions within the Project Area by improving needed public facilities;
  - d. Improvement of public facilities is identified in the Mid-County Redevelopment Plan and is consistent with the Implementation Plan for the project area, which identifies facilities as important elements of the redevelopment plan;

(Continued on page 2)

Reviewed by  
[Signature]  
Christoph Hengstl  
Concurrence

[Signature]  
Robin Zimpfer  
Executive Director

RZ:DL:TE:AF:BLS

S:\RDACOM\DIS5\Cabazon\Cabazon Comm Center\Air Conditioning System Upgrade\F11 Bid Award

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$177,325	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

<b>SOURCE OF FUNDS:</b> Mid-County Corridor Redevelopment Project Area Capital Improvement Funds, Cabazon.	<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  
BY: [Signature]  
Jennifer L. Sargent

**County Executive Office Signature**

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

**Prev. Agn. Ref.:** **District: 5** **Agenda Number:**

4.5

2. Accept and award the construction contract to the low bidder WCM & Associates., in the amount of \$177,325;
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; and
5. Approve the project budget recommended below.

**BACKGROUND:**

The Redevelopment Agency for Riverside County is proposing to replace the existing evaporative coolers for the gymnasium with a new air-conditioning system. The gymnasium is approximately 4,000 square feet and is part of the James Venable Community Center in Cabazon and serves low- to moderate-income persons in the Cabazon area. Presently, the evaporative coolers are insufficient to cool the gymnasium for summer-time activities.

The project will be funded with redevelopment funds. On August 21, 2008, four bids were received, and the low bid was received from WCM & Associates for \$177,325. 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, WCM & Associates in the amount of \$177,325 and approve the project budget as follows.

**Project Budget:**

Construction	\$177,325
Permits/Inspection	\$ 10,000
Utility Fees	\$ 20,000
Miscellaneous Fees	<u>\$ 10,000</u>
Subtotal	\$217,325
Contingency	\$21,733
Project Total	\$239,058