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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:**  
December 22, 2008

**SUBJECT:** Sun City Library Expansion Project

**RECOMMENDED MOTION:** That the Board of Directors:

1. Accept and award the construction contract to the lowest possible bidder R.C. Construction Services in the amount of \$3,222,000;
2. Authorize the Chairman to execute the contract documents on behalf of the Board;
3. Authorize the Chairman to sign the attached CDBG Sponsor's Agreement for \$2,000,000; and
4. Approve the project budget of \$4,044,200.

(continued on Page 2)

FORM APPROVED COUNTY COUNSEL

BY: MY KLEBER 12/22/08 DATE: 12/22/08

BY: MARSHAL VICTOR

Departmental Concurrence

Reviewed by Serena Chow CIP TEAM

RZ:DL:DL:SH:JT:NB:GM

*Robin Zimpfer*  
 \_\_\_\_\_  
 Robin Zimpfer  
 Executive Director

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<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 4,044,200	<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 SUPERVISORS AGENDA: NO**

<b>SOURCE OF FUNDS:</b> I-215 Corridor Project Area Redevelopment Capital Improvement Funds (\$2,044,200) and Community Development Block Grant Funds (2,000,000)	<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: \_\_\_\_\_  
 Jennifer L. Sargent

**County Executive Office Signature**

Dep't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:** 11/23/07; 3.12, 9/16/08; 4.4, 9/16/08; 9.14

**District:** 3

**Agenda Number:**

**BACKGROUND:**

On October 5, 2008, the Economic Development Agency ("Agency") entered into an agreement with JCJ Architecture to perform architectural and consulting services to expand and renovate the Sun City Library located at 26890 Cherry Hills Boulevard in Sun City.

Due to the large population growth in the Sun City/Menifee area, it is necessary to upgrade and enhance the highly utilized Sun City Library. The existing Sun City Library will be expanded by approximately 4,000 square feet and be converted and modernized to accommodate full service library services for the growing community of Sun City. The interior space will be re-configured to accommodate more conference rooms, more study space, increased book capacity and storage, ADA bathrooms, a reception area, new staff facilities, and new electrical and plumbing systems. The exterior of the building will be redesigned to provide a more modern facade and aesthetic look. The parking area will be repaved and landscaping installed. The building will be operated by the Riverside County Library Systems who will in turn provide library services to the community.

The Agency solicited bids for the expansion of the highly utilized Sun City Library. Fifteen bids were received and opened by the Clerk of the Board. R.C. Construction Services was the second lowest bidder in terms of the price; however the lowest bidder, Horizon Construction Company, did not submit any of the required federal certifications. Federal funding is contingent upon compliance with all federal requirements and this project cannot proceed without the federal CDBG funds. Therefore, these certifications are essential and necessary to the project and Horizon Construction Company was deemed non-responsive. Agency Counsel concurs with this finding and rejected Horizon Construction Company as non-responsive.

After detailed review, Agency staff recommends that the Board award the contract to the lowest qualified and responsive bidder R.C. Construction Services in the amount of \$3,222,000 and approve the project budget as follows:

Construction:	\$3,222,000
Inspections & Fees:	\$200,000
Utilities & Miscellaneous:	\$100,000
Furniture, Fixtures & Equipment (FF&E):	\$200,000
Contingency (10%):	\$322,200
<b>Total:</b>	<b>\$4,044,200</b>