

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

729c



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
July 13, 2009

**SUBJECT:** Highgrove Library Project

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

1. Make the following findings pursuant to Health and Safety Code Section 33445:
  - a. The proposed Highgrove Library is of benefit to the Highgrove Sub-Area of the I-215 Corridor Project Area ("Project Area") as it will add a new community service facility to serve the Project Area;
  - b. There are no other reasonable means of providing up-front capital needed for the proposed project due to limited public funds;

Continued

Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 4,354,577	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:**

SOURCE OF FUNDS: I-215 Corridor Redevelopment Capital Improvement Funds – Highgrove Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

APPROVE

BY: Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
BY: LARISA R-MCKENNA  
DATE: 7-13-09  
Departmental Concurrence

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

Prev. Agn. Ref.: 4.1 6/24/08; 4.1 7/29/08;  
4.3 9/2/08; 3.24 2/24/09

District: 5

Agenda Number:

4.13

**RECOMMENDED MOTION:** (Continued)

- c. The proposed project will assist with the elimination of blighting conditions within the Project Area by providing needed community services;
- d. Community services are identified as needed projects in the Implementation Plan for the Project Area;
2. Approve and authorize the allocation of funds for the Highgrove Library project to be administered by the Economic Development Agency;
3. Direct the Redevelopment Agency to enter into a Memorandum of Understanding (MOU) with the County of Riverside to set forth the terms for the allocation of funding for the Highgrove Project; and
4. Delegate authority to the Executive Director/RDA to approve and execute the MOU, subject to County Counsel approval as to form, between the RDA and the County of Riverside for the Highgrove Library Project for the funding not to exceed \$4,354,577 million.

**BACKGROUND:**

The Economic Development Agency (EDA) is proposing to develop a library on a 2.5-acre portion of a 7.43-acre property located on the northeast corner of Michigan Avenue and Center Street in the unincorporated community of Highgrove. The proposed project involves the design and construction of a state-of-the-art full service library. The library building will contain 7,000 square feet of interior space, and the full scope of construction will include a parking lot, landscaping, and other related improvements.

On February 24, 2009, the Board approved a pre-qualification package and request for proposal package for design-build entities to qualify for and submit proposals on the proposed Highgrove library project. EDA received pre-qualification packages from 22 design-build entities, and 21 pre-qualified to submit a proposal on the Highgrove Library. Seven design-build entities submitted proposals and out of the seven, five were invited for an interview. The interview panel consisted of representatives from EDA, RDK Consulting, Library Systems & Services, LLC and the County Librarian. The top ranked design-build firm was RC Construction Services, Inc. with Miller Architects, second was Reno Contracting, Inc with Hanna Gabriel Wells Architects, and third was J.D. Diffenbaugh with HMC Architects. EDA has worked with the design-build team to refine the scope, and staff recommends that the Board enter into a design-build contract with RC Construction Services, Inc. in the amount of \$2,949,805.

Staff prepared an Initial Study to assess the potential environmental effects of the project. The Initial Study indicated all issues of environmental concern can be adequately mitigated to a level of insignificance. Notice of the Initial Study and proposed Mitigated Negative Declaration has been published in the Press Enterprise newspaper in accordance with State CEQA Guidelines. A summary report for the project was prepared and available for review and noticed in the Press Enterprise as required by Health and Safety Code 33679. It is recommended that the Board approve the recommended contract and adopt the project budget as follows:

**Project Budget:**

Construction & Design	\$2,949,805
MSHCP Fees	\$ 19,791
Utility Fees/Miscellaneous	\$ 500,000
Facility Inspections	\$ 90,000
FF&E	\$ 500,000
Contingency	\$ 294,981
<b>Total</b>	<b>\$4,354,577</b>

**Attachments:**

Summary Report

Initial Study for Environmental Assessment No. EDA/CEQA 2009-02