

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



729

FROM: Economic Development Agency

SUBMITTAL DATE:
July 13, 2009

SUBJECT: Highgrove Library – Contract Award

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing pursuant to Health and Safety Code Section 33679;
2. Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the Environmental Assessment No. EDA/CEQA 2009-02 based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant impact on the environment;
3. 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
Assistant County Executive Officer/EDA

FINANCIAL DATA	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 DIRECTORS AGENDA: Yes

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: Departmental Concurrence

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

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:

9.4

RECOMMENDED MOTION (Continued):

- c. The proposed project will assist with the elimination of blighting conditions within the Project Areas by providing needed community services; and
- d. Community services are identified as needed projects in the Implementation Plan for the Project Areas;
4. Approve the project budget of \$4,354,577; and
5. Approve and authorize the Chairman to execute the attached design-build agreement with RC Construction Services, Inc. for design and construction in the amount of \$2,949,805; and
6. Direct the Economic Development Agency to enter into a Memorandum of Understanding (MOU) with the Redevelopment Agency to set forth the terms for the allocation of funding for the Highgrove Project; and
7. Delegate authority to the Assistant County Executive Officer/EDA 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.

BACKGROUND:

The Riverside County 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. The 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 Diffenbaugh with HMC Architects. The EDA has worked with the design-build team to refine the scope and it is recommended 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
Total	\$4,354,577

THE PRESS-ENTERPRISE

CLASSIFIED ADVERTISING

PROOF

Printed by: Tinajero, Maria
at: 10:42 am
on: Thursday, Jul 02, 2009

Ad #: 9903124

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-8069
Name: EDA / COUNTY OF RIVERSIDE
Address: 1325 SPRUCE ST STE 400
RIVERSIDE CA 92507-0506

Acct #: 300444
Client:
Placed by: TONY RESENDEZ
Fax #: (951)

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 07-06-09
Stop date: 07-13-09
Insertions: 2

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 1x76.070
Bill size: 77.00x 5.14 agate lines

Amount due: **\$192.50**

Ad Copy:

NOTICE OF A PUBLIC HEARING FOR THE PROPOSED HIGHGROVE LIBRARY PROJECT
NOTICE IS HEREBY GIVEN pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code that the Riverside County Board of Supervisors, and the Redevelopment Agency Board of Directors will hold a joint public hearing on Tuesday, July 21, 2009 at 9:30 AM (or soon thereafter) at the Riverside County Administration Center (CAC), 4080 Lemon Street, 1st Floor, Riverside, CA 92501, to consider the following:

Project Description and Location

The Riverside County Economic Development Agency (EDA) is proposing to develop a county-owned 7.43-acre property located on the northeast corner of Michigan Avenue and Center Street in the unincorporated community of Highgrove, CA. The proposed project will include the construction of a library on a 2.5-acre portion of the property. 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.

A summary report of the Project is available at the Economic Development Agency, 1325 Spruce Street, 4th Floor, Riverside, CA 92507. Contact: Tony Resendez, 951.955.8916. At the hour set forth above, the Board of Supervisors and the Board of Directors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action.

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