

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

126



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 3, 2011

SUBJECT: Rubidoux Child Development Center – Public Hearing, Findings, Plans, and Specifications

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a public hearing in accordance with Health and Safety Code Section 33679;
 2. Make the following findings pursuant to Health and Safety Code Section 33445:
 - a. The construction of the Rubidoux Child Development Center Project is of benefit to the Jurupa Valley Redevelopment Project Area by providing a much needed daycare center within the project area;
- No other reasonable means of financing the cost of the project are available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the project;

Reviewed by
CIP TEAM
Christopher Hays
(Signed)

Robert Field
Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 11,467,500	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds and First 5 Grant monies in the amount of \$750,000	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

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

Prev. Agn. Ref.: 4.8 of 7/15/08

District: 2

Agenda Number:

4.7

RECOMMENDED MOTION: (Continued)

- c. The payment of funds for the construction of the project is consistent with the Implementation Plan for the project area and is necessary to effectuate the purpose of the project area's Redevelopment Plan, which identifies community and daycare facilities as needed facilities;
3. Adopt the California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project;
4. Approve the plans and specifications for the construction of the project;
5. Upon completion of the bid process for the construction of the Rubidoux Child Development Center, authorize the Executive Director of the Redevelopment Agency to submit the contract for award of the bid to the lowest responsive and responsible bidder to the Chairman of the Board, and authorize the Chairman to execute the agreement on behalf of the Board; Provided that, if any of the following occur, the award will be submitted to the Board for action: there is a bid protest, the lowest bid exceeds the estimated construction budget, the low bidder is disqualified, two or more bids are the same and are the lowest, or a bidder requests relief from its bid due to an error.
6. Approve the total project budget of \$11,467,500; and,
7. Authorize the Clerk of the Board to advertise the Notice of Inviting Bids for the project.

BACKGROUND:

On July 15, 2008, the Board of Directors for the Redevelopment Agency (RDA) for the County of Riverside approved an agreement between the RDA and Ruhnau Ruhnau Clark and Associates, Inc., for design and construction management services for the Rubidoux Child Development Center. The design plans and specifications for the project have been completed.

The proposed project is located at 3865 Riverview Drive in Rubidoux, just south of Mission Boulevard, on the same site as the new Louis Rubidoux Library. The project will provide a 14,335 square foot Child Development Center located on approximately 1.5 acres. The facility will provide 168 licensed child care slots for children ages zero through five (24 infants/toddlers and 144 preschoolers). The facility will also include an outdoor play area and a full service kitchen for food preparation. This project will comply with Board Policy H-29: Sustainable Building Policy, which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria.

The Notice of Determination, The California Environmental Quality Act (CEQA) documentation, and findings are being presented to the Board approval as "Attachment A". In accordance with CEQA (Public Resources Code Section 21000-21177), an initial study was prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project.

(Continued)

BACKGROUND: (Continued)

On December 23, 2010, the State of California Governor's Office of Planning and Research (OPR), notified the county that the Initial Study/Mitigated Negative Declaration (IS/MND) complies with the requirements of CEQA. Pursuant to CEQA Section 15074, the county shall consider all comments received during the review period prior to adoption of the IS/MND. The comment letters are included in the IS/MND.

The analysis contained in the initial study demonstrates that the project would not have any significant impacts on the environment with implementation of the mitigation measure contained in the initial study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated 30-day public review and comment period from November 23, 2010, to December 24, 2010.

Pursuant to CEQA (Public Resources Code Section 21081.6) the county is required to adopt a reporting and monitoring plan for the mitigation measures identified in the IS/MND to mitigate or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program (MMRP), contained in the final IS/MND presented to the Board for adoption, is designed to ensure compliance during project implementation.

The development of the project is consistent with RDA's Implementation Plan, which calls for the building of community facilities for area residents. 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. Estimated construction cost of the project is \$11,467,500 and has been allocated as follows:

Project Budget:

Construction	\$6,500,000
Project Management	\$175,000
Testing, Inspection, and Miscellaneous Costs	\$800,000
Fixtures, Furniture, & Equipment	\$800,000
Information Technology	\$800,000
Utility Relocation and Development Fees	\$1,000,000
Construction Management Costs	\$250,000
County Counsel Fees	\$100,000
Project Contingency	\$1,042,500
Total:	\$11,467,500

Source of Funds: First 5 Grant monies in the amount of \$750,000 and Jurupa Valley Redevelopment Capital Improvement Funds in the amount of \$10,717,500.

In order to keep the project moving forward and meet project schedule commitments, staff recommends the Board of Directors authorize the Executive Director of the RDA for the County of Riverside to determine award of the project, and authorize the Chairman of the Board to execute the agreement on behalf of the Board of Directors, provided that the lowest bid/award falls within the parameters as specified in Motion 5. Staff recommends that the Board conduct a public hearing regarding the proposed project, make the aforementioned findings, adopt the Mitigated Negative Declaration, approve the plans and specifications, and authorize the Clerk of the Board to advertise the Notice of Inviting Bids.