



# City of Rialto

## Legislation Text

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**File #:** 18-334, **Version:** 1

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For City Council Meeting and Rialto Utility Authority [April 24, 2018]

TO: Honorable Mayor and City Council

APPROVAL: Robb R. Steel, Interim City Administrator

FROM: Thomas J. Crowley, P.E., Utilities Manager

Request City Council to Authorize Release of Request for Bids (RFB) for the Construction of the Booster Pump Station for Serving Domestic and Fire Protection Water to the Renaissance East Shopping Center.

### **BACKGROUND:**

The Renaissance Specific Plan outlines the City of Rialto's plans to develop a shopping, dining, and entertainment district on Ayala Drive, just south of the 210 freeway. The area will feature two centers; the Renaissance Marketplace and Renaissance East (it will be renamed later). The Renaissance East development will result in a new 112,000 square foot center and will include a Cracker Barrel restaurant, Sonic drive through and a nationally recognized hotel.

On March 14, 2017, the City Council approved an Option to Purchase and Develop Site Agreement by and between the City of Rialto and Ayala@210LLC ("Developer") for a commercial development on an 8-acre site situated east of Ayala Avenue and north of Renaissance Parkway/Easton Avenue.

On February 13, 2018, the City Council awarded a Professional Services Agreement to Kimley-Horn and Associates, Incorporated in the amount of \$101,500 to design the Booster Pump Station.

### **ANALYSIS/DISCUSSION:**

Staff is preparing the Request for Bids (RFB) for the Booster Pump Station at the Renaissance East Shopping Center and recommends that the City formally solicit bids for construction of the Pump Station.

Staff is requesting Council to authorize the release of the RFB immediately upon completion of the RFB package, which will include 100% completion of the plans in order to expedite the schedule and ensure there will be adequate water infrastructure in place to serve the development soon to be under construction. Plans will be finalized prior to the RFB being released.

Staff proposed the following tentative schedule for the selection process:

Notice requesting Bids posted and issued ..... Thursday, May 3, 2018  
Deadline for receipt of questions ..... Thursday, May 17, 2018, 3:00 P.M.  
Deadline for receipt of Bids ..... Thursday, May 24, 2018, 3:00 P.M.  
Design Contract awarded by City Council (tentative)..... Tuesday, June 12, 2018

### **ENVIRONMENTAL IMPACT:**

Prior to award of a construction contract, staff will initiate the compliance process under Section 21084 of the California Public Resources Code Guidelines for Implementation of the California Environmental Quality Act ("CEQA") to identify this project as a Class 3 (New Construction of Small Structures] categorical exemption, in that the project is for the construction of a small facility, namely a water pump station to serve Renaissance East (CEQA Guidelines 15303(d)).

### **GENERAL PLAN CONSISTENCY:**

The proposed action is consistent with Guiding Principle 3A in the General Plan:

*Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.*

The proposed action also fulfills the following General Plan Goals and Policies:

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

Policy 3-1.2: Encourage a variety of businesses to locate in Rialto, including retail, high technology, professional services, clean industries, logistics-based businesses, and restaurants/entertainment uses to promote the development of a diversified local economy.

Policy 3-1.4: Encourage the consolidation of smaller lots of industrial and commercial areas to attract larger industrial businesses or commercial projects.

Policy 3-1.6: Attract regional commercial uses along the SR-210 Freeway and I-10 Freeways, particularly at on- and off-ramps, by providing incentives such as fast track review of projects and fee credits.

The proposed project will facilitate retail, restaurant, and entertainment uses to locate in Rialto, while assisting in the consolidation of disjointed lots into a suitable development parcel, and attracting regional commercial uses to the 210 Freeway corridor.

### **LEGAL REVIEW:**

The City Attorney has reviewed and approved the staff report.

### **FINANCIAL IMPACT:**

#### **Operating Budget Impact**

The project cost is estimated at \$800,000. The annual operation and maintenance cost is estimated at \$30,000 a year. Combined with the cost of water and depreciation the total annual expense is approximately \$115,000. Combining the revenue from the base service charge per meter and the consumption charges, the project payback period is 5 years. The Utility Authority will absorb the operating costs within the Concession Agreement.

#### **Capital Improvement Budget Impact**

Funds for this project are available in the Water Fund No. 670-500-7953-3001-180402-01 and a

request to appropriate will be presented to Council at the time of contract award.

**RECOMMENDATION:**

Staff recommends that the City Council authorize Release of Request for Bids (RFB) for the Construction of the Booster Pump Station for Serving Domestic and Fire Protection Water to the Renaissance East Shopping Center.