



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: FEBRUARY 10, 2025

SUBJECT: CONSTRUCTION OF THE OFF-SITE WATER SYSTEM IMPROVEMENTS FOR THE NORTHSIDE AGRICULTURE INNOVATION CENTER IN THE AMOUNT OF \$1,400,000 FOR WORK ORDER NO. 2512615 – TOTAL PROJECT BUDGET OF \$1,600,000

ISSUE:

Consider approving Work Order No. 2512615 in the amount of \$1,400,000 for construction of the Off-Site Water System Improvements for the Northside Agriculture Innovation Center, and with consideration of the prior Work Order No. 2503934 approval in the amount of \$200,000, a total project budget of \$1,600,000 for all engineering, construction, paving, and construction contingency costs.

RECOMMENDATION:

That the Board of Public Utilities approve Work Order No. 2512615 in the amount of \$1,400,000 for construction of the Off-Site Water System Improvements for the Northside Agriculture Innovation Center, and with consideration of the prior Work Order No. 2503934 approval in the amount of \$200,000, a total project budget of \$1,600,000 for all engineering, construction, paving, and construction contingency costs.

BACKGROUND:

The Office of Sustainability is overseeing the development of the Northside Agriculture Innovation Center (NAIC) located at 895 and 900 Clark Street.

The NAIC is a community-led initiative created to build regional workforce capacity, foster innovation, entrepreneurship, and tech-enabled business creation around modern, sustainable agriculture and food production technologies. This multi-phase 8.8-acre project located in the City of Riverside will provide the necessary infrastructure and state-of-the-art demonstration and training for local schools from kindergarten through doctorate level.

Once complete, the NAIC will offer a multitude of experiential education and hands-on training and agricultural business start-up opportunities. As a new development in the area, this project was conditioned with water system improvements needed to support its water demands and fire flow requirements. Fire flow is the rate of water flow needed to control a structure fire and is the controlling hydraulic condition for the NAIC. Fire flow requirements are set forth in the California Fire Code and take into consideration the size and type of structures to be protected. The existing

water infrastructure in the vicinity of the NAIC supports fire flows for the existing residential structures. However, the NAIC involves the construction of structures requiring fire flows that are higher than those required for residential structures. Hence, the existing water system must be upgraded to support the higher fire flows required for the type and size of structures proposed for the NAIC.

In partnership with the Office of Sustainability and in order to save time to meet the overall project schedule, RPU staff was requested to design and construct the off-site water system improvements required for this project, to be fully funded using grant proceeds received by Office of Sustainability from the American Rescue Plan Act (ARPA) and other non-utility revenue sources. Occupancy for the structures proposed as part of the NAIC, including the greenhouses that will house workforce development programs, is anticipated in Summer/Fall 2025. Therefore, the improvements to the water system must be completed prior to this timeframe.

On September 9, 2024, the Riverside Board of Public Utilities approved Work Order No. 2503934 in the amount of \$200,000 for the engineering design services for the Off-Site Water System Improvements to support the NAIC. Staff have completed the engineering design since this time.

On November 19, 2024, the City Council approved a supplemental appropriation in the amount of \$2,300,000 for the NAIC of which \$1,400,000 will fund the construction of the Off-Site Water System Improvements. The improvements are requested to be constructed by RPU construction crews as provided in Resolution No. 15507.

The use of non-potable water for irrigation purposes at the NAIC was considered. However, due to the unavailability of any reliable sources of non-potable water in the area and the high cost associated with building such a system, the use of non-potable water is not considered as a financially viable option at the present time. The use of non-potable water at the NAIC could be reconsidered should a suitable source become available in the future.

DISCUSSION:

The work generally entails the construction of approximately 1,800 linear feet of 12-inch diameter Ductile Iron pipeline, thirty-four (34) water services, four (4) fire hydrants, and four (4) system connections, along with all necessary fittings, appurtenances, and related incidental work, which will be installed according to RPU's current standards. The 12-inch diameter water pipeline is necessary to support the water demands and fire flow requirements for the proposed site which consists of buildings much larger than other existing structures in the area. The Water Division's field forces will construct the work as provided in Resolution No. 15507. Other than routine service tie-overs, there will be no disruption of service.

Once the new water mains are installed, RPU will be responsible for standard trench repaving in accordance with Public Works (PW) standards. PW may perform trench repaving for pipeline projects constructed by the Water Division's field forces. However, if the backlog of PW projects precludes the pipeline paving from occurring on schedule, staff will solicit paving bids from RPU's Paving Contractor Panel. A budgetary estimate for the paving work has been included in this authorization.

The project/fiscal breakdown is as follows:

Table: Project and Fiscal Breakdown

Work Type:	Performed By:			Amount:	Percent of Total:
Construction	RPU Water Field Forces	Labor	\$206,000	\$657,000	41.0%
		Equipment	\$85,000		
		Materials	\$366,000		
Paving Budget	PW or Paving Panel Contractor			\$525,000	32.8%
Construction Management, Inspection and Engineering Support	Internal Staff			\$74,800	4.7%
Compaction and Material Testing	Outside Vendor, Informal Procurement			\$25,000	1.6%
Construction Contingencies	N/A			\$118,200	7.4%
Work Order Total (Work Order No. 2512615):				\$1,400,000	
Prior Budgetary Approval (Work Order No. 2503934):	Internal Staff			\$200,000	12.5%
Total Project Budget:				\$1,600,000	100.0%
Reimbursements:	The work is fully funded from grant proceeds secured by the Office of Sustainability and other non-utility revenue sources.				
Anticipated Start Date:	February 2025				
Anticipated Duration:	5 Months				

The table above identifies the type of work, who will perform the work and the estimated cost for each category. If needed, additional services valued at more than \$50,000 will be solicited using the formal procurement process and brought before the Board of Public Utilities for consideration and action consistent with City procurement policies.

Water Division staff have coordinated with PW regarding allowable working hours for this project. The work will occur during normal daytime work hours. Staff are coordinating with the Department of Communications to establish a project informational website. Additionally, a notification letter will be mailed to customers within the surrounding area upon approval of the project. Staff will continue to reach out directly to customers within the vicinity of the project throughout the project duration.

The Office of Sustainability concurs with the recommended actions of this report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to the following Strategic Priorities and Goals:

Arts, Culture and Recreation: Provide diverse community experiences and personal enrichment opportunities for people of all ages.

Goal 1.5: Support programs and amenities to further develop literacy, health, and education of children, youth, and seniors throughout the community.

Community Well-Being: Ensure safe and inclusive neighborhoods where everyone can thrive.

Goal 2.6: Strengthen community preparedness for emergencies to ensure effective response and recovery.

Economic Opportunity: Champion a thriving, enduring economy that provides opportunity for all.

Goal 3.1: Facilitate partnerships and programs to develop, attract and retain innovative business sectors.

Goal 3.2: Work with key partners in implementing workforce development programs and initiatives that connect local workers with high quality employment opportunities and provide access to education and training in Riverside.

Goal 3.3: Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Goal 3.4: Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all.

Goal 3.5: Lead public-private partnerships to build resources and grow the capacity of the local food system.

Environmental Stewardship: Champion proactive and equitable climate solutions based in science to ensure clean air, safe water, a vibrant natural world, and a resilient new green economy for current and future generations.

Goal 4.5: Maintain and conserve 30% of Riverside’s natural lands in green space including, but not limited to, agricultural lands and urban forests to protect and restore Riverside’s rich biodiversity and accelerate the natural removal of carbon, furthering our community’s climate resilience.

Infrastructure, Mobility & Connectivity: Ensure safe, reliable infrastructure that benefits the community and facilitates connection between people, place and information.

Goal 6.2: Maintain, protect, and improve assets and infrastructure within the City’s built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate

connectivity.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The concept of the Northside Agriculture Innovation Center has been developed in collaboration with and is driven by community members and food systems stakeholders. As a community-based project, the Northside Center reflects a sustainable approach to achieving food systems priorities through education, employment and training, environmental stewardship, and increasing food resiliency.
2. **Equity** – The Northside Agriculture Innovation Center outcomes benefit the entire community as a community-based project. The project's built environment as provided by the trails, carbon-sequestering green infrastructure, and solar facilities enhances placed-based programs for underrepresented individuals, and the project itself is located in an underserved community.
3. **Fiscal Responsibility** – The Northside Agriculture Innovation Center has wholly been funded by grant funds and private investments, thereby leveraging resources brought to the table by multiple project partners, and further enhanced with private investment from the solar facilities. Multiple elements of the project are expected to generate revenues to help support programming and third-party site management to ensure long term sustainability.
4. **Innovation** – The Northside Agriculture Innovation Center will be a regional flagship urban center demonstrating climate-smart technologies in agriculture. This project demonstrates how private, public, and non-profit collaboration brings about innovation with outside-the-box approaches to address a multitude of concurrent challenges and opportunities in the region's food ecosystem resiliency.
5. **Sustainability & Resiliency** – The project transforms over eight acres of open space into an urban greening project with multiple benefits to achieve a triple bottom line: spurring economic opportunities by providing workforce training and new farmer and ag tech incubation; increasing food access and community resources in an underserved community; and the responsible stewardship of natural resources demonstrating multiple benefits.

FISCAL IMPACT:

The total fiscal impact of this action is estimated to be \$1,600,000. The funds are budgeted and available in the Capital Outlay Fund, Northside Agriculture Innovation Center Account No. 9339170-440301 (\$1,400,000) and the Grants and Restricted Programs Fund, Economic Development, Federal Capital Grants Account No. 9279600-440120 (\$200,000). The assets resulting from this project will be dedicated to the Riverside Public Utilities Water Fund for future maintenance and management and recorded in the fiscal year the project is completed. This action will have no fiscal impact on the Riverside Public Utilities Department budget.

Prepared by: David A. Garcia, Utilities General Manager
Approved by: David A. Garcia, Utilities General Manager
Certified as to

availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Jack Liu, Interim City Attorney

Attachments:

1. Project Location Map
2. Resolution No. 15507
3. Presentation