

Arlington Youth Innovation Center Award Bid No. 7499

PARKS, RECREATION, & COMMUNITY SERVICES

City Council
May 15, 2018

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SITE PLAN

- Located at South West corner of Arlington Park
- 10,000 Square Feet
- Next to Basketball Courts – replaces Roller Hockey Rink
- Parking Lot with 35 spaces
- Outdoor Classroom



Arlington Park

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ARCHITECTURAL STYLE

American Craftsman

Style reflects the neighborhood architecture

**Perspective from Southwest Corner**

ATTACHEMENT A - 3 OF 12

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**Perspective from Northeast**

ATTACHEMENT A - 4 OF 12

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Floor Plan
ARLINGTON YOUTH INNOVATION CENTER
9595 MILLER STREET
RIVERSIDE, CA 92503

FLOOR PLAN – Facility Organization

- **Informal Areas**- Lobby, Lounge, Snack Bar, Recessed Classroom, Library, and Job Board
- **Formal Areas**- Broadcasting / Filming Studio, Recording Studio, Multi-purpose rooms, Computer Room, and Formal Classroom.
- **Admin Areas**- Office, Reception, and Conference Room
- **Support Areas** – Restrooms, Storage, and Utility Rooms

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Floor Plan

LOBBY

Built-In Display Cabinets (projects, trophy, awards), Visual connection to Reception

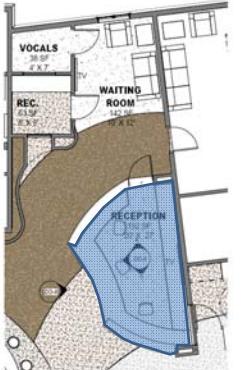
OFFICE

Located to monitor activity up front

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Floor Plan



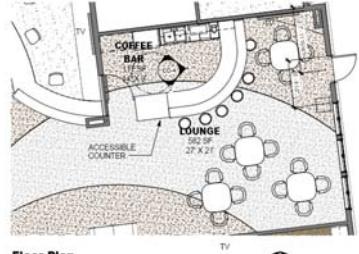
Welcome, information counter, centrally located to keep an eye on all areas.

RECEPTION



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Floor Plan



Collaborative space with snack bar and various seating for informal gatherings.

LOUNGE



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Recessed lounge, library, computer charging stations, informal presentation space.

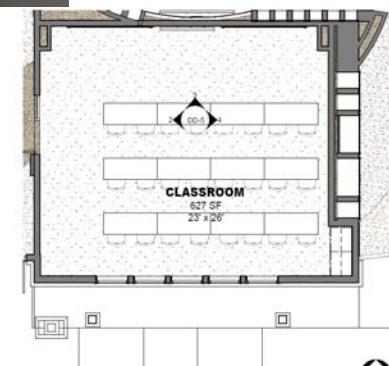
INFORMAL CLASSROOM

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Set up for 24 Students and wireless presentations



Floor Plan



FORMAL CLASSROOM

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Sound recording studio, filming, green screen, lighting bar, sound and lighting room and prop room.

MULTI MEDIA STUDIO AREA

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PROJECT COSTS & FUNDING

Description	Amount
Construction Contract	\$5,539,000
10% for Construction Contingency	553,900
Allowance for Contract Administration, Inspection Testing	328,397
Allowance for Permits, Utilities, Fees	110,000
Funded Project Costs (Supplemental Appropriation) Sub-Total:	\$6,531,297
Furniture, Fixtures and Equipment	\$500,000
Remaining allowance for Contract Administration, Inspection Testing	71,603
Unfunded Project Costs Sub-Total:	\$571,603
Estimated One-Time Project Costs Total:	7,102,900
Annual Operating Expenses	\$300,000

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RECOMMENDATIONS

That the City Council:

1. Award Bid No. 7499 to Act 1 Construction, Inc., of Norco, California in the amount of \$5,539,000 for the construction of the Arlington Youth Innovation Center Improvement located at Arlington Park;
2. Authorize 10% change order authority in an amount up to \$553,900 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total contract amount of \$6,092,900;
3. Authorize \$438,397 for department use for contract administration, inspection fees, permits, utilities and other fees;



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RECOMMENDATIONS (CONT.)

4. Authorize a supplemental appropriation in the amount of \$5,736,311 from the 2007 Redevelopment Taxable Bond Proceeds into project account 9886720-440446;
5. Authorize a supplemental appropriation in the amount of \$794,986 from the Community Facilities District #15, Improvement Area #3 Special Tax Bonds into project 9886720-440446; and,
6. Authorize the City Manager, or his designee, to execute a Construction Agreement with Act 1 Construction, Inc., including making minor and non-substantive changes.



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