

**LEASE OF VACANT PROPERTY WITH ROHR, INC. FOR
A CONSTRUCTION MATERIALS YARD FOR PORTION
OF THE RIVERSIDE TRANSMISSION RELIABILITY
PROJECT 69KV SYSTEM**

Riverside Public Utilities

City Council
October 8, 2024

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1

BACKGROUND – MATERIAL YARD

1. Construction for 69kV sub-transmission component requires construction materials yard for handling and equipment storage
2. Approximate nine (9) acre vacant site at 8200 Arlington Ave was determined to be the preferred location
3. July 10, 2017, RPU Board approved the expenditure in the amount of \$500,000 and on July 25, 2017 City Council approved the lease agreement.



2

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2

BACKGROUND – MATERIAL YARD

4. Lease commenced on May 1, 2019, after Rohr performed improvements to vacant site per lease agreement
5. April 30, 2024, Lease expired
6. July 8, 2024, Board recommended Lease of Vacant land for City Council approval

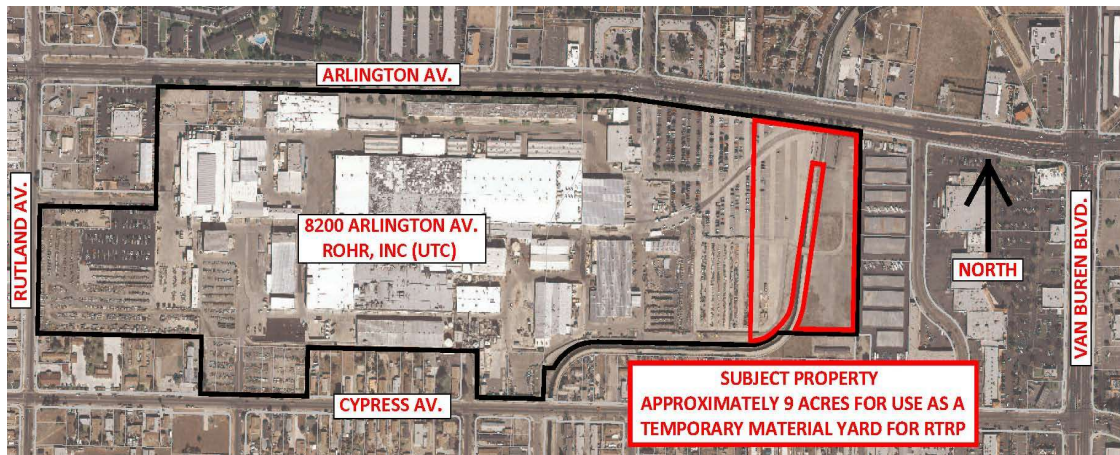


3

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3

MATERIAL YARD LOCATION

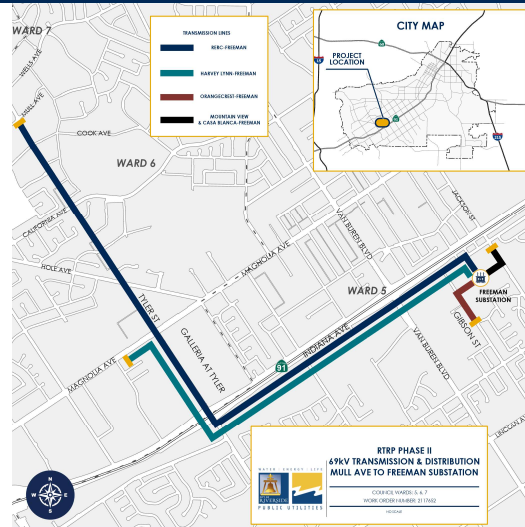


ROHR, INC. PROPERTY

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4

RTRP 69KV RERC-FREEMAN MAP



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5

DISCUSSION

1. Due to current status of RTRP, a new five-year term lease is required
2. Project is anticipated to be completed by late 2028
3. RPU and Rohr agreed to a new five year-term in the amount of \$500,000
4. RPU staff investigated several options and concluded this current site to be the best option for the project scope and fair pricing



6

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6

TYP EQUIPMENT TO BE STORED



DRILL RIG ON TEN AXLE TRAILER



DRILL RIG AT WORK



CRANE USED TO SET STEEL POLES



REBAR CAGE READY TO BE OFFLOADED AT JOB SITE



7

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7

TYP EQUIPMENT TO BE STORED (cont'd)



SETTING REBAR CAGE



OFFLOADING CABLE REEL AT JOB SITE



TYPICAL CONSTRUCTION EQUIPMENT



UNLOADING STEEL POLES



8

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8

STRATEGIC PLAN ALIGNMENT

Strategic Priority 6 – Infrastructure, Mobility and Connectivity

Goal No. 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.

Cross-Cutting Threads



Community Trust



Equity



Fiscal Responsibility



Innovation



Sustainability & Resiliency



9

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9

RECOMMENDATIONS

That the City Council:

1. Approve the Lease of Vacant Property with Rohr, Inc., a part of Collins Aerospace, a Delaware corporation for approximately nine (9) acres of vacant property located at 8200 Arlington Avenue, for a five-year term, for a construction materials yard for the Riverside Transmission Reliability Project 69kV sub-transmission system, in the amount of \$500,000; and
2. Authorize the City Manager, or their designee, to execute the Lease of Vacant Property, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction.



10

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10