



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: SEPTEMBER 9, 2024

SUBJECT: MEMORANDUM OF UNDERSTANDING FOR ENGINEERING DESIGN SERVICES FOR THE NORTHSIDE AGRICULTURE INNOVATION CENTER FOR THE WATER SYSTEM IMPROVEMENTS IN THE AMOUNT OF \$200,000 – WORK ORDER NO. 2503934 AND FOR THE ELECTRIC SYSTEM IMPROVEMENTS IN THE AMOUNT OF \$150,000 – WORK ORDER NO. 2427155

ISSUES:

Consider approving Work Order No. 2503934 in the total amount of \$200,000 for the engineering design services for the Water System Improvements and consider approving Work Order No. 2427155 in the total amount of \$150,000 for the engineering design services for the Electric System Improvements for the Northside Agriculture Innovation Center.

RECOMMENDATIONS:

That the Board of Public Utilities:

1. Approve Work Order No. 2503934 in the total amount of \$200,000 for all engineering design services for the Water System Improvements for the Northside Agriculture Innovation Center; and
2. Approve Work Order No. 2427155 in the total amount of \$150,000 for all engineering design services for the Electric System Improvements for the Northside Agriculture Innovation Center.

BACKGROUND:

The Community and Economic Development Department is overseeing the development of the Northside Agriculture Innovation Center located at 895 and 900 Clark Street.

The Northside Agriculture Innovation Center 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 needed infrastructure and state-of-the-art demonstration and training for local schools from K-PhD.

Once complete, the Northside Agriculture Innovation Center 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.

Riverside Public Utilities Department (RPU) staff have the expertise and capability to provide the engineering design services for the water and electric system improvements while meeting the overall project schedule requirements. Therefore, in partnership with the Community and Economic Development Department, it is proposed that RPU staff design the water and electric system improvements required for this project.

The structures proposed as part of the Northside Agriculture Innovation Center, including greenhouses that will house workforce development programs, are anticipated to be under construction by the end of the 2024 calendar year with occupancy in Summer/Fall 2025.

To meet the project schedule, it is also proposed that the RPU construction crews construct the water system improvements as provided in Resolution No. 15507. In contrast with water system improvements, the applicant is fully responsible for all civil infrastructure to service their site in accordance with RPU electric rules. An item seeking approval of the construction budget and respective funding source(s) will be brought for consideration by the RPU Board and City Council, as applicable, at a future date.

DISCUSSION:

The work for the water system improvements involves the design services for the Northside Agriculture Innovation Center, located at 895 and 900 Clark Street in Riverside, California. The water system improvements generally include 1,800 feet of new 12-inch diameter water pipeline, twenty-seven (27) water services, three (3) fire hydrants, and four (4) system connections, along with all necessary fittings, appurtenances, and related pavement restoration and incidental work.

The work for the electric system improvements involves the design services for the Northside Agriculture Innovation Center, located at 895 and 900 Clark Street in Riverside, California. The electric service design will consist of displaying the installation of distribution facilities, including transformers, junction cabinets, primary cable and secondary cable, and associated facilities.

The engineering design services for the water and electric system improvements are fully funded using grant proceeds received by CEDD from the American Rescue Plan Act (ARPA). ARPA funds were allocated to the Northside Agriculture Innovation Center by the City Council on February 7, 2023 when the ARPA Expenditure Plan was adopted. The City Manager was also authorized to execute all agreements and documents necessary to implement the ARPA Expenditure Plan on February 7, 2023. To comply with ARPA requirements, a Memorandum of Understanding (MOU) must be executed to encumber grant funds paid to a subrecipient. Therefore, since RPU is a subrecipient of the funds, the attached MOUs between RPU and CEDD will be used to properly account for the use of the ARPA funds.

The project/fiscal breakdown is as follows:

Project and Fiscal Breakdown – Water System Improvements Work Order No. 2503934		
Work Type:	Performed By:	Amount:
Design, Survey, and Utility Potholing	Internal Staff and Outside Vendors	\$200,000
Work Order Total:		\$200,000
Reimbursements:	The work is fully funded from grant proceeds secured by the CEDD	
Anticipated Start Date:	September 2024	
Anticipated Duration:	5 Months	

Project and Fiscal Breakdown – Electric System Improvements Work Order No. 2427155		
Work Type:	Performed By:	Amount:
Design, Utility Research, and Field verification	Internal Staff	\$150,000
Work Order Total:		\$150,000
Reimbursements:	The work is fully funded from grant proceeds secured by the CEDD	
Anticipated Start Date:	September 2024	
Anticipated Duration:	5 Months	

The table above identifies the type of work, who will perform the work, and the estimated cost. If needed, additional services will be procured following the City’s established purchasing procedures. 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.

The Community and Economic Development Department Director 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 place-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 at 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 \$350,000, with \$0 impact to RPU funds. The funds are budgeted and available in the Grants and Restricted Programs Fund, Economic Development, Federal Capital Grants account 9339160-440120. Upon completion of the water and electric system improvements, the resulting assets will be recorded in the Riverside Public Utilities Water Fund and Riverside Public Utilities Electric Fund for future maintenance and management in the fiscal year the project is completed.

Prepared by:	David A. Garcia, Utilities Interim General Manager
Approved by:	David A. Garcia, Utilities Interim 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:	Phaedra A. Norton, City Attorney

Attachments:

1. Project Location Maps
2. Memorandum of Understanding – Water
3. Memorandum of Understanding – Electric
4. Resolution No. 15507
5. Presentation