

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

128C



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 21, 2005

SUBJECT: El Cerrito Community Park

RECOMMENDED MOTION: That the Board of Directors:

- 1) Approve and authorize the chairman to execute the attached agreement between the Redevelopment Agency for the County of Riverside and Baxter Miller Inc., for design and construction management services;
- 2) Approve and authorize the Interim Executive Director of the Redevelopment Agency, or her designee to execute changes to the agreement in an amount not to exceed 10% of the contract amount; and
- 3) Allocate an additional \$800,000 in Redevelopment Capital Improvement Funds for the acquisition of the property.

Departmental Concurrence

BACKGROUND: Continued on Page 2

Robin Zimpfer

Robin Zimpfer
Interim Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,156,554	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	05/06

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: 1-1986 Redevelopment Capital Improvement Funds- El Cerrito	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE** FORM APPROVED COUNTY COUNSEL

JUN 24 2005

BY Hel. A. J.

County Executive Office Signature *Bronda King*

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 7/29/03, 3.67 **District:** 2nd **Agenda Number:**

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BACKGROUND CONTINUED:

Several years ago the residents of El Cerrito expressed a need for a community park. Currently, there are no parks in the area, which has approximately 4,600 residents in the immediate community and over 10,000 in outlying areas. In addition, the Redevelopment Agency's Implementation Plan calls for the building of parks to provide recreational opportunities for area residents. In response, Supervisor Tavaglione worked with the Economic Development Agency to identify and purchase an appropriate site for a community park. A 21-acre site adjacent to the new junior high school was identified, due to its location and the fact that it is one of the few vacant sites large enough to accommodate the proposed park. In 2002 the Board approved the park site and directed EDA to proceed with acquisition. In 2003, the Board allocated \$1,350,000 in Second District Development Agreement funds for the purchase of the park site. The project is contingent on full environmental review utilizing the standards set forth in the California Environmental Quality Act (CEQA) and the Riverside County rules to implement CEQA.

EDA negotiated with the property owner and was unsuccessful in reaching a settlement. Consequently, on April 1, 2003, the Board authorized EDA to take the necessary steps to acquire the site through eminent domain and EDA was granted prejudgment possession of the property. In September 2003, the property was reappraised at \$2.1 million dollars, which is an \$800,000 increase from the original appraisal. The determination of the new appraisal amount was due to the time difference and the discovery of additional sales that were not included in the first appraisal. Staff recommends that the Board allocate \$800,000 in El Cerrito Redevelopment Capital Improvement funds for the balance of the purchase price.

In 2004 a Request for Proposals was issued for design of the park. Based on staff review of all proposals BMLA, Inc. was selected as the most qualified firm. Staff recommends that the Board approve the attached consulting agreement between the Redevelopment Agency for the County of Riverside and BMLA, Inc. for design and construction management services for the El Cerrito Community Park, and allocate \$356,554 in El Cerrito Redevelopment Capital Improvement funds for this purpose.