

FORM APPROVED COUNTY COUNSEL  
 BY: Y.B. Kellner 05/12/08  
 MARSHAL VICTOR DATE

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

357



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
 May 8, 2008

**SUBJECT:** Approval of Architectural Agreement for the proposed Cabazon Civic Center

**RECOMMENDED MOTION:** That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
  - a. The proposed Cabazon Civic Center Project ("Project") is of primary benefit to the Cabazon sub-area of the Mid-County Redevelopment Project Area ("Project Area") and will help to effectuate the purposes of the Redevelopment Plan for the Project Area;
  - b. No other reasonable means of financing the Project is available to the community due to limited funds which are insufficient to provide the facilities;
  - c. The Project will assist in the elimination of blighting conditions within the Project Area by providing needed community services and recreational activities; and
  - d. Public services and recreational facilities are identified as needed projects in the Implementation Plan for the Project Area; and

(continued on Page 2)

Reviewed by  
 CIP TEAM  
 Christopher Hans

*Robin Zimpfer*

RZ:DL:TE:AF:DL

Robin Zimpfer  
 Executive Director

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<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 1,545,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** Yes

<b>SOURCE OF FUNDS:</b> Mid-County Redevelopment Project Area Capital Improvement Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Serena Chow*  
 Serena Chow

**County Executive Office Signature**

Dep't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:**

**District:** 5

**Agenda Number:**

4.2

**RECOMMENDED MOTION (Continued):**

2. Approve and authorize the Chairman to execute the Architectural Services Agreement between the Redevelopment Agency for the County of Riverside ("Agency") and Harley Ellis Devereaux; and
3. Delegate authority to the Executive Director of the Redevelopment Agency or her designee for amendments up to 10% of the contract amount for the contract with Harley Ellis Devereaux.

**BACKGROUND:**

Currently there is a lack of adequate community facilities such as libraries and child care centers in the Cabazon Area.

The preferred site for the proposed Project is located on a twelve acre site on Broadway Street, between Carmen Avenue and Irene Street in the unincorporated community of Cabazon. The plans will include a new community library, child care center, water district administration facility, and expansion of the existing park. New park amenities will be designed including a multi-purpose turf area, picnic shelters, basketball court, skate park, playground area, and a restroom/concession building. A new maintenance building will also be designed and restriping/expansion of the parking lot will occur. Street improvements will be designed for Carmen Avenue, Irene Street, and Broadway Street. Construction will likely be phased based on funding availability.

A Request for Qualifications was issued for the Project design and after an extensive review, Harley Ellis Devereaux was chosen based on their experience and qualifications with similar projects. They will provide architectural design and engineering services in the amount of \$1,545,000.

The development of the Project is consistent with the Redevelopment Agency's Implementation Plan, which calls for the building of community facilities and providing recreational opportunities for area residents.

Construction of the project will be contingent upon project funding and full environmental review and clearance. The Redevelopment Agency will return to the Board at a later date for approval of the project funding once design of the facility is completed.

Staff recommends approval as indicated above.

**Attachments:**

Architectural Services Agreement with Harley Ellis Devereaux