

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



**FROM:** 4<sup>th</sup> District Supervisor, Roy Wilson

**SUBMITTAL DATE:**  
July 21, 2009

**SUBJECT:** Jerry Rummonds Memorial Youth and Senior Center Renovation Project

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

1. Make the following findings in accordance with Section 33445 of the Health and Safety Code:
  - a) The proposed Jerry Rummonds Memorial Youth and Senior Center Renovation Project is of primary benefit to the Thermal Sub-Area of the Desert Communities Project Area (DCPA);
  - b) No other reasonable means of financing the project are available to the community, as the Thermal community is low-income without private interest or funding for the proposed improvements;
  - c) The proposed project will assist in the elimination of physical and economic blight by providing enhanced accessibility and energy efficiency to an existing public use facility
  - d) The proposed improvements are consistent with the Redevelopment Implementation Plan for the DCPA.
2. Approve and authorize the Chairman to execute the attached Reimbursement Agreement between the Redevelopment Agency and Coachella Valley Unified School District in the amount of \$230,000.

**BACKGROUND:** (on next page)

Departmental Concurrence

  
\_\_\_\_\_  
4<sup>th</sup> District Supervisor, Roy Wilson

Prev. Agn. Ref.: None

District: 4th

Agenda Number:

Shared riv/rdacom/dis4/thermal/rummonds center

**Form 11 – Rummonds Center Renovation Project**

**July 21, 2009**

**Page 2**

**BACKGROUND:**

The proposed renovation of the Jerry Rummonds Memorial Youth and Senior Center has been identified as a priority community need in the lower Coachella Valley. The facility has been in use for more than 30 years and is in need of upgrade and repairs that will improve accessibility and increase energy efficiency. The facility provides for many community and public uses which include: cooling center location, senior center and related support services, meeting location for the Thermal Community Council, polling place.

The Coachella Valley Unified School District will provide complete oversight for the renovation and will submit for reimbursement upon task completion. The reimbursement cost for these improvements will be paid entirely from Redevelopment Agency (DCPA) funds.

Section 33445 of the Health and Safety Code provides that a Redevelopment Agency may assist in the design or development of improvements that are of benefit to the project area or in the immediate neighborhood in which the project is located.

To expedite approval of the project I am recommending that the make the required findings and authorize the reimbursement agreement.

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**REIMBURSEMENT AGREEMENT  
BY AND BETWEEN THE  
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE  
AND THE COACHELLA VALLEY UNIFIED SCHOOL DISTRICT FOR THE  
JERRY RUMMONDS MEMORIAL COMMUNITY & SENIOR CENTER  
RENOVATION PROJECT**

5 This Reimbursement Agreement, hereinafter Agreement is made and  
6 entered into this 21<sup>st</sup> day of July, 2009 by and between the Redevelopment  
7 Agency for the County of Riverside, a public body corporate politic in the State  
8 of California, hereinafter referred to as AGENCY and the Coachella Valley  
9 Unified School District hereinafter referred to as CVUSD, hereinafter collectively  
10 referred to as the Parties.

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**RECITALS**

14 **WHEREAS**, AGENCY is a redevelopment agency duly created,  
15 established and authorized to transact business and exercise its powers, all  
16 under and pursuant to the provisions of the Community Redevelopment Law  
17 which is Part 1 of Division 24 of the California Health and Safety Code  
18 (commencing with Section 33000 et seq.);

19 **WHEREAS**, the County of Riverside has adopted by Ordinance No. 638,  
20 on December 22, 1986, a redevelopment plan for the Desert Communities  
21 Project Area hereinafter PROJECT AREA;

22 **WHEREAS**, the redevelopment plan hereinafter PLAN was adopted in  
23 order to eliminate blight and revitalize the substandard physical and economic  
24 conditions that exist within the PROJECT AREA, which is composed of several  
25 non-contiguous sub areas, including the Thermal Sub area, hereinafter the Sub-  
26 Area;

27 **WHEREAS**, the unincorporated community of Thermal, hereinafter the  
28 Community, has experienced significant economic and physical deterioration;

**WHEREAS**, pursuant to Section 33125 of the California Health and  
Safety Code, the AGENCY is authorized to make and execute contracts and  
other instruments necessary or convenient to the exercise of its powers;

**WHEREAS**, pursuant to Section 33421 of the California Health and  
Safety Code a redevelopment agency may cause, provide to undertake or  
make provision with other agencies for the installation, or construction of  
streets, utilities, parks, playgrounds and other public improvements necessary  
for carrying out in the project area the redevelopment plan.

1           **WHEREAS**, pursuant to Section 33445 of the California Health and  
2 Safety Code, upon specific findings, a redevelopment agency may, with the  
3 consent of the legislative body, pay all or a part of the value of the land for and  
4 the cost of the installation and construction of any building, facility, structure or  
5 other improvement that is publicly owned either within or without the project  
6 area;

7           **WHEREAS**, pursuant to Section 33020 (a) of the California Health and  
8 Safety Code "redevelopment" means to conduct planning, development, and re-  
9 planning of all or part of a survey area as may be appropriate and necessary in  
10 the interest of general welfare, including recreational and other facilities  
11 incidental or appurtenant to them;

12           **WHEREAS**, CVUSD has requested AGENCY assistance to renovate the  
13 Jerry Rummonds Memorial Community & Senior Center in Thermal, hereinafter  
14 Project;

15           **WHEREAS**, the Project will benefit the PROJECT AREA and Community  
16 by providing a more accessible, energy efficient and modern facility that is used  
17 as a cooling center, meeting room, senior center by the residents within the  
18 PROJECT AREA and meets a primary objective of the PLAN;

19           **WHEREAS**, the Project is consistent with the PLAN and the current  
20 Riverside County Redevelopment Implementation Plan; and

21           **WHEREAS**, the AGENCY agrees to reimburse CVUSD for the AGENCY  
22 approved cost of playground improvements;

23           **NOW, THEREFORE**, in consideration of the mutual covenants contained  
24 herein, the parties hereto agree as follows:

25           **Section 1. Work.** The facility improvements to be installed by CVUSD  
26 are described in detail in Exhibit A, Scope of Work, which is attached hereto  
27 and made a part hereof by this reference. Reimbursement for the  
28 improvements described in Exhibit A shall not exceed Two hundred and thirty  
thousand dollars (\$230,000), which shall constitute the full and complete  
financial obligation of the AGENCY to CVUSD under this Agreement. CVUSD  
shall coordinate any and all environmental assessments, architectural,  
planning, inspection and administrative oversight needed to accomplish the  
work detailed in Exhibit A and all funds provided to CVUSD by the AGENCY are  
to be used solely for that purpose.

**Section 2. Payment.** Upon completion of Scope of Work for each task  
outlined in Exhibit A, CVUSD will provide a written invoice to the AGENCY for  
payment along with documentation to verify reimbursable expenditures by  
CVUSD for that portion of the project. AGENCY shall pay CVUSD within thirty

1 (30) days of receipt of invoice. In addition, CVUSD will ensure that the  
2 contractor(s) to whom the contract is awarded and any sub-contractor(s) under  
3 him shall pay not less than the specified prevailing wage rate of wages as  
4 determined by the general prevailing wage determination made by the State of  
5 California's Director of Industrial Relations, to all workmen employed in the  
6 execution of the improvements under this Agreement. CVUSD further agrees to  
7 ensure that each contractor(s) and any subcontractor(s) shall keep an accurate  
8 record showing the name, occupation and actual per diem wages paid to each  
9 workman employed by him in connection with the work performed under this  
10 Agreement. The records shall be kept open at all reasonable hours to the  
11 Agency for inspection for a period of no less than seven years from completion  
12 of the project.

13 **Section 3. Time of Performance.** The term of this Agreement,  
14 hereinafter the Term, shall commence on the date this Agreement is executed  
15 by both parties and shall end twelve months later.

16 **Section 4. Ownership of Materials.** The AGENCY and CVUSD agree  
17 that CVUSD shall own all rights, title, and interest in and to all work and  
18 improvements created as a result of this Agreement.

19 **Section 5. Insurance.** Without limiting or diminishing CVUSD'S  
20 obligation to indemnify or hold the AGENCY harmless, CVUSD shall procure  
21 and maintain or cause to be maintained, at its sole cost and expense, the  
22 following insurance coverage's during the term of this Agreement.

23 a) Workers' Compensation: If CVUSD has employees as  
24 defined by the State of California, CVUSD shall maintain statutory Workers'  
25 Compensation Insurance (Coverage A) as prescribed by the laws of the State  
26 of California. Policy shall include Employers' Liability (Coverage B) including  
27 Occupational Disease with limits not less than \$1,000,000 per person per  
28 accident. The policy shall be endorsed to waive subrogation in favor of The  
AGENCY of Riverside, and, if applicable, to provide a Borrowed  
Servant/Alternate Employer Endorsement.

b) Commercial General Liability: Commercial General Liability  
insurance coverage, including but not limited to, premises liability, contractual  
liability, products and completed operations liability, personal and advertising  
injury, and cross liability coverage, covering claims which may arise from or out  
of CVUSD'S performance of its obligations hereunder. Policy shall name the  
AGENCY, County of Riverside, its Agencies, Districts, Special Districts, and  
Departments, their respective directors, officers, Board of Supervisors,  
employees, elected or appointed officials, agents or representatives as  
Additional Insureds. Policy's limit of liability shall not be less than \$1,000,000  
per occurrence combined single limit. If such insurance contains a general  
aggregate limit, it shall apply separately to this agreement or be no less than  
two (2) times the occurrence limit.

1 c) Vehicle Liability: If vehicles or mobile equipment are used  
2 in the performance of the obligations under this Agreement, then CVUSD shall  
3 maintain liability insurance for all owned, non-owned or hired vehicles so used  
4 in an amount not less than \$1,000,000 per occurrence combined single limit. If  
5 such insurance contains a general aggregate limit, it shall apply separately to  
6 this agreement or be no less than two (2) times the occurrence limit. Policy shall  
7 name the AGENCY, County of Riverside, its Agencies, Districts, Special  
8 Districts, and Departments, their respective directors, officers, Board of  
9 Supervisors, employees, elected or appointed officials, agents or  
10 representatives as Additional Insureds.

11 d) General Insurance Provisions - All lines:

12 i) Any insurance carrier providing insurance coverage  
13 hereunder shall be admitted to the State of California and have an A M BEST  
14 rating of not less than A: VIII (A:8) unless such requirements are waived, in  
15 writing, by the AGENCY'S Risk Manager. If the AGENCY'S Risk Manager  
16 waives a requirement for a particular insurer such waiver is only valid for that  
17 specific insurer and only for one policy term.

18 ii) CVUSD'S insurance carrier(s) must declare its insurance  
19 self-insured retentions. If such self-insured retentions exceed \$500,000 per  
20 occurrence such retentions shall have the prior written consent of the  
21 AGENCY'S Risk Manager before the commencement of operations under this  
22 Agreement. Upon notification of self insured retention unacceptable to the  
23 AGENCY, and at the election of the AGENCY'S Risk Manager, CVUSD'S  
24 carriers shall either; 1) reduce or eliminate such self-insured retention as  
25 respects this Agreement with the AGENCY, or 2) procure a bond which  
26 guarantees payment of losses and related investigations, claims administration,  
27 and defense costs and expenses.

28 iii) CVUSD shall cause CVUSD'S insurance carrier(s) to  
furnish the AGENCY with either 1) a properly executed original Certificate(s) of  
Insurance and certified original copies of Endorsements effecting coverage as  
required herein, and 2) if requested to do so orally or in writing by the  
AGENCY'S Risk Manager, provide original Certified copies of policies including  
all Endorsements and all attachments thereto, showing such insurance is in full  
force and effect. Further, said Certificate(s) and policies of insurance shall  
contain the covenant of the insurance carrier(s) that thirty (30) days written  
notice shall be given to the AGENCY prior to any material modification,  
cancellation, expiration or reduction in coverage of such insurance. In the event  
of a material modification, cancellation, expiration, or reduction in coverage, this  
Agreement shall terminate forthwith, unless the AGENCY receives, prior to  
such effective date, another properly executed original Certificate of Insurance  
and original copies of endorsements or certified original policies, including all  
endorsements and attachments thereto evidencing coverage's set forth herein  
and the insurance required herein is in full force and effect. *CVUSD shall not  
commence operations until the AGENCY has been furnished original Certificate  
(s) of Insurance and certified original copies of endorsements and if requested,  
certified original policies of insurance including all endorsements and any and*

1 *all other attachments as required in this Section. An individual authorized by*  
2 *the insurance carrier to do so on its behalf shall sign the original endorsements*  
3 *for each policy and the Certificate of Insurance.*

4 iv) It is understood and agreed to by the parties hereto that  
5 CVUSD'S insurance shall be construed as primary insurance, and the  
6 AGENCY'S insurance and/or deductibles and/or self-insured retention's or self-  
7 insured programs shall not be construed as contributory.

8 v) If, during the term of this Agreement or any extension  
9 thereof, there is a material change in the scope of work; or, there is a material  
10 change in the equipment to be used in the performance of the scope of work  
11 which will add additional exposures (such as the use of aircraft, watercraft,  
12 cranes, etc.); or, the term of this Agreement, including any extensions thereof,  
13 exceeds five (5) years the AGENCY reserves the right to adjust the types of  
14 insurance required under this Agreement and the monetary limits of liability for  
15 the insurance coverage's currently required herein, if; in the AGENCY Risk  
16 Manager's reasonable judgment, the amount or type of insurance carried by  
17 CVUSD has become inadequate.

18 vi) CVUSD shall pass down the insurance obligations  
19 contained herein to all tiers of subcontractors working under this Agreement.

20 vii) The insurance requirements contained in this Agreement  
21 may be met with a program(s) of self-insurance acceptable to the AGENCY.

22 viii) CVUSD agrees to notify AGENCY of any claim by a third  
23 party or any incident or event that may give rise to a claim arising from the  
24 performance of this Agreement.  
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## 26 **Section 6. Hold Harmless/Indemnification.**

27 a) CVUSD shall indemnify and hold harmless the AGENCY,  
28 County of Riverside, its Agencies, Districts, Special Districts and Departments,  
their respective directors, officers, Board of Supervisors, elected and appointed  
officials, employees, agents and representatives from any liability whatsoever,  
based or asserted upon any services of CVUSD, its officers, employees,  
subcontractors, agents or representatives arising out of or in any way relating to  
this Agreement, including but not limited to property damage, bodily injury, or  
death or any other element of any kind or nature whatsoever arising from the  
performance of CVUSD, its officers, agents, employees, subcontractors, agents  
or representatives from this Agreement.

b) CVUSD shall defend, at its sole expense, all costs and fees  
including, but not limited, to attorney fees, cost of investigation, defense and  
settlements or awards, the AGENCY, the County of Riverside, its Agencies,  
Districts, Special Districts and Departments, their respective directors, officers,  
Board of Supervisors, elected and appointed officials, employees, agents and  
representatives in any claim or action based upon such alleged acts or  
omissions.

c) With respect to any action or claim subject to indemnification  
herein by CVUSD, CVUSD shall, at their sole cost, have the right to use  
counsel of their own choice and shall have the right to adjust, settle, or

1 compromise any such action or claim without the prior consent of AGENCY;  
2 provided, however, that any such adjustment, settlement or compromise in no  
3 manner whatsoever limits or circumscribes CVUSD'S indemnification to  
4 AGENCY as set forth herein. CVUSD'S obligation hereunder shall be satisfied  
5 when CVUSD has provided to AGENCY the appropriate form of dismissal  
6 relieving AGENCY from any liability for the action or claim involved.

7 d) The specified insurance limits required in this Agreement shall  
8 in no way limit or circumscribe CVUSD'S obligations to indemnify and hold  
9 harmless the AGENCY herein from third party claims.

10 e) In the event there is conflict between this clause and California  
11 Civil Code Section 2782, this clause shall be interpreted to comply with Civil  
12 Code 2782. Such interpretation shall not relieve the CVUSD from indemnifying  
13 the AGENCY to the fullest extent allowed by law.

14 **Section 7. Limitation of Liability.** In no event will either CVUSD or the  
15 AGENCY, their elected officials, officers, directors, affiliates, employees,  
16 agents, representatives, or shareholders be liable (either in contract, warranty,  
17 tort, or otherwise) to the other or any of its officers, directors, affiliates,  
18 employees, agents, representatives, or shareholders for any consequential,  
19 incidental or indirect damages, including costs, profits, or for any exemplary or  
20 punitive damages. The parties agree that neither party will be liable for acts of  
21 God, fire, accidents or other occurrences beyond their reasonable control  
22 (whether like or unlike any of these enumerated herein) which prevent either  
23 party from partially or completely performing its obligations hereunder.

24 **Section 8. Termination.**

25 a) This Agreement may be terminated upon any of the following  
26 events:

27 i) By either CVUSD or AGENCY if the other party breaches  
28 any of the material terms of this Agreement, which default is not cured within  
thirty (30) days following written notice of such default of the defaulting party. If  
the default is not cured within the thirty (30) day period, the non-defaulting party  
may terminate this Agreement by giving notice of its decision to do so.

ii) In the event that either party becomes insolvent; makes an  
assignment for the benefit of creditors; becomes the subject of any bankruptcy,  
reorganization or arrangement proceeding or defaults in any obligation, which  
default would foreclose such party from exercising its right or prevent it from  
paying its obligations hereunder, then such action shall be a default hereunder  
and this Agreement may be terminated by written notice to the defaulting party.

iii) By either CVUSD or AGENCY for its convenience and  
without cause upon thirty (30) days written notice to the other party.

b) Notices shall be sent via U.S. Postal Service registered mail  
return receipt request, to the individual identified in Section 15.

29 **Section 9. Remedies**

30 a) In the event AGENCY terminates this Agreement under

1 Section 8 (a) (iii) above, AGENCY shall not be entitled to any reimbursement of  
2 funds either expended by AGENCY pursuant to this Agreement or paid to  
CVUSD pursuant to Section 2, above.

3 b) In the event CVUSD terminates this Agreement under  
4 Section 8 (a) (iii) above, CVUSD shall only be entitled to reimbursements for  
invoices submitted to AGENCY for work completed prior to AGENCY receiving  
the thirty (30) days written notice.

5 c) In the event AGENCY terminates this Agreement for CVUSD's  
6 failure to perform in accordance with Section 1 above, AGENCY shall be  
entitled to deny reimbursements to CVUSD for uncompleted tasks as outlined in  
7 Section 1 above, unless CVUSD's failure is a result of the following:

- 8 i) AGENCY breach.
- 9 ii) Acts of God, fires, accidents or other occurrences beyond  
the reasonable control of CVUSD (whether like or unlike any of these  
enumerated herein).

10 **Section 10. Representations, Warranties, and Disclaimers.**

11 a) AGENCY represents and warrants to CVUSD:

- 12 i) That AGENCY has the full power to enter into this  
Agreement;
- 13 ii) That all corporate actions and approvals have been taken  
14 which are necessary to make this Agreement a binding and enforceable  
obligation of AGENCY;
- 15 iii) That the individual signing this agreement is authorized to  
execute this Agreement on behalf of AGENCY; and
- 16 iv) That AGENCY's execution, delivery and performance of  
17 this Agreement is not in conflict with, and will not cause an event of default  
under any agreement or instrument to which AGENCY is bound.

18 b) CVUSD hereby represents and warrants to AGENCY:

- 19 i) That CVUSD has the full power to enter into this Agreement;
- 20 ii) That all corporate actions and approvals have been taken  
which are necessary to make this Agreement a binding and enforceable  
obligation of CVUSD;
- 21 iii) That by entering into this Agreement, CVUSD is not in  
default of any obligation to any third party; and
- 22 iv) That CVUSD's execution, delivery and performance of this  
23 Agreement is not in conflict with, and will not cause an event of default under  
any agreement or instrument to which CVUSD is bound.

24 c) Unless otherwise explicitly stated in this Agreement, CVUSD  
25 and the AGENCY disclaim all warranties, whether express or implied, written or  
oral, with respect to any goods or services to be provided hereunder or any  
26 component or part thereof, including any implied warranty of merchantability or  
fitness for a particular use.

27 **Section 11. No Partnership or Joint Venture.** This Agreement does

28 not constitute and shall not be construed as constituting a partnership or joint

1 venture between CVUSD and the AGENCY. Each party is to remain an  
2 independent entity.

3 **Section 12. Waiver.** No waiver or relinquishment or any right, explicit  
4 or implicit, created by this Agreement at any one time or times shall be deemed  
5 a waiver or relinquishment of that right for all or any other times.

6 **Section 13. Severability.** To the extent that any provision herein is  
7 held invalid, then the provision shall be deemed to be deleted and the  
8 remaining provisions shall remain in full force and effect.

9 **Section 14. California Jurisdiction.** This Agreement shall be  
10 construed under the laws of the State of California. Each party hereto  
11 acknowledges that this Agreement is entered into and is to be performed within  
12 the jurisdiction of the State of California and that the courts of the State of  
13 California shall have jurisdiction over any and all claims, controversies, disputes  
14 and disagreements arising out of this Agreement or breach thereof.

15 **Section 15. Contact Information.** The individuals and addresses listed  
16 below are where all correspondence between AGENCY and CVUSD shall be  
17 sent unless otherwise requested:

<b>AGENCY</b>	<b>CVUSD</b>
Leah Rodriguez, Project Manager Redevelopment Agency for the County of Riverside 44-199 Monroe St., Ste. B Indio, CA 92201 (760) 863-2534 phone (760) 863-2551 fax	Elsa F. Esqueda, Director of Facilities Coachella Valley Unified School District Facilities Department 83-733 Avenue 55 Thermal, CA 92274 (760) 398-5909 phone ext 203 (760) 398-1224 fax

19 **Section 16. Independent Status.** CVUSD shall act strictly in an  
20 independent capacity and shall not in any manner be considered to be a  
21 consultant, contractor, subcontractor or employee of the AGENCY. Neither  
22 CVUSD nor any consultant engaged in association with this Agreement shall be  
23 entitled to any benefits payable to employees of the AGENCY, and CVUSD  
24 agrees to hold the AGENCY harmless from any claims made against the  
25 AGENCY based upon a contention by a third party that an employer-employee  
26 relationship exists. The AGENCY will not withhold any taxes imposed upon  
27 CVUSD or its employees or consultants. CVUSD is responsible to pay any  
28 taxes imposed upon it and to withhold any applicable taxes from its employees  
or consultants. CVUSD shall be fully responsible for the satisfaction of any and  
all obligations with respect to any person or entity that the Consultant retains,  
employs, or contracts with to assist in its performance of its duties under this  
Agreement.

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**Section 17. Execution in Counterparts.** This Agreement may be executed in counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same document.

**Section 18. Captions.** The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions of this Agreement.

**Section 19. Representation by Counsel.** Each party hereto has had the opportunity to seek the advice of counsel of its choosing concerning this Agreement. This Agreement is to be deemed as to have been jointly prepared by all of the parties hereto, and any uncertainty or ambiguity existing herein shall not be interpreted against any party on the ground that it was the drafter.

**Section 20. Amendments and Modifications.** It is agreed that the rights, interest, understandings, agreements and obligations of the respective parties pertaining to the subject matter of this Agreement may not be amended, modified or supplemented in any respect except by a subsequent written instrument evidencing the express written consent of each of the parties hereto and duly executed by the parties.

**Section 21. Entire Agreement.** This Agreement sets forth the final and complete understanding of the parties. It is understood and agreed that there are no other representations with respect to this Agreement and that this Agreement supersedes all prior discussions, agreements and undertakings relating to the subject matter hereof.

End of Agreement

Signatures on Following Page

1 IN WITNESS WHEREOF, the AGENCY and CVUSD have executed this  
2 Agreement as of the date first above written.

3 **REDEVELOPMENT AGENCY**  
4 **FOR THE COUNTY OF RIVERSIDE**

**COACHELLA VALLEY**  
**UNIFIED SCHOOL DISTRICT**

5 \_\_\_\_\_  
6 Jeff Stone, Chairman  
7 Board of Directors

*Jamie Brown*  
8 \_\_\_\_\_  
9 Jamie Brown, Assistant Superintendent  
10 Business Services

11 **APPROVED AS TO FORM:**  
12 Pamela Walls  
13 Agency Counsel

14 By: \_\_\_\_\_  
15 Deputy

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18 **ATTEST:**  
19 Clerk of the Board

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22 By: \_\_\_\_\_  
23 Deputy

24 (SEAL)  
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**EXHIBIT A - SCOPE OF WORK**  
**JERRY RUMMONDS MEMORIAL COMMUNITY & SENIOR CENTER**  
**RENOVATION PROJECT**

**Project Description**

The Jerry Rummonds Memorial Community & Senior Center is located at 87-299 Church Street in the unincorporated community of Thermal. The site and facility are owned by the Coachella Valley Unified School District. The facility is used for a variety of community and public activities. Uses include: cooling center, senior center, community council meetings, polling place, etc. The facility has been in use for many years and is in need of renovation. The project scope includes exterior and interior improvements, façade improvements and repairs, interior painting and repairs, landscape and walkway improvements, monument sign and lighted flagpole, furnishings and equipment. The following is a breakdown of the scope by trade:

**Carpenter:**

Construct 7'-6" high drywall partitions, Laminating drywall to existing block walls, Provide and Install new Tek-Wood Siding at Exterior, Provide and install new exterior and interior doors, Provide and Install new door closures on restrooms, Replace fascia boards, Provide and Install new weather stripping, Demo concrete and Flag Pole, save Flag Pole for reuse, Repair restroom ceiling- Drywall Repair, Install new flagpole at new monument sign

**Landscaping:**

Remove Grass around new monument sign and adjacent to walk way, Provide and plant new vegetation, Rework sprinklers, Provide and install colored gravel at New and Existing planters

**Concrete:**

Provide and Install new stamped and stained concrete at walkway, Form and Pour concrete for monument sign, provide and Install new low block wall w/ with top cap

**Electrician:**

Provide and install new fly-fans, Provide and install new light for new monument sign, Relocate / rework surface mounted conduits, Provide and install misc. electrical at new office and store rooms, Provide and install new exterior lighting at planters

**Plumbing:**

Provide and install new water heater, Provide and install new high / low drinking fountain, Change hot to cold water at soap dispenser, Provide and install garbage disposal

**Flooring:**

Provide and install new carpet and base, Patch/ Repair sheet vinyl flooring in kitchen

**Painting:**

Stain Tek-Wood Siding, Prep and paint new and existing fascia, Prep and paint balance of exterior, Prep and paint interior walls and restroom ceilings, Install liquid chalk wall covering over new drywall, Install tackable wall covering over new drywall

**Metal fabricator:**

Fabricate and Install new awnings, Fabricate and install new monument sign

**Furniture / Equipment**

**PROJECT GRAND TOTAL**

**\$230,000.00**