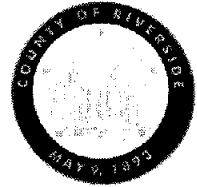


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



974

FROM: Economic Development Agency

SUBMITTAL DATE:
May 26, 2010

SUBJECT: Big League Dreams Perris Valley Sports Park – Award of Construction Contract

RECOMMENDED MOTION: That the Board of Supervisors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a) Big League Dreams Perris Valley Sports Park (Project) is of primary benefit to the Romoland sub-area of the Interstate 215 Redevelopment Project Area (Project Area) by helping to eliminate physical blighting conditions within the project area by providing needed recreational facilities;
 - b) No other reasonable means of financing the cost of the Project are available because current economic conditions are such that general County revenues are insufficient to provide such facilities;

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 24,900,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Interstate 215 Corridor Redevelopment Project Area Capital Improvement Funds – Romoland Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer L. Sargent

County Executive Office Signature

Jennifer L. Sargent

Review by CIP TEAM
 DATE 5/24/10
 Departmental Copy
 Christopher Haas
 MICHELLE CLACK
 FORM APPROVED COUNTY COUNSEL

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 4.8 & 9.8 of 12/22/09; 3.54 & 4.5 of 1/15/08; 3.10 & 4.5 of 12/11/07

District: 5

Agenda Number:

3.20

RECOMMENDED MOTION: (Continued)

- c) The payments of funds for the cost of the Project is consistent with the Implementation Plan for the Project Area and is necessary to effectuate the purpose of the Project Area's Redevelopment Plan which calls for the elimination of blighting conditions within the Project Area by providing such improvements to the community and encouraging economic growth; and
2. Consent to payment of the project costs by the Redevelopment Agency.

BACKGROUND:

On December 22, 2009, the Board of Directors approved the plans and specifications for the Big League Dreams Perris Valley Sports Park (Project) located on a 35.45 acre site in the City of Perris, County of Riverside. The Project will consist of the following: six lighted softball/baseball fields, two outdoor arena-type soccer fields, a full service restaurant, snack bar, two tot-lot play areas, batting cages, two open turf areas, administrative offices, a maintenance building, parking, lighting, landscaping, and all necessary related improvements. Four of the six fields will be "replica" fields and are designed to look like scaled down versions of Dodger Stadium, Angel Stadium, Yankee Stadium, and Fenway Park. Primary access to the Project will be off of Trumble Road which is at ultimate width but will require driveway and median modifications. The Trumble Road median will be modified to accommodate a left turn lane on the southbound side. Sherman Road and Mapes Road will be widened to ultimate width with sidewalk, curb, and gutter improvements. A twelve inch recycled water line extension will be constructed along the Project frontage in Mapes Road and will provide the site with low-cost irrigation.

On April 13, 2009, 20 bids were received. Two bid protests were received from USS Cal Builders and Edge Development, Incorporated. A summary of the protests and the Agency's response to those protests can be found in Attachment "A" (Summary of Bid Protests and Recommended Findings) of the companion item.

The Agency and County Counsel have reviewed the protest information and conclude the protest issues do not warrant rejection of the low bidder and it is appropriate to proceed with the award to Solpac Construction, Incorporated. Therefore, it is recommended that the Board find that the low bid by Solpac Construction, Incorporated is responsive and award the construction contract to that company in the amount of \$19,935,225.

The Agency solicited proposals for construction management. Based on the proposals received, GKK Works was selected for construction management (includes geotechnical and special inspections). In addition, it is necessary to retain the services of Moore Iacofano Goltsman, Inc. for architectural construction administration services based on the fact that they were the lead consultant throughout the design and bidding phases.

Staff recommends that the Board approve the recommended motions so the agency can move forward with the construction of the improvements.