

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

929



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
April 28, 2011

**SUBJECT:** Temescal Valley Sports Park Project – Award of Construction Contract & Total Project Budget

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

1. Conduct a public hearing in accordance with Health and Safety Code Section 33679;
2. Approve and direct the Auditor-Controller to make the following budget adjustments as shown in Schedule A;
3. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
  - a. The Temescal Valley Sports Park Project is of benefit to the El Cerrito/Temescal Canyon Sub-Area of the 1-1986 Redevelopment Project Area by assisting in the elimination of physical and economic blighting conditions in the vicinity of the El Cerrito/Temescal Canyon Sub-Area by providing a new sports park facility;

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

**FINANCIAL DATA**

|                               |              |                         |         |
|-------------------------------|--------------|-------------------------|---------|
| Current F.Y. Total Cost:      | \$ 9,837,567 | In Current Year Budget: | NO      |
| Current F.Y. Net County Cost: | \$ 0         | Budget Adjustment:      | YES     |
| Annual Net County Cost:       | \$ 0         | For Fiscal Year:        | 2010/11 |

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

|   |   |                                     |
|---|---|-------------------------------------|
| <b>SOURCE OF FUNDS:</b> Quimby CSA 152B Funds & 1-1986 Redevelopment Project Area Capital Improvement Funds – El Cerrito/Temescal Canyon Sub-Area | <b>Positions To Be Deleted Per A-30</b> | <input type="checkbox"/>            |
|   | <b>Requires 4/5 Vote</b>                | <input checked="" type="checkbox"/> |

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

**County Executive Office Signature**

BY: *Elizabeth J. Olson*  
Elizabeth J. Olson

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: *Samuel Wong*  
 DATE: 5/10/11  
 SAMUEL WONG  
 REVIEWED BY CIP  
 DATE: 5/10/11  
 MARSHA L. VICTOR  
 FORM APPROVED COUNTY COUNSEL  
 BY: *Marsha L. Victor*

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

Prev. Agn. Ref.: 3.18 of 2/8/11; 9.6 of 11/9/10

District: 1

Agenda Number:

9.5

**RECOMMENDED MOTION:** (Continued)

- b. No other reasonable means of financing the project are available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the project; and
  - c. The payment 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 construction of park and recreational facilities.
4. Approve and authorize the Chairman to execute the attached agreement between the County of Riverside and the Redevelopment Agency for the County of Riverside providing \$6,305,173 in redevelopment funds for the construction of the Temescal Valley Regional Sports Complex;
  5. Consent to the expenditure of Redevelopment funds for the project;
  6. Approve Addenda 1 through 5 to the project plans and specifications issued prior to the February 17, 2011 bid opening;
  7. Award to, and approve the construction contract with, Soltek Pacific Construction Company for the construction of the Temescal Valley Regional Sports Park in the amount of \$7,104,074 and authorize the Chairman of the Board to execute the agreement on behalf of the County;
  8. Approve and authorize the Chairman to execute the attached Second Amendment to the Landscape Architectural and Engineering Services Agreement with David Evans and Associates, Inc., for construction management services in the amount of \$335,360;
  9. Authorize the Assistant County Executive Officer/EDA to administer the Second Amendment in accordance with applicable Board policies;
  10. Approve the total project budget of \$9,837,567; and
  11. Delegate project management authority for this project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies.

**BACKGROUND:**

The Temescal Valley Regional Sports Park is located in unincorporated Riverside County and within Specific Plan #256 (Sycamore Creek) at 25655 Santiago Canyon Road. The 25-acre sports park facility will include playground areas, picnic areas, two lighted baseball/softball diamond, two basketball courts, one tennis court, seven soccer fields, regional trail, skateboard and dog park. The park will include a parking lot, restroom building, concession stand building, perimeter fencing, landscaping, and other related improvements.

On September 14, 2010, the Board of Supervisors approved the plans and specifications for the project and authorized the Clerk of the Board to advertise for bids. On January 27, 2011, a total of 60 contractors attended the mandatory job walk for the project. During the advertisement period, five addenda were issued to all holders of the bid packages as a supplement to the specifications to

(Continued)

**BACKGROUND:** (Continued)

clarify and modify the approved contract documents. The addenda are attached as Addendum Nos. 1,2,3,4 and 5. On February 17, 2011 at 10:00 a.m., 20 bids were received. Initially, Valley Crest Landscape Development, Inc. was the apparent low bidder. Upon review and a check of the unit price calculations in accordance with the bid instructions, it was determined that Valley Crest was not the low bidder due to an error in a line item calculation. This item cannot be waived as a minor irregularity as requested by Valley Crest Landscape Inc., as ignoring the method of calculation as set out in the bid instructions would give them an economic advantage over the other bidders which is not allowed under applicable law. After review of the bid by Soltek Pacific Construction Company, it was determined that they were the lowest responsive and responsible bidder. Staff recommends that the Board award the construction contract to Soltek Pacific Construction Company in the amount of \$7,104,074.

The Economic Development Agency (EDA) advertised a Request for Qualifications (RFQ) for the selection of a firm to provide Owner's Representative Services during the construction of the project. The RFQ was distributed for the purpose of selecting the most qualified firm for the construction management of the project. A selection committee was formed to review each firm's qualifications and interview selected firms. After reviewing all of the Statement of Qualifications (SOQ's) and conducting interviews, David Evans and Associates, Inc. (DEA) was identified as the firm best suited to provide construction management services. DEA offers particular strengths, experience, and capabilities in providing construction management/owner's representative services for a project with the size and complexity of the project. The Second Amendment will increase the amount of DEA's compensation by \$335,360 for a new not-to-exceed contract amount of \$705,135. County Counsel approved the amendment as to form. The project budget has been programmed as follows:

**PROJECT BUDGET:**

|  |                    |
|--|--------------------|
| Construction                                       | \$7,104,074        |
| Project Management                                 | \$175,000          |
| Inspection and Miscellaneous Costs                 | \$400,000          |
| Utility and Development Fees                       | \$300,000          |
| Construction Management Costs                      | \$335,360          |
| Architectural and Engineering Services Design Fees | \$354,275          |
| MSHCP Fees   | \$178,119          |
| Project Contingency                                | \$990,739          |
| <b>Total:</b>                                      | <b>\$9,837,567</b> |

On November 9, 2010 the Board approved the use of redevelopment funds from 1-1986 Redevelopment Project Area Capital Improvement Funds – El Cerrito/ Temescal Canyon Sub-Area to fund the construction of the project. After further review, there is available funding in Quimby CSA 152B to be used in conjunction with redevelopment funds. Of the available funding, \$3,000,000 is being requested to be used for this purpose.

**SOURCE OF FUNDS:**

|                              |                    |
|------------------------------|--------------------|
| Quimby CSA 152B Funds:       | \$3,000,000        |
| Redevelopment Funds:         |                    |
| a) Design Fees & MSHCP Fees  | \$532,394          |
| b) Construction Fees         | \$6,305,173        |
| <b>Total Project Budget:</b> | <b>\$9,837,567</b> |

(Continued)

**BACKGROUND:** (Continued)

Once the money is allocated, it will be used to pay for construction related services such as general construction costs, owner's representative/construction management fees, testing, inspection and project management fees. Therefore, the source of funds for the total project budget is broken down as follows:

The attached agreement between the County of Riverside and the Redevelopment Agency for the County of Riverside provides \$6,305,173 in 1-1986 Redevelopment Project Area Capital Improvement Funds – El Cerrito/Temescal Canyon Sub-Area for costs related to the construction of the project. County Counsel has approved the agreement as to form. RDA staff recommends the Board approve the agreement to provide funding to the project.

**Schedule A**

|   |             |
|---|-------------|
| <u>Increase Appropriations</u>                  |             |
| 31570-915201-542040 – Building/Capital Projects | \$3,000,000 |
| <u>Use of Fund Balance</u>                      |             |
| 31570-915201-309100 – RSV for Construction      | \$3,000,000 |

**ATTACHMENTS:**

- Agreement between the County of Riverside and the Redevelopment Agency for the County of Riverside;
- Construction Contract between the County of Riverside and Soltek Pacific Construction Company; and;
- Amendment No. 2 to the Landscape Architectural and Engineering Services Agreement.