

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

607



**FROM:** Successor Agency to the Redevelopment Agency

**SUBMITTAL DATE:**  
November 26, 2013

**SUBJECT:** Rancho Jurupa Regional Sports Park – Notice of Cessation, Release of Retention, and Approval of Revised Plans and Specifications, District 2, [\$533,330]

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

1. Authorize the Chairman of the Board to execute the attached Notice of Cessation for ASR Constructors, Inc. as assigned to Federal Insurance Company;
2. Direct the Clerk of the Board to record the executed Notice of Cessation with the Riverside County Clerk and Recorder's Office in accordance with Section 9202 of the Civil Code;
3. Authorize the release of remaining undisputed payments due, up to \$533,330, on the project in accordance with the contract terms and the Notice of Assignment to Federal Insurance Company; and

(Continued)

*Alex Gann*

Alex Gann  
Deputy County Executive Officer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ 533,330	\$ 0	\$ 533,330	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Jurupa Valley Redevelopment Capital Improvement Bond Proceeds (previously approved budget)	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

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

**APPROVE**

BY: *George A. Johnson*  
George A. Johnson

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNCIL  
BY: *Robert Field* (MARSHAL VICTOR)  
DATE: 11/25/13  
Departmental Concurrence

By: *Robert Field*  
Robert Field, Assistant County Executive Officer/EDA  
Riverside County Economic Development Agency/EDA

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 4.2 of 6/25/13; 4.1 of 9/25/12 | District: 2/2 | Agenda Number:

4-1

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

Successor Agency to the Redevelopment Agency

**FORM 11:** Rancho Jurupa Regional Sports Park – Notice of Cessation, Release of Retention, and Approval of Revised Plans and Specifications, District 2, [\$533,330]

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**RECOMMENDED MOTION:** (Continued)

4. Approve the revised plans and specifications for the Rancho Jurupa Regional Sports Park Well Pumping Equipment and Storage Reservoir – Phase 2 and authorize the Clerk of the Board to advertise for bids.

**BACKGROUND:**

**Summary**

On December 14, 2010, the Board of Directors awarded the construction contract for the Rancho Jurupa Sports Park to ASR Constructors, Inc. (ASR) in the amount of \$9,659,000 and a Notice to Proceed was issued. During construction, three change orders were issued in the total accumulated amount of \$69,399 for a new construction contract amount of \$9,728,399.

During design of the Rancho Jurupa Regional Sports Park (Park), and in coordination with Rubidoux Community Services District (RCSD), it was determined that due to the water shortage in the area, there was insufficient supply and the use of non-potable ground water would be appropriate for the Park. In order to provide the necessary water, a new well was required as part of the Park project. The well work consists of a new irrigation water well, pumping plant, irrigation water storage reservoir and irrigation booster station to feed the necessary non-potable ground water to the Park.

In order to provide the well for the Park, the well project required completion in two separate phases; Phase 1 for the exploration to determine if the well site provided adequate amount of water volume and pressure to act as the main non-potable water source to the Park, and Phase 2 to install the permanent pumping equipment and water storage reservoir.

On June 29, 2010, the Board approved the plans and specifications for the Rancho Jurupa Regional Sports Park Well Pumping Equipment and Storage Reservoir Project (Phase 1) for the drilling of the well and authorized the Clerk of the Board to advertise for bids. On October 5, 2010, the Board of Directors awarded the construction of Phase 1 for the well to Bakersfield Well & Pump Company. Phase 1 was successfully completed and a Notice of Completion was filed on May 1, 2012.

On July 26, 2011, the Board approved the plans and specifications for Phase 2 of the Well Pumping Equipment Project for the installation of the permanent well pumping equipment and water storage reservoir and authorized the Clerk of the Board to advertise for bids. The advertisement for bidding was placed on hold due to the uncertain status of the Redevelopment Agency (Agency). Staff negotiated with Federal Insurance Company in an effort to have Phase II completed under the original construction contract; however, difficulties in the transition of the role of the general contractor ultimately derailed that effort.

(Continued)

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**BACKGROUND:**

**Summary (continued)**

Staff therefore recommends the Board approve the motions to execute the Notice of Cessation and release any undisputed retention of the project in accordance with the contract terms. A recorded Notice of Cessation begins the 35-day lien period after which no stop notices may be issued by ASR's subcontractors, vendors, and suppliers.

This Board action will release the remaining undisputed contract retention funds up to \$533,330 to ASR Constructors surety, provided all outstanding issues can be resolved by the Agency and the surety without requiring additional Board action. This amount is included in the Recognized Obligation Payment Schedule 13-14A (ROPS) for the period of July 1, 2013 through December 31, 2013, as provided by the Oversight Board and the California Department of Finance, and will be processed in accordance with the terms of the original construction contract.

Staff also recommends approval of the revised plans and specifications for the Rancho Jurupa Regional Sports Park Well Pumping Equipment and Storage Reservoir project, Phase 2, and allow the Clerk of the Board to advertise the Notice Inviting Bids.

The completion of the Well Pumping Equipment and Storage Reservoir project, Phase 2, is part of the Rancho Jurupa Regional Sports Park project and is a critical component to the survival of the newly constructed Park as this is the only source of irrigation water supply adequate to feed the Park.

**Impact on Residents and Businesses**

The Ranch Jurupa Regional Sports Park is heavily utilized on a daily basis by the surrounding community and soccer clubs throughout the area. In order to maintain the viability of this busy and thriving park, it is imperative to have the permanent water supply and service. This Board action will allow the county to move forward with completing the final critical phase of the Park.

**SUPPLEMENTAL:**

**Contract History and Price Reasonableness**

The Ranch Jurupa Regional Sports Park was publicly bid and ASR Constructors, Inc. was the low bidder for the construction of the Rancho Jurupa Regional Sports Park project.

**Additional Fiscal Information**

(Commences on Page 4)

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**Additional Fiscal Information**

<b>NUMBER</b>	<b>AMOUNT</b>	<b>PERCENT</b>	<b>DESCRIPTION</b>
Base Contract	9,659,000	0.00%	Publicly bid and ASR Constructors, Inc. was the low bidder for the construction of the Rancho Jurupa Regional Sports Park project
Change Order No. 1	32,597	0.34%	Unforeseen conditions required sub grade stabilization measures and additional requirements from SCE. Price agreed upon was fair and reasonable.
Change Order No. 2	-7,577	-0.08%	County requested change to install temporary well equipment and credit for shade structure substitution. Price agreed upon was fair and reasonable.
Change Order No. 3	44,379	0.46%	County requested change to add fencing and for temporary tank rental fees. Price agreed upon was fair and reasonable.
<b>TOTAL</b>	<b>\$9,728,399</b>	<b>0.72%</b>	

Attachments:

Notice of Cessation for ASR Constructors, Inc.  
Specifications

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**

RIVERSIDE COUNTY CLERK OF THE BOARD  
P. O. BOX 1147 – RIVERSIDE, CA 92502

**THIS SPACE FOR RECORDERS USE ONLY**

**NOTICE OF CESSATION**

(California Civil Code §§ 9202 – Public Works)

To be recorded with County Recorder.

**Notice is hereby given by the undersigned owner, a public entity of the State of California, that a public work of improvement has been completed, as follows:**

**Project title or description of work:** Rancho Jurupa Regional Sports Park (ED1206005012)

**As of the 3 day of October, 2013, there has been a continuous cessation of labor upon the herein described work of improvement for at least 30 days and continuing until the date of recordation of this Notice of Cessation.**

**Nature of owner:** Public Entity

**Interest or estate of owner:** In Fee

**Address of owner:** Clerk of the Board of Supervisors, County Administrative Center,  
4080 Lemon St., Riverside, CA 92501

**Name/address of direct contractor:** Federal Insurance Company,  
15 Mountain View Road, Warren, New Jersey 07059-1616

**Street or legal description of site:** 5249 Crestmore Road, Jurupa Valley CA 92509

**Dated:**

Owner: Successor Agency to the Redevelopment Agency  
for the County of Riverside  
(Name of Public Entity)

By: \_\_\_\_\_  
John J. Benoit, Chairman, Board of Supervisors

**STATE OF CALIFORNIA )**

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**COUNTY OF RIVERSIDE )**

I am the Chairman of the governing board of the Successor Agency, the public entity which executed the foregoing notice and on whose behalf I make this verification; I have read this notice, know its contents, and the same is true. I certify under penalty of perjury that the foregoing is true and correct.

ATTEST: Kecia Harper-Ihem, Clerk

Executed at Riverside, California on \_\_\_\_\_

By: \_\_\_\_\_  
Deputy

John J. Benoit, Chairman, Board of Supervisors