



**REPORT TO SUCCESSOR AGENCY OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LAKE ELSINORE**

TO: Honorable Chair and Successor Agency Board Members

FROM: Grant Yates, Executive Director

Prepared by: Jason Simpson, Assistant Executive Director

DATE: February 12, 2019

SUBJECT: Professional Services Agreement Between Prostaff LLC and the Successor Agency of the Redevelopment Agency of the City of Lake Elsinore for Project Management and Construction Management Services for Successor Agency Capital Repair Projects

Recommendation

Approve and authorize the Executive Director to execute an agreement by and between ProStaff LLC and the Successor Agency in an annual amount not to exceed \$85,000.00 for project management services on Diamond Stadium Capital Repair Projects, in final form as approved by Agency Counsel.

Background

The former Redevelopment Agency constructed the Diamond Stadium as a redevelopment project to stimulate redevelopment activities in the "Back Basin" area of the City consistent with the Redevelopment Plan for the Rancho Laguna Redevelopment Project No. III. Since the dissolution of the former Redevelopment Agency, the use of Real Property Tax Trust Funds (RPTTF) to maintain the Diamond Stadium has been listed on the Successor Agency ROPS and recognized as an enforceable obligation by the former Oversight Board to the Successor Agency, the Riverside Countywide Oversight Board and DOF.

The Stadium Interim Management Agreement and the amendments thereto ("Interim Agreement") provide for the efficient and cost effective management, maintenance and operation of the Stadium by the Storm. Under the Interim Agreement, the Successor Agency continues to be responsible for all Capital Repairs and alterations consistent with the underlying Stadium Operations Contracts. In approving the Interim Agreement and the respective ROPS itemizing the allocation of RPTTF, the Oversight Boards have authorized and directed the Executive Director of the Successor Agency to take all actions and sign any and all documents necessary to implement, effectuate and administer the Successor Agency's obligations and duties to be performed pursuant to the Interim Agreement.

The Successor Agency has been utilizing the project management services of ProStaff LLC on Diamond Stadium rehabilitation. These services have recently produced an improved and redesigned Diamond Stadium HVAC system. Throughout the project, ProStaff LLC has worked with the manufacture, Mitsubishi Inc., and has provided valuable technical field analysis to ensure the final outcome meets or exceeds the demands of the facility. This is a state-of-the-art HVAC system which retains many efficiencies, operational flexibilities, advanced system controls, and superior performance. Also, working closely with Storm Staff additional work has been completed to include the below list of projects:

Stadium Seating Bowl ADA Viewing Upgrade
Stadium Concession Stands I & II Department Health Compliant Remodel
Stadium Left Field Seating Platform and ADA
Stadium Parking Lot Resurfacing
Diamond Club Lighting & Ceiling Project

With very limited production time surrounding a sensitive baseball and event schedule, close coordination and advance planning has enabled this work to be completed on time for the all of the baseball opening day festivities.

Discussion

ProStaff LLC is currently working in advance of the commencement of the 2019 baseball season. Several projects will be delivered before the 2019 season opener and these projects include:

Stadium Outfield Restroom and Rehab Facility (OHSA Compliance)
Diamond Club Flooring and Furnishing Remodel (Health Code)
Stadium Painting Project
Stadium Roofing Project
Stadium Security System Project
Stadium Sewer and Storm Drain Lift Stations

Fiscal Impact

The approved Successor Agency ROPS 18-19B includes sufficient RPTTF to cover project management services for the capital repairs itemized in the Interim Agreement for the period ending June 30, 2019 and the ROPS 19-20 includes a request for RPTTF to cover these costs for the period of July 1, 2019 through June 30, 2020.

Attachments

A – Professional Services Agreement