

# Item #23

## APPROVE FUNDING FOR THE RED HILL COMMUNITY PARK PROJECT (2006 BOND)

### DISCUSSION/ACTION ITEM

Board of Trustees

May 6, 2008

**BOT APPROVED**

May 6, 2008

### Approve Funding for the Red Hill Community Park Project

#### Background

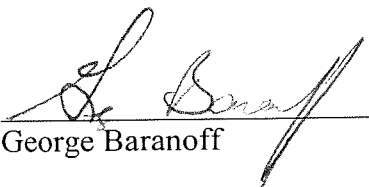
As a result of the limited site area at the Drake campus, the existing field areas are limited and are not able to accommodate the athletic program of the District. To address this, the 2006 Bond Master Plan included development of the Red Hill Fields. This is a joint-use improvement project overseen by the Red Hill Community JPA. The Tamalpais Union High School District has two representatives on the JPA Board. The construction documents have been approved by DSA and the bid opening was held on April 24, 2008. There were six bidders and the lowest, responsive, bid was Michael Paul Construction with a bid of \$1,538,700. The amount of this bid does not include field turf or the restroom, both of which will be purchased separately. Based on the bid results, the total development cost for Phase I of the project is \$2.9 million including soft costs and contingency. The current Bond budget designated \$825,000 toward this project. Staff estimated that the additional required funds needed from the Tamalpais Union High School District for this project will not exceed \$1,375,000 for a total of \$2.2 million dollars. The JPA has commitments to fund the balance.


#### Fiscal Impact

The estimated total cost for this project is \$2.9 million dollars. Up to \$2.2 million of 2006 Bond funds will be used for this project.

#### Recommendation

That the Board approve additional funding in the amount of \$1,375,000 for the Red Hill Community Park project. The total amount of 2006 Bond funds for this project is not expected to exceed \$2.2 million dollars.

Prepared by:   
George Baranoff

Approved by:   
Bob Ferguson

**RED HILL COMMUNITY PARK BID RESULTS**  
**April 24, 2008**

<b><u>BIDDER</u></b>	<b><u>AMOUNT</u></b>
Michael Paul Co.	\$1,538,700
Ghilotti Bros..	\$1,747,767
Magioria & Ghilotti	\$1,894,894
Ghilotti Construction	\$2,026,260
O.C. Jones	\$2,183,700
North Bay Construction	\$2,345,500

Proposed terms of purchase by the Tamalpais Union High School District (TUHSD) from the Ross Valley School District (RVSD) of field portion of the former Red Hill School site

Subject property: The Red Hill school site would be split into two areas, the field (park) portion and the remaining portion on which the District office and school buildings are located. The dividing line would be more or less the line of the current green fence separating the District Office and the field. This is the same property already covered under the September 2003 Lease Agreement between the RVSD, as lessor, and the TUHSD and Town of San Anselmo, as lessees, regarding the Red Hill Community Park.

Terms of purchase: The RVSD would sell the Red Hill field to the TUHSD for a nominal price of One Dollar (\$1.00).

RVSD Option to Repurchase: The RVSD would have the option to repurchase the property from the TUHSD at any time upon one year's notice, if it decides to reopen the Red Hill school. The purchase price would be One Dollar (\$1.00). In the event the RVSD repurchases the site, the TUHSD would continue to have the right to use the Red Hill field during defined use times. These defined use times would be the same or substantially the same as those now agreed to in the Lease Agreement (after school and limited Saturday use during the TUHSD school year). Since other public and privately donated funds would also be used to construct the field/park, the RVSD would also agree that in the event it repurchases the field, the field would continue to be useable for public recreation purposes to substantially the same extent as under the "use agreement" provisions of the Lease Agreement.

Conditions to Purchase: The purchase by the TUHSD would be subject to approval by the RVSD and TUHSD boards and execution of a definitive purchase agreement.

Expenses: The only expenses incurred by the RVSD would be those associated with review by its counsel of the proposed terms of a purchase agreement to be drafted by TUHSD counsel. The TUHSD would bear any other expenses associated with completion of the transaction.

Prepared by John D. Wright, TUHSD Board of Trustees, April 2008