

**California City**  
**X City Council,     RDA,     Planning Commission**  
**Staff Report**  
**City Manager**  
June 14, 2006

Status: X Routine     Closed Session

Meeting Date: June 20, 2006

Item: Property Exchange Agreement

**Background:** As previously reported staff has been negotiating the transfer of city property in exchange for construction of a sports arena in Central Park.

The City owns approximately 50 acres of property (Parcel number xxx), which has been declared surplus property on September 20, 2005. This parcel was appraised at \$10,000 per acre by a professional appraiser for a total valuation of \$500,000.

Eagle International, Inc. has proposed constructing a sports arena in Central Park, in exchange for parcel number 227-010-05, for a valuation of approximately \$565,000.

The City applied for and was awarded a grant, in the amount of \$34,287 from the State Roberti-Z'burg-Harris Nonurbanized Area Need-basis Program for construction of new restroom facilities in Central Park. Additional funding from private sources was committed at \$8571. In-kind contributions from the City amount to \$10,000. Cash funding from the City is in the amount of \$7142. The total grant and matching funds is \$60,000. The state has tentatively agreed to allow the grant funds to be used for restroom facilities located as a part of the new sports arena facility.

Eagle International is prepared to move forward with this project based upon the attached "deal points" which shall be articulated in an official development agreement prepared by legal counsel.

**Critical Timelines:** Time is of the essence for establishing facilities that will accommodate the needs of youth and other citizens of California City. Approval of these deal points will allow the developer to proceed forward with acquiring structural materials and detailed design work for the project.

**Recommendation:** Approve the land/sports arena swap in concept, directing staff to prepare transfer documents which correspond with these points.

Council adopt "Motion to approve the land/sports arena transfer directing staff to prepare official documents consistent with this staff report".

**Fiscal Impact:** Approximate \$565,000 facility improvement.  
Transfer of \$500,000 in property

**Environmental Action:** Environmentally exempt.

NB2.

# PROPERTY EXCHANGE AGREEMENT

## Deal Points

### 1. Purpose.

Under this Agreement, the City will convey property to Eagle in consideration for Eagle's agreement to construct City's sports center.

### 2. Description of Property.

The real property which Eagle shall construct, herein "Sports Arena," is described on Exhibit "A" attached hereto and incorporated by this reference. The unimproved real property which the City will convey to Eagle, herein "unimproved parcel," is described in Exhibit "B" attached hereto and incorporated by this reference.

### 3. Consideration.

Eagle shall expend not less than \$565,000 on the construction of a Sports Arena. City shall expend up to \$65,000, from grant funding, on the construction of the Sports Arena.

City shall convey the unimproved parcel, which has an appraised value of \$500,000, to Eagle in consideration of Eagle's construction of a Sports Arena.

### 4. Construction Specifications.

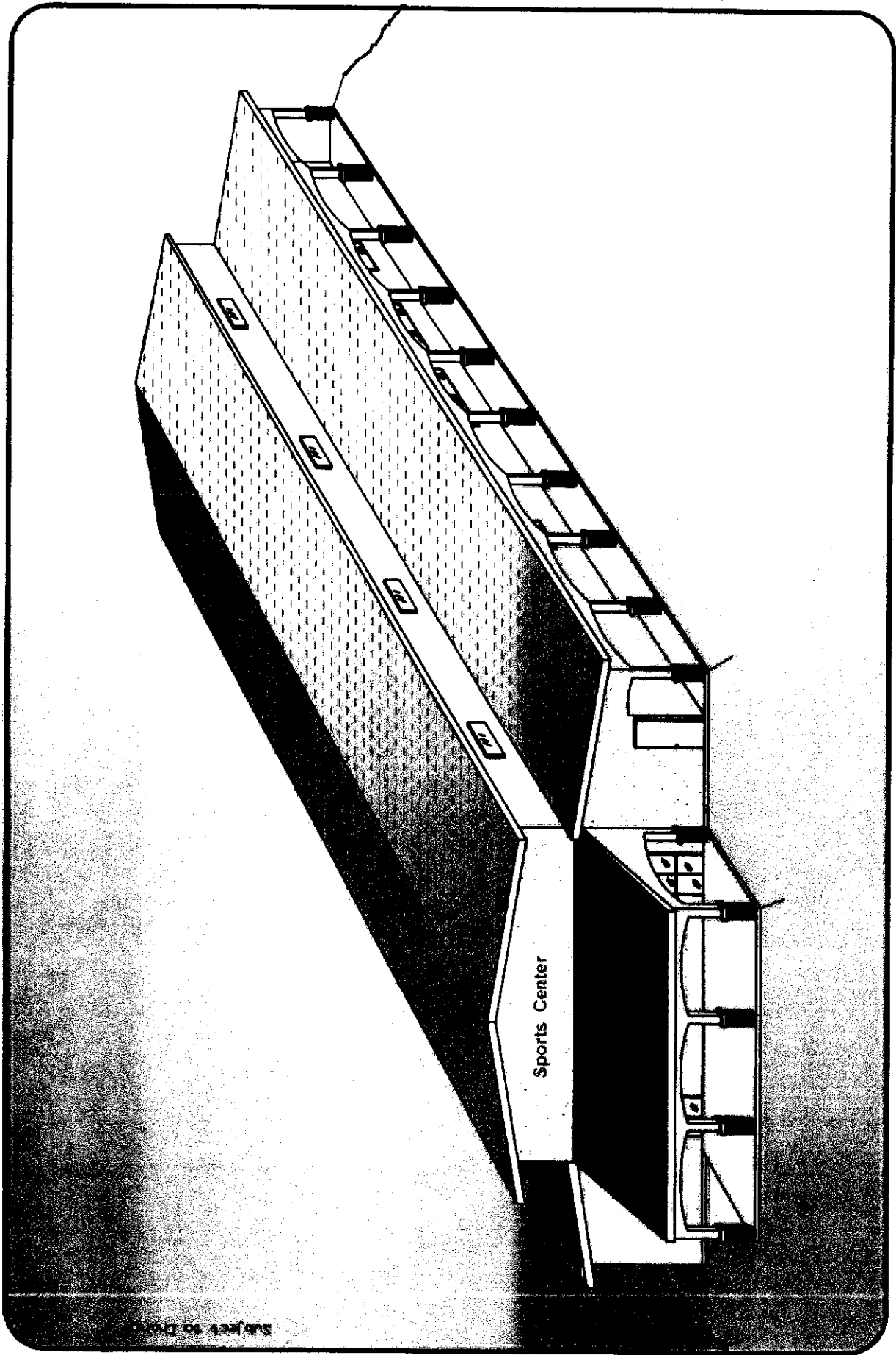
Eagle shall construct the Sports Arena in accordance with the plans and specifications attached as Exhibit "C" and incorporated by this reference. The Sports Arena shall be constructed within \_\_\_\_\_ days after the date of this Agreement.

### 5. Unimproved Property.

The unimproved parcel shall be conveyed to Eagle within thirty days after the Sports Arena construction has been completed according to the terms and conditions of this Agreement.

- Exterior: Colored 2 coat stucco by Diamond  
All windows are Insulated Low E White Vinyl  
Service Windows are Tempered Glass  
Double Doors by US Aluminum Door 5'-0" with Lock Sets Self Closure  
Single Doors: Steel Primed and Enamel accented with light door, with  
Commercial dead bolt locks, automatic ADA Doors NIC
  
- HVAC: F/A Natural Gas w/Coil Heating w/SEER12 2 Offices and Game Room  
4 Zone Floor HWH PEX Piping Installed-Ready for Pumps and HW Boiler  
Main Floor Gym Area utilizes Evaporative Coolers. Bathroom Fan and  
other HVAC Curbs and Structure Installed for Future Equipment
  
- Floor Finish: Main Office and Game Room Only 12"x12" Vinyl Commercial Tile.  
All Other Floor Areas NIC
  
- Interior Doors: Commercial Steel Panel Painted White with Commercial Locks  
ADA Fixtures NIC Bathrooms being designed by Architect Requires grant  
to finish bathrooms and any ADA needs in building
  
- Interior Ceilings: Main Office, Game Room and Hallways Ceiling Textured knock down  
w/PVA and Flat White. All other Rooms are Unfinished
  
- Interior Walls: Main Office, Game Room, Main Gym Area and Hallway Walls Textured  
w/PVA and Semi Gloss. All other Rooms are Unfinished
  
- Secondary Heat Source: Natural Gas Fired Roof Units NIC
  
- Plumbing Fixtures: Rough In Only  
Fixtures and Valves NIC
  
- Electrical & Fixtures: (1) Main ~ 225 AMP ① Phase Panel Minimal Rough In to Main Office,  
Game Room and Hallways Only and All Required Exit lights, Fixtures and  
Lights in Main Office and Game Room and Hallways Only. All other  
Rooms NIC
  
- Communications: Cable & CAT 5 Conduits installed in Main Office and Game Rooms  
Security Conduit in Hallways only. All other Rooms NIC Access Panels  
Located In Mechanical Room
  
- Landscaping: None-NIC
  
- Garage Door: Single 10'x10' Steel Finished Painted Insulated Roll up Service Door  
w/Chain

"SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE"

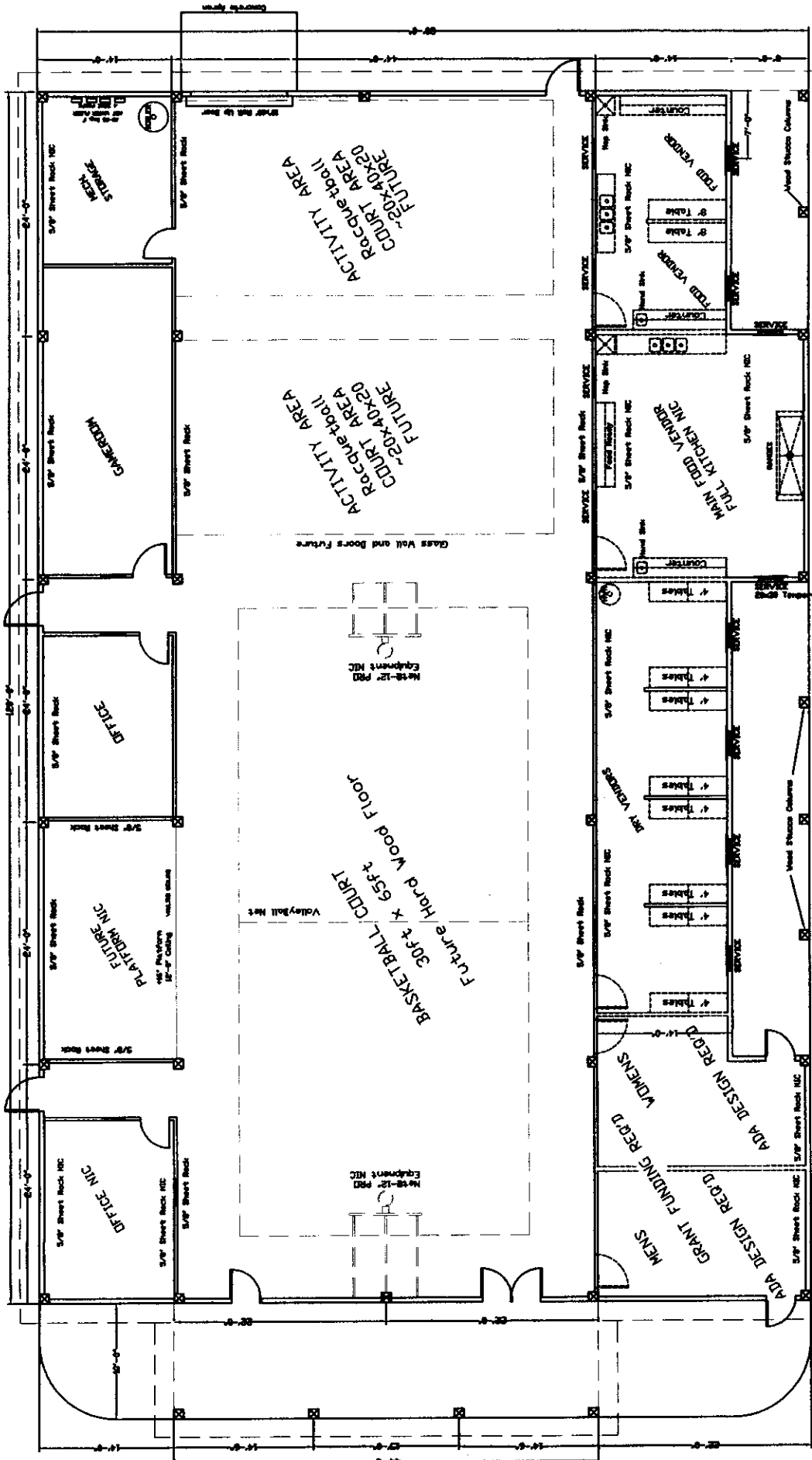


Subject to Order

EXHIBIT "A"

NOTE: BLUE COLOR INDICATES UNFINISHED ROOMS and AREAS NIC

Subject to Change



9,024 sq. ft Total Building Area  
1,016 sq. ft Shade Covered Areas

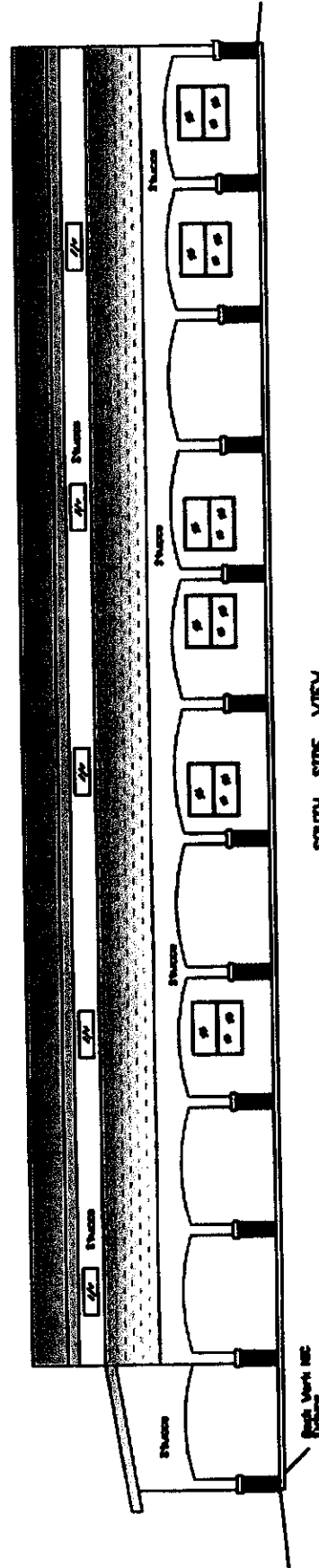
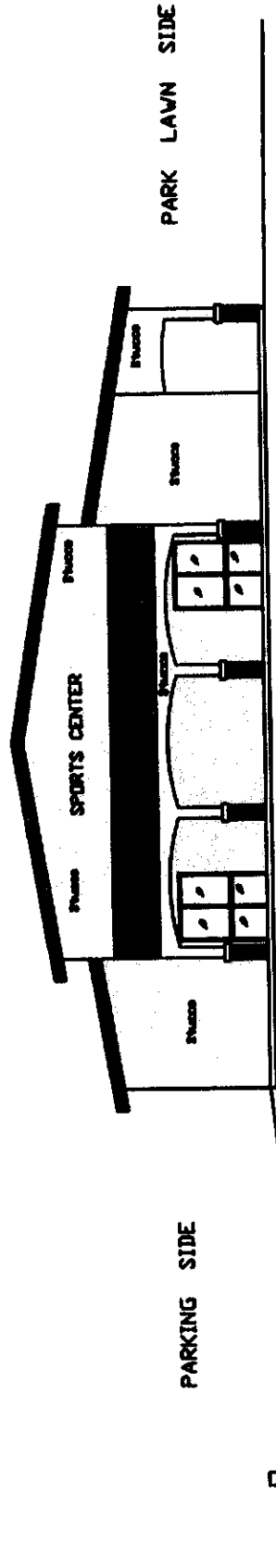
CALIFORNIA CITY SPORTS CENTER CONCEPT PLAN

NOTE: BLUE COLOR INDICATES UNFINISHED ROOMS and AREAS NIC

Overhang Shown

6-05-06

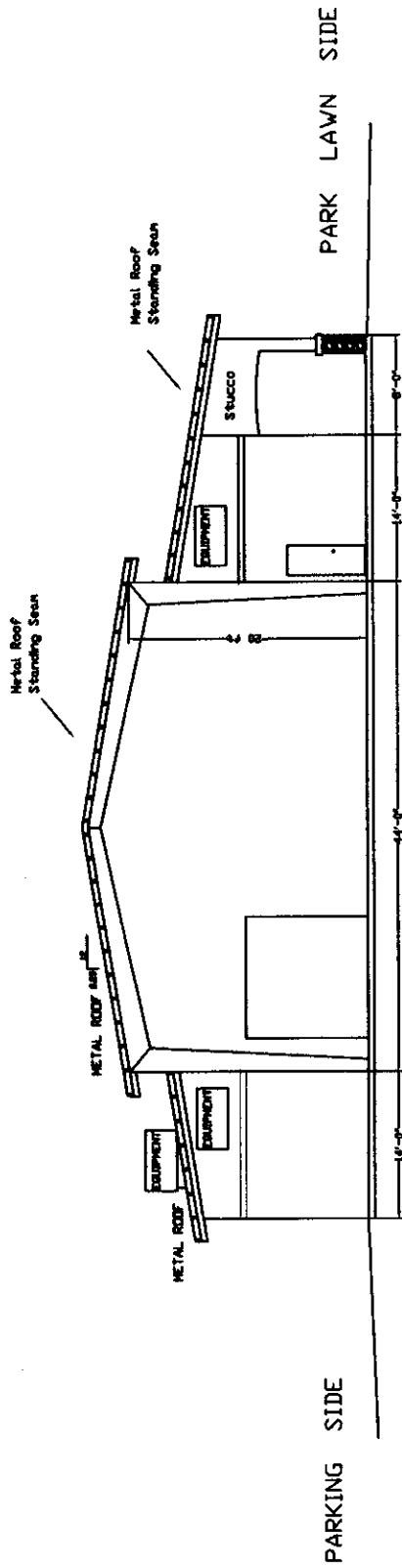
Subject to Change



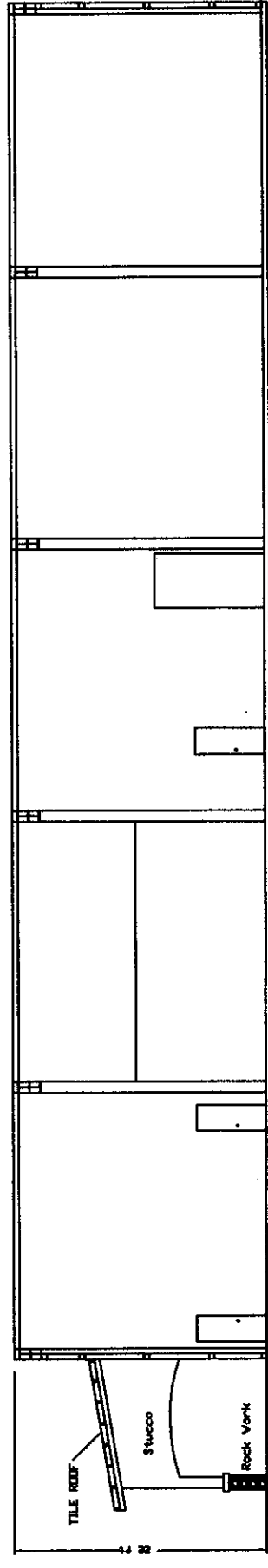
SPORTS CENTER CONCEPT PLAN



Subject to Change



SECTION A



SECTION B

SPORTS CENTER CONCEPT PLAN

**Eagle International, Inc.**  
**PO Box 2723**  
**California City, CA 93504**

**SPORTS CENTER BUILDING COST ESTIMATE SHEET**

<b>ITEM</b>	<b>COMMENTS</b>	<b>ESTIMATES</b>
Engineering, Architectural Plans		12,500
Site Security Fencing		3,000
Site & Foundation		75,750
Floor Slab Insulation		3,750
HWH Slab Heating 4 zones		22,250
Structural Components/Windows & Doors		201,700
Construction Erection		98,500
Insulation Packages		30,450
Plumbing Rough under Slab		15,500
Heating HVAC Rough & Future Equipment Curbs		26,200
Electrical rough, Main Panel & Rough in Office, Hall, Exit Lights & Limited Fixtures		12,750
Interior Sheet Rock, Doors & Trim		21,250
Paint Interior		6,250
East Grape Arbor Sitting Area Remodel		3,750
Equipment Rentals		3,250
Exterior Insulation Stucco Finish		32,000
<b>TOTAL ESTIMATED COSTS</b>		<b>\$568,850</b>

6-7-2006

