PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director
DATE: June 8, 2010
SUBJECT: Award of Contract Number 200260 for the Rock Creek Plaza Phase III Public Improvements

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ACTION REQUESTED

Adopt a resolution awarding contract number 200260 to the lowest responsible and responsive bidder, Western Engineering Contractors, Inc., in the amount of $844,245.66 for construction of the Rock Creek Plaza Phase III Public Improvements, authorizing the Redevelopment Deputy Director or his designee to execute the construction contract on behalf of Placer County Redevelopment Agency, and authorizing the Redevelopment Deputy Director or his designee to approve and sign contract change orders up to ten percent of the awarded contract amount.

BACKGROUND

Rock Creek Plaza was originally built in 1980. From that time until the latter part of 2008, the center had never been substantially remodeled or updated. Auburn Plaza Co., Ltd. (Developer) was granted a Conditional Use Permit by the County in October 2007 to begin remodeling the center (Project). Phases I and II of the Project are now complete and include parking lot improvements and remodeling of the majority of the center facades, with new tenants, Petco, Best Buy and BevMo!, anchoring space previously occupied by the Ralph's grocery store.

On September 9, 2008, the County Board authorized the execution of a Community Development Agreement (CDA) between the County and Developer which outlines the roles and obligations of each party in implementing a $1,804,906 Community Development Block grant (CDBG) awarded by the State for this Project. The County is required to utilize the funds to construct public improvements such as landscaping and sidewalk improvements along State Highway 49 and Bell Road, adjacent to the commercial center. Subsequent to the County receipt of the CDBG funds, the Redevelopment Agency (Agency) Board and County Board approved a Subrecipient Agreement which allocated the grant funds to the Agency in order to implement the Project.

At the September 9, 2008 meeting, the County Board also authorized the Agency to act on behalf of the County as project managers for the design and construction of the public improvements. Section 7.6 of the CDA memorializes this arrangement in which the Agency will act on behalf of the County in connection with the bidding, award, and management of construction of the public improvements and the administration of the CDBG Grant.

The Agency adopted Placer County Code Chapters 1-40 in 1991 by resolution 91-329 and the Placer County Purchasing Policy Manual in 2006 by resolution 2006-41. On April 27, 2010, the Agency Board approved the plans and specifications for the Project and authorized the Agency to solicit bids for the Project. Western Engineering Contractors, Inc. was the lowest and most responsive bidder. A copy of the Procurement Memo and Plan Holders list is attached to this Agency Board Memo for reference.

The project to be constructed will include new six foot wide sidewalks and landscaping along Highway 49, a new dedicated right turn lane on northbound Highway 49 into the shopping center near Starbucks, demolition and reconstruction of Quartz Drive inside the shopping center, decorative stamped paving in several locations on Quartz Drive, and a new traffic signal interconnect system on Bell Road at the shopping center entrance.

FISCAL IMPACT

On February 26, 2008, the County Board of Supervisors authorized the submission of a grant application to the State of California Department of Housing and Community Development (HCD) CDBG Program for up to $2,000,000 in support of public improvements associated with the remodel of Rock Creek Plaza. The County was successful in its application and was awarded a grant of $1,804,906 from HCD. A Grant Agreement between the County and HCD has been executed.

The Agency's FY 2009/2010 adopted budget allocates CDBG funds to cover the construction cost of this project. There is no impact to the County General Fund.

ENVIRONMENTAL

In compliance with the California Environmental Quality Act, on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the Project including the subject public improvements. A finding of no significant impact under the National Environmental Policy Act was issued March 11, 2008.

Attachments: Resolution
Location Map
Procurement Memo
Plan Holders List

cc: Karin Schwab, Agency Counsel

Before the Placer County Redevelopment Agency Board of Directors County of Placer, State of California

In the matter of:

Awarding contract number 200260 to the lowest responsible and responsive bidder, Western Engineering Contractors, Inc., in the amount of $844,245.66 for construction of the Rock Creek Plaza Phase III Public Improvements, authorizing the Redevelopment Deputy Director or his designee to execute the construction contract, and authorizing the Redevelopment Deputy Director or his designee to approve and sign contract change orders up to ten percent of the awarded contract amount

Resol. No:.....

Ord. No:.....

First Reading: .....

The following Resolution **was duly passed by the Redevelopment Agency Board**

of the County of Placer at a regular meeting held_____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Agency Board

WHEREAS, a public hearing was held by the Placer County Board of Supervisors on February 26, 2008 to inform area residents and property owners and other interested persons of the scope of the 2007-2008 Community Development Block Grant (CDBG), Over-the-Counter (OTC) Economic Development Grant Program and to seek input from the public regarding other potential activities;

WHEREAS, the County of Placer (County) prepared an application for CDBG funding for the purpose of constructing public improvements in the support of its Economic Development Program for the Rock Creek Plaza project (Project) located at the corner of Highway 49 and Bell Road in North Auburn;

WHEREAS, the County was awarded a CDBG OTC grant for the Project;

WHEREAS, the County and Auburn Plaza Co., Ltd. entered into a Community Development Agreement to describe each party's rights and obligations under the OTC grant;

WHEREAS, section 7.6 of the Community Development Agreement indicates that the Placer County Redevelopment Agency (Agency) shall act on behalf of the County in connection with the bidding, awarding, and management of construction of public improvements and the administration of the CDBG grant;

WHEREAS, the Agency Board adopted findings pursuant to Health and Safety Code Section 33445 on February 24, 2009 to utilize tax increment funds for the offsite improvement project;

WHEREAS, the Agency has prepared the Project plans and specifications for use in bidding and construction of the Project;

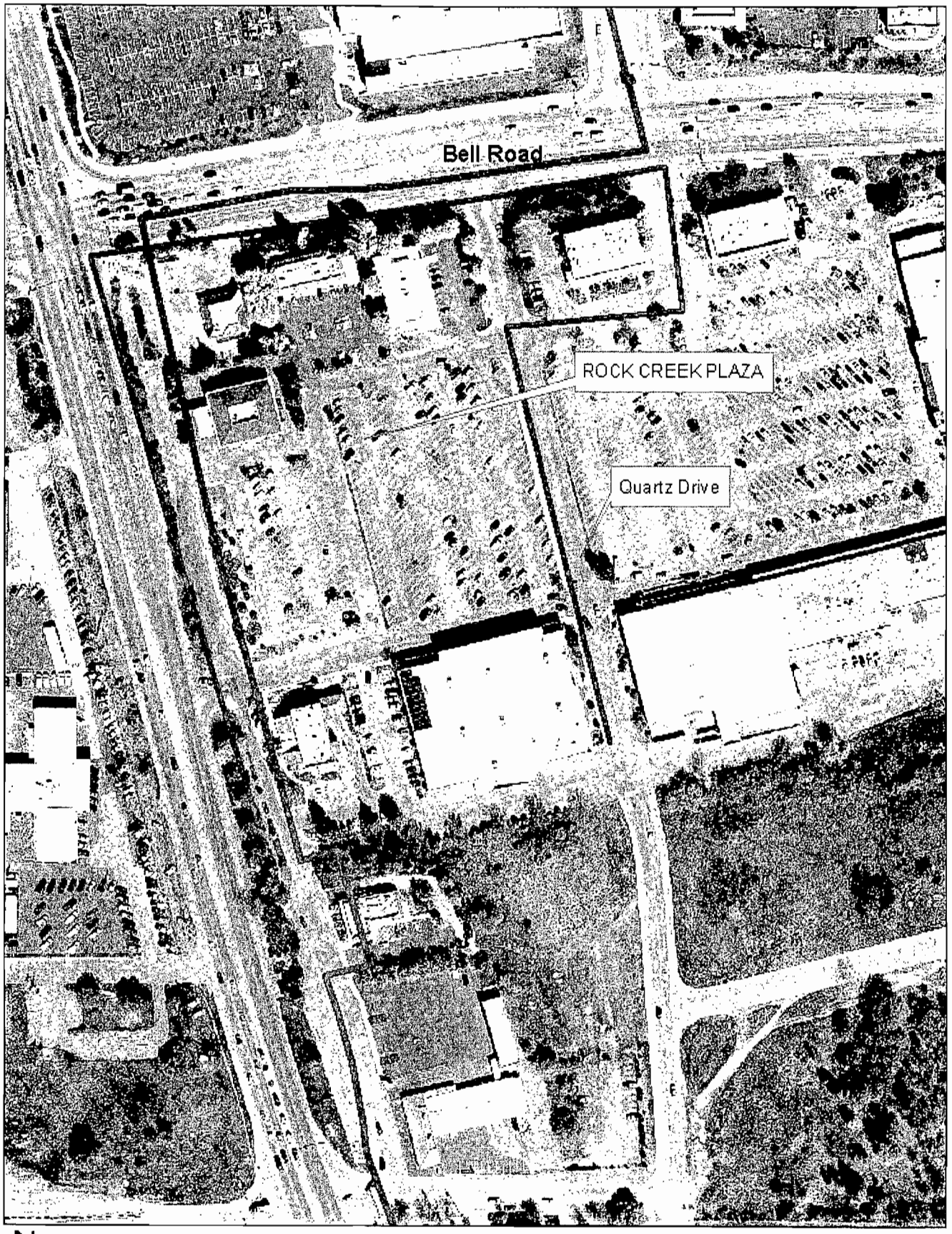
WHEREAS, the Agency adopted the County Code Chapters 1-40 in 1991 by resolution 91-329 and adopted the County Purchasing Policy Manual in 2006 by resolution 2006-41;

WHEREAS, on April 27, 2010, the Agency Board approved the plans and specifications and authorized the Agency to solicit bids for the Project improvements; and

WHEREAS, in compliance with the California Environmental Quality Act, on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the proposed physical improvements and expansion of the Project. A finding of no significant impact under the National Environmental Policy Act was issued on March 11, 2008.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board approves and authorizes the Agency Deputy Director or his designee to execute construction contract number 200260 with Western Engineering Contractors, Inc. for the construction of the Rock Creek Plaza Phase III Public Improvements in the amount of $844,245.66 and authorizes the Agency Deputy Director or his designee to approve and sign change orders up to ten percent of the awarded contract amount.

BE IT FURTHER RESOLVED by the Agency Board that this Resolution shall become effective immediately upon adoption.



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Rock Creek Plaza

RDA Project Area

Rock Creek Plaza Public Improvement Boundary

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: James LoBue, Deputy Director

FROM: Jim Boggan, Purchasing Manager Jim Boggan

DATE: May 25, 2010

SUBJECT: Recommendation to award bid no. 200260, Rock Creek Plaza Public Improvement Project, Contract No. 200260

The subject project was advertised in accordance with the Public Contract Code and plans and specification were sold to eighteen (18) prospective bidders (Attachment A). Four (4) bids were received. The responding firms and their bids are:

	Contractor	Base Bid	Bid Alternate #1	Bid Deduct #1	Bid Deduct #2
1	Western Engineering Contractors, Inc.	$844,245.66	$840,024.80	$34,935.04	$112,975.55
2	Gabe Mendez, Inc.	$884,942.39	$863,228.39	$38,210.20	$151,398.74
3	Knife River Construction	$930,899.70	$924,769.40	$34,935.04	$99,945.43
4	Teichert Construction	$940,775.20	$938,338.85	$39,127.24	$146,096.91

If there are sufficient funds available and if the bidder's license is adequate and in good standing, Procurement Services would concur in recommending an award to Western Engineering Contractors, Inc. of Loomis, California in the amount of $844,245.66 (base bid).

Attachments:

Plan Holder's List

Bid Summary

PLAN HOLDERS LIST
Rock Creek Plaza
Public Improvements
Bid Opening Date: 5/24/10

Refundable No

Placer County Project: 20260

Job Walk: None

Addenda Issued: 1

#1 File Copy 530/889-7776
Placer County Procurement
2964 Richardson Drive
Auburn CA 95603

#2, #3 N/C 530/889-3953
Placer County Contractors Assn
231 Cherry Ave Ste 101
Auburn CA 95603

#4 N/C 916/419-2287
McGraw-Hill Construction
4020 Lennane Dr Ste 104
Sacramento CA 95834

#5 N/C 916/442-8991
Sacramento Builders Exchange
1331 T Street
Sacramento CA 95814

#6 N/C 916/782-4762
Sacramento Builders Exchange
151 N Sunrise Ave Ste 511
Roseville CA 95661

#7 N/C 530/672-2955
El Dorado Builders Exchange
3430 Robin Ln Ste 7
Cameron Park CA 95682

#8 N/C 530/274-1919
Nevada County Contractors Assn
149 Crown Point Ct
Grass Valley CA 95945

#9 N/C 916/486-7700
SHCC
1491 Riverpark Dr Ste 101
Sacramento CA 95815

#10 4/27/10 925/606-2400
RGW Construction Inc
550 Greenville Road
Livermore, CA 94550

#11 4/27/10 916/652-3990
Western Engineering Contractors
PO Box 1387
Loomis CA 95650

#12 4/28/10 916/645-4800
Teichert Construction
4401 Duluth Avenue
Roseville CA 95678

#13 4/28/10 510/632-7676
McGuire and Hester 1139
9009 Railroad Avenue
Oakland CA 94603

#14 4/28/10 916/663-3372
Gabe Mendez Inc
PO Box 459
Newcastle CA 95658-0459

#15 4/30/10 925/829-9220
DeSilva Gates Construction
11555 Dublin Blvd
Dublin CA 94568

#16 4/30/10 303/265-6504
Reed Construction Data
30 Technology Pkwy S. Ste 500
Norcross GA 30092

#17 4/30/10 916/381-0911
Martin Brothers Construction
20 Sky Light Court
Sacramento CA 95603

#18 4/30/10 530/795-0132
Vintage Paving Co Inc
119 Main St
Winters CA 95694

#19,20 5/03/10 916/933-7077
Doug Veerkamp Gen Eng
2000 Wetsel-Oviatt Rd
El Dorado Hills CA 95762

#21,22 05/04/10 530/891-6555
Knife River Const Nor Cal Div
1764 Skyway
Chico CA 95928

#23 05/05/10 925/829-9220
DeSilva Gates Construction
11555 Dublin Blvd.
Dublin CA 94568-2909

#24 5/6/10 415/884-3000
Republic ITS
371 Bell Marin Keys Bl #200
Novato CA 94949

#25 5/6/10 916/355-8108
Martin Gen Engineering
12485 Quicksilver Dr
Rancho Cordova CA 95742

#26 05/06/10 916/386-8857
RAH Electrical Contractors Inc
8909 Florin Rd
Sacramento CA 95828

#27 05/11/10 916/631-1365
Cook Engineering Inc
3203 Fitzgerald Rd
Rancho Cordova CA

#28 05/11/10 707/425-6144
Nor-Cal Concrete
Corner of Pennsylvania
Cordelia Road
Suisun City CA 94533

#29 05/13/10 530/246-8933
Sunrise Excavating
17409 Clear Creek Road
Redding CA96001

#30 05/14/10 559/292-7760
Elite Landscaping Inc
2972 Larkin Avenue
Clovis CA 93612

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COUNTY OF PLACER - BID OPENING RECORD

Bid Number: 9247P
Title: Rock Creek Plaza Public Improvements
Bid Date: 5/24/10

Buyer: Bob Bigney
Recorder: Kimberly Goodman

		Teichert & Son Inc Roseville	Granite Mining Inc Newcastle	Knife River Construction Chico	Western Eng. Const. Loomis	
		940,775.70	884,942.39	930,899.70	844,245.66	Total Cost Base Bid
		938,338.85	863,228.39	924,769.40	840,024.80	Total Cost Alternate Bid
		39,127.24	38,210.20	34,935.04	34,935.04	Total Cost Bid Deduct #1
		146,096.91	151,398.24	99,945.43	112,975.55	Total Cost Bid Deduct #2
		yes	yes	yes	yes	Addendum #1
		yes	yes	yes	yes	Bidder's Bond