

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director *Joanne Auebeck for Jim LoBue*
DATE: June 22, 2010
SUBJECT: Selection of and Authority to Enter into a Professional Services Contract with Blackburn Consulting to Provide Housing Construction Management and Prevailing Wage Monitoring Services in an Amount Not to Exceed \$75,000.

ACTION REQUESTED

Adopt a resolution selecting Blackburn Consulting to provide housing construction management and prevailing wage monitoring services and authorizing the Purchasing Manager to execute a professional services contract in an amount not to exceed \$75,000.

BACKGROUND

On March 16, 2010 the Redevelopment Agency Board approved the Disposition and Development Agreement between the Redevelopment Agency (Agency) and Kings Beach Housing Associates, L.P. for the construction of multi-family housing on the Agency properties located at 325, 348, and 385 Deer Street, 265 Fox Street, Lots 17/18 Brook Avenue, Lots 35/36/37 Trout Avenue, and 200 Chipmunk Street in Kings Beach. Construction on these sites is currently scheduled to begin at the end of June 2010 and continue through November 2011. In order to protect the Agency's interest in the disbursement of construction loan funds and to assure compliance with prevailing wage and other contractual requirements, the Agency elected to seek an outside consulting firm to provide oversight during the construction process.

On May 5, 2010, the Agency solicited proposals from the firms on the County's Qualified List #9867 for Construction Inspection, Material Testing, and Construction Management services. Two firms responded and provided proposals. A review panel rated and ranked the proposals and the Agency is recommending that Blackburn Consulting be selected to provide these services.

The financial structure for the development of these sites is very complicated, with multiple funding sources and varying requirements for the different sources. It is going to take a high level of coordination to ensure that all the requirements of each of the lenders are met and to comply with the terms of the separate agreements. Blackburn Consulting has put together a team that has the experience and knowledge to provide the construction management and prevailing wage monitoring services the Agency requires.

FISCAL IMPACT

The Contract resulting from this authorization will be in an amount not to exceed \$75,000 and will be effective until December 31, 2012. Adequate funds are available in the North Lake

Tahoe Redevelopment Project Area budget for this action. There will be no impact on the County General Fund.

ENVIRONMENTAL STATUS

Pursuant to California Environmental Quality Act Guidelines section 15180, the proposed action to approve the construction management and prevailing wage monitoring services consultant contract is an activity taken in furtherance of the North Lake Tahoe Redevelopment Project Area Plan adopted by your Board and the Environmental Impact Report certified for the same.

Attachments: Resolution
 Consultant Contract

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

cc: Karin Schwab, Agency Counsel

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

In the matter of:

Selection of and authorization to enter into a professional services contract with Blackburn Consulting to provide housing construction management and prevailing wage monitoring services in an amount not to exceed \$75,000

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, by Ordinance No. 4753-B adopted on July 16, 1996, the Board of Supervisors of the County of Placer adopted the Redevelopment Plan for the North Lake Tahoe Redevelopment Project Area (Redevelopment Plan) pursuant to Community Redevelopment Law, Section 33490 of Part I of Division 24 of the Health and Safety Code of the State of California (Law);

WHEREAS, the Redevelopment Agency of the County of Placer (Agency) is vested with responsibility pursuant to the Law to implement the Redevelopment Plan in the North Lake Tahoe Redevelopment Project Area;

WHEREAS, the Agency entered into a Disposition, Development and Loan Agreement (DDA) with Kings Beach Housing Associates, L.P. (Developer) for the construction of affordable rental housing at 325, 348, and 385 Deer Street, 265 Fox Street, 200 Chipmunk Street, Lots 17/18 Brook Avenue and Lots 35/36/37 Trout Avenue, Kings Beach, CA (Sites);

WHEREAS, the DDA includes Agency loans to the Developer in the amount of \$7,918,300. The Agency is also contributing funds from its Housing and Community Development Infill Infrastructure Grant in the amount of \$3,314,400. The County has a HOME loan in the amount of \$2,000,000 to assist with the construction costs of the 325, 348 and 385 Deer Street site;

WHEREAS, it is the intent of the Agency to hire a construction management and prevailing wage monitoring services firm to provide construction and contractual oversight to protect the financial and contractual obligations of the Agency and the County for the Agency loans and for the County's HOME loan;

WHEREAS, in furtherance of that intent on May 5, 2010, the Agency solicited proposals for construction inspection, material testing and construction management services for the Sites and subsequently identified Blackburn Consulting as the top ranked proposal; and

WHEREAS, pursuant to California Environmental Quality Act Guidelines section 15180, the proposed action to enter into an agreement for construction management and prevailing wage monitoring services is an activity taken in furtherance of the North Lake Tahoe Redevelopment Plan adopted by your Board on July 16, 1996 and the Environmental Impact Report certified for the same.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board hereby finds and determines:

1. Blackburn Consulting is hereby selected to provide construction management and prevailing wage monitoring services to the Agency.
2. The Purchasing Manager or his designee is hereby authorized to execute an agreement for an amount not to exceed \$75,000 with Blackburn Consulting to provide construction management and prevailing wage monitoring services to the Agency.
3. This resolution shall become effective immediately upon adoption.