

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 24, 2010**

From: **JAMES DURFEE / WILL DICKINSON** *WDD*

Subject: **REIMBURSEMENT AGREEMENT AND DEFERRED IMPROVEMENT
AGREEMENT WITH DRY CREEK JOINT ELEMENTARY SCHOOL
DISTRICT**

ACTION REQUESTED / RECOMMENDATION: Staff requests that your Board approve the attached Resolution taking the following actions:

1. Accept all sewer-related improvements for the construction of the Creekview Ranch Middle School (the School), located at 8779 Cook-Riolo Road, APN: 474-080-013-000, including the lift station, gravity sewer lines, forcemain, and other sewer appurtenance. Staff has inspected all work and found it to be in accordance with approved standards.
2. Authorize the Chairman to execute the Reimbursement Agreement with the Dry Creek Joint Elementary School District (School District) for construction of sewer improvements related to the construction of the School in County Service Area 28, Zone 173 (Dry Creek).
3. Authorize the Chairman to execute the Deferred Improvement Agreement (DIA) with the School District to guarantee construction of an incomplete component of the sewer access road.

BACKGROUND: In 2008 the School District constructed the Creekview Ranch Middle School, located at 8779 Cook-Riolo Road (location shown on Exhibit A). Included as part of this project were sewer lines, a sewer lift station, an access road and other sewer appurtenances sized to serve the sewer shed area. Pursuant to Chapter 13 of the Placer County Code, if construction of sewer improvements benefits other properties, those improvements are eligible for reimbursement for the portion of the costs attributable to the other benefiting properties. Such reimbursement is made through future fees collected from the parcels served.

The School District requested a reimbursement agreement, and staff determined that the sewer improvements will benefit 33 parcels with an estimated 267 equivalent dwelling units (EDU). Staff has reviewed the project's receipts and support a total cost of eligible sewer improvements in the amount of \$922,840, or \$3,456 per EDU. After deducting the School District's portion, the total reimbursable amount for the benefited parcels is \$816,396. Your Board's approval of a reimbursement agreement in this amount is recommended.

The School District has also requested to enter into a DIA with the County using the first \$65,122 received from the Reimbursement Agreement as security against finishing a sewer access road that is currently not needed. See Exhibit B-1 for a rough depiction of the unfinished portion of the sewer access road and Exhibit B-2 for the Engineer's Estimate of Cost. The School District will be required to complete the road upon the first of the following events: 1) Commencement of construction of any building on the southwest corner of the school parcel; 2) Issuance of building permit occupancy for any new structure that ties into the underlying "dry" sewer system; or 3) September 15, 2014. The Deferred Improvement Agreement has been approved by the School Board.

ENVIRONMENTAL CLEARANCE: Approval of these agreements is not a project as defined in the California Environmental Quality Act.

FISCAL IMPACT: Approval of these agreements will not result in any fiscal impact to CSA 173 or the General Fund.

ATTACHMENT: RESOLUTION
EXHIBIT A - VICINITY MAP
EXHIBIT B-1 - ROUGH DEPICTION OF SEWER ACCESS ROAD
EXHIBIT B-2 - ENGINEER'S ESTIMATE

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD:
AGREEMENT WITH THE DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT
DEFERRED IMPROVEMENT AGREEMENT

JD:WD:KK:LM

CC: COUNTY EXECUTIVE OFFICE

T:\FBSMEMO2010\EEWPMS REIMBURSEMENT AGREEMENT AND DIA.DOC

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION AUTHORIZING Resol. _____
**ACCEPTANCE OF SEWER IMPROVEMENTS
CONSTRUCTED FOR THE CREEKVIEW RANCH
MIDDLE SCHOOL IN CSA 28, ZONE 173 – DRY CREEK
AND EXECUTION OF THE ATTACHED REIMBURSEMENT AND
DEFERRED IMPROVEMENT AGREEMENTS**

The following RESOLUTION was duly passed by the Board of Supervisors 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.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the Dry Creek Joint Elementary School District (School District) constructed sewer infrastructure that benefitted other property owners in connection with the construction of the Creekview Ranch Middle School, located at 8779 Cook-Riolo Road, APN: 474-080-013-000, and

WHEREAS, Chapter 13 of the Placer County Code allows for reimbursement of the portion of the costs attributable to the other benefiting properties, and

WHEREAS, the County required the School District to construct a sewer access road which was not completed, and

WHEREAS, the School District requested, and the County agreed, to enter into a Deferred Improvement Agreement to guarantee completion of the sewer access road, and

WHEREAS, the County and the School District agreed that the first \$65,122 of the funds collected via the Reimbursement Agreement would act as security against finishing the sewer access road, and

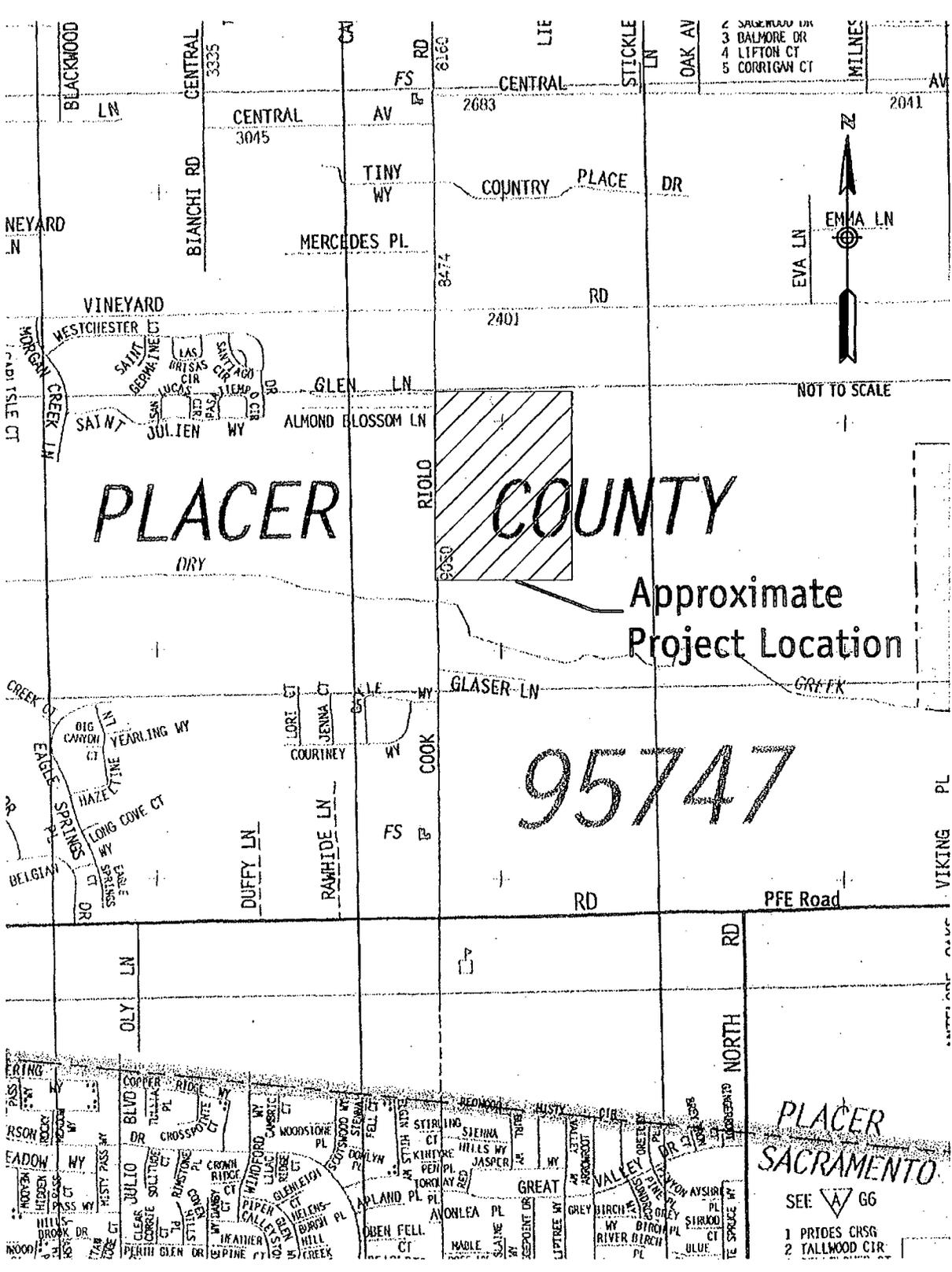
WHEREAS, Staff has inspected all sewer-related construction work and found it to be in accordance with approved standards,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California, that the Board accepts all sewer-related improvements for the construction of the Creekview Ranch Middle School, including the lift station, gravity sewer lines, forcemain, and other sewer appurtenances, all of which shall become a part of the County's sewer system in CSA 28, Zone 173 – Dry Creek.

BE IT FURTHER RESOLVED, that the Chairman of the Board of Supervisors, is authorized to execute the attached Reimbursement Agreement and Deferred Improvement Agreement.

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Date: 7/7/05
Reviewed by: [Signature]
Date: 9/27/05
Checked by: [Signature]
Date: 8/05
Field Rep: SP
Date: 9/05
Drawn by:



Source: Thomas Guide, 2004

VICINITY MAP
West Placer Middle School
Roseville, California



502 Giuseppe Court, Suite 11, Roseville, CA 95678
 Telephone: (916) 773-2600 FAX (916) 782-4846

Project No.
Q100
 Figure
1

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Placer County Community Development Resource Agency
Engineering and Surveying Department
Plan Check and Inspection Fee Spreadsheet
 Effective August 10, 2009

Project: West Placer Middle School Deferred Improvement Agreement Estimate
Submitted By: DDD, DFF-1278

Date: Nov. 25, 2009

ENR Index: 8533, February 2009 / BOS Adopted July 7, 2009 / Effective August 10, 2009

	Item	Unit	Unit Cost	Quantity	Subtotal
A	EARTHWORK				
	Roadway excavation	CY	\$6.45	300	\$1,935.00
	Earthwork - import	CY	\$9.95		\$0.00
	Site grading and compaction	SF	\$0.62	8000	\$4,960.00
	Export material	CY	\$7.60		\$0.00
	Clear and grub	AC	\$1,165.00	0.2	\$233.00
	Sawcut and remove existing AC	SF	\$1.19	40	\$47.60
				Subtotal A	\$7,175.60
B	STORM DRAINAGE				
	Storm Drain Drop Inlet	EA	\$1,460.00		\$0.00
	Storm Drain Manhole - 24"	EA	\$1,740.00		\$0.00
	Storm Drain Manhole - 36"	EA	\$1,740.00		\$0.00
	Storm Drain Manhole - 48"	EA	\$2,355.00		\$0.00
	Storm Drain Manhole - 60"	EA	\$3,500.00		\$0.00
	Storm Drain Manhole - 72"	EA	\$4,685.00		\$0.00
	Storm Drain Manhole With Trap - 36"	EA	\$2,525.00		\$0.00
	Storm Drain Manhole With Trap - 72"	EA	\$5,020.00		\$0.00
	Drain Pipe - 6" and Under	LF	\$19.05		\$0.00
	Drain Pipe - 8"	LF	\$22.45		\$0.00
	Drain Pipe - 10"	LF	\$25.25		\$0.00
	Drain Pipe - 12"	LF	\$27.50		\$0.00
	Drain Pipe - 15"	LF	\$31.45		\$0.00
	Drain Pipe - 18"	LF	\$36.50		\$0.00
	Drain Pipe - 21"	LF	\$41.00		\$0.00
	Drain Pipe - 24"	LF	\$44.90	32	\$1,436.80
	Drain Pipe - 30"	LF	\$49.90		\$0.00
	Drain Pipe - 36"	LF	\$58.30		\$0.00
	Drain Pipe - 42"	LF	\$67.30		\$0.00
	Drain Pipe - 48"	LF	\$78.00		\$0.00
	Drain Pipe - 54"	LF	\$84.15		\$0.00
	Drain Pipe - 60"	LF	\$90.35		\$0.00
	Drain Pipe - 72"	LF	\$103.75		\$0.00
	Flared End Section - 18" & Under	EA	\$292.00		\$0.00
	Flared End Section - 21" to 36"	EA	\$381.00	2	\$762.00
	Flared End Section - 42" and Over	EA	\$583.00		\$0.00
	Drain Pipe - 21"x15" Arch Pipe	LF	\$52.15		\$0.00
	Drain Pipe - 24"x18" Arch Pipe	LF	\$58.30		\$0.00
	Drain Pipe - 28"x20" Arch Pipe	LF	\$65.10		\$0.00
	Drain Pipe - 35"x24" Arch Pipe	LF	\$71.25		\$0.00
	Drain Pipe - 42"x29" Arch Pipe	LF	\$77.40		\$0.00
	Drain Pipe - 49"x33" Arch Pipe	LF	\$84.10		\$0.00
	Drain Pipe - 57"x38" Arch Pipe	LF	\$90.90		\$0.00
	Drain Pipe - 64"x43" Arch Pipe	LF	\$104.35		\$0.00
	Drain Pipe - 71"x47" Arch Pipe	LF	\$116.75		\$0.00
	Concrete Box Culvert - 2'x4'	LF	\$58.35		\$0.00
	Concrete Box Culvert - 3'x6'	LF	\$96.50		\$0.00
	Concrete Box Culvert - 4'x8'	LF	\$142.50		\$0.00
	Concrete Box Culvert - 5'x10'	LF	\$195.00		\$0.00
	Headwall/wingwall	SF	\$17.95		\$0.00
	Catchbasin	EA	\$875.00		\$0.00
	Roadside drainage ditch	LF	\$9.55	250	\$2,387.50
	Drainage swale	LF	\$7.00		\$0.00
	Ditch - paved	LF	\$12.90		\$0.00
	Ditch - rock lined	LF	\$12.35		\$0.00
	No. 2 Caltrans ditch backing	CY	\$96.50		\$0.00
	Rock inlet/outlet protection	SF	\$14.05	200	\$2,810.00
	Paved apron/overside drain	EA	\$410.00		\$0.00
	AC dike/ditch transition	EA	\$410.00		\$0.00
	Channel lining	SF	\$2.90		\$0.00
	Trench paving (3" AC / 6" AB)	SF	\$2.90		\$0.00
	Trench paving (4" AC / 12" AB)	SF	\$4.15		\$0.00
	Sediment Trap	EA	\$3,870.00		\$0.00
	Detention facility, per acre of shed area	EA	\$5,835.00		\$0.00
				Subtotal B	\$7,396.30

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Placer County Community Development Resource Agency
Engineering and Surveying Department
Plan Check and Inspection Fee Spreadsheet
 Effective August 10, 2009

C	UTILITIES				
	Utility trench and backfill	LF	\$19.10		\$0.00
	Joint trench road crossings and stubs	EA	\$1,290.00		\$0.00
	Relocate valve	EA	\$409.00		\$0.00
				Subtotal C	\$0.00
D	RETAINING WALLS				
	Retaining Wall	SF	\$17.35		\$0.00
	Sound Wall	SF	\$14.05		\$0.00
				Subtotal D	\$0.00
E.	ROADWAYS				
	2" AC	SF	\$1.18		\$0.00
	3" AC	SF	\$1.50	7000	\$10,500.00
	4" AC	SF	\$1.80		\$0.00
	6" AC	SF	\$2.90		\$0.00
	4" AB	SF	\$1.18		\$0.00
	6" AB	SF	\$1.80		\$0.00
	8" AB	SF	\$2.00	8500	\$17,000.00
	10" AB	SF	\$2.35		\$0.00
	12" AB	SF	\$2.65		\$0.00
	Slurry seal	SF	\$0.46		\$0.00
	Chip seal	SF	\$0.51		\$0.00
	Double chip seal	SF	\$0.62		\$0.00
	2" AC overlay	SF	\$1.18		\$0.00
	3" AC overlay	SF	\$1.50		\$0.00
	AC dike	LF	\$3.50		\$0.00
	AB shoulder	SF	\$1.18		\$0.00
	PCC paving - 6"	SF	\$4.10		\$0.00
	Concrete curb	LF	\$11.80	600	\$7,080.00
	Concrete curb and gutter	LF	\$17.35		\$0.00
	Concrete V-gutter	SF	\$3.50		\$0.00
	Sidewalk (6" Thick)	SF	\$3.50		\$0.00
	Driveway (A6)	EA	\$1,740.00		\$0.00
	Pedestrian/Equestrian Path	SF	\$0.62		\$0.00
				Subtotal E	\$34,580.00
F.	AMENITIES				
	Street light	EA	\$2,355.00		\$0.00
	Street light base	EA	\$258.00		\$0.00
	Street name sign	EA	\$292.00		\$0.00
	Traffic sign	EA	\$292.00		\$0.00
	Barricade (Plate R-24)	EA	\$964.00		\$0.00
	Barricade, remove	EA	\$191.00		\$0.00
	Barricade, pedestrian (Plate R-25)	EA	\$521.00		\$0.00
	Guide posts	EA	\$129.00		\$0.00
	Emergency vehicle gate	EA	\$1,177.00		\$0.00
	Fence - post & cable	LF	\$9.55		\$0.00
	Fence - open iron	LF	\$17.35		\$0.00
	Fence - split rail	LF	\$11.80		\$0.00
	Pavement marking	LF	\$1.18		\$0.00
	Fire tank - 10,000 gal, w/ hydrant	EA	\$11,780.00		\$0.00
	Trash enclosure	EA	\$2,862.00		\$0.00
	Guardrail	LF	\$118.00		\$0.00
	Guardrail - cable anchor assembly	EA	\$645.00		\$0.00
	Guardrail - terminal section	EA	\$645.00		\$0.00
	Survey monument & well (incl brass caps)	EA	\$589.00		\$0.00
	Landscaping	SF	\$2.35		\$0.00
	Traffic signal	EA	\$297,500.00		\$0.00
				Subtotal F	\$0.00
G.	WINTERIZATION AND EROSION CONTROL				
	Construction fencing	LF	\$2.35		\$0.00
	Silt fencing	LF	\$3.50	250	\$875.00
	Inlet protection	EA	\$118.00	1	\$118.00
	Check dams	EA	\$236.00	2	\$472.00
	Straw bale dike	LF	\$2.90		\$0.00
	Hydroseed	AC	\$2,916.00	0.2	\$583.20
	Fiber blanket	SF	\$0.46		\$0.00
	Construction entrance	EA	\$583.00		\$0.00
	Sediment Trap	EA	\$644.00		\$0.00
				Subtotal G	\$2,048.20

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