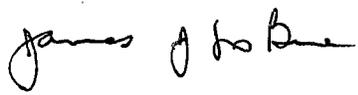


**PLACER COUNTY**  
**REDEVELOPMENT AGENCY**

**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Thomas M. Miller, Director  
James LoBue, Deputy Director   
**DATE:** November 23, 2010  
**SUBJECT:** North Auburn Highway 49 Streetscape Design Contract

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**ACTION REQUESTED**

Adopt a resolution authorizing the Redevelopment Director or designee to execute a Construction Design Services Agreement with Bennett Engineering Services Inc. (BEN/EN) for engineering design services for the Highway 49 Streetscape in a not to exceed amount of \$124,995, and authorizing the Redevelopment Director or designee to amend the Agreement, as needed, for up to an additional \$25,000.

**BACKGROUND**

Highway 49 has grown from a two lane arterial between Placerville and Nevada City to a four and six lane highway within the North Auburn Redevelopment Project Area (see attached map). Due to the high volume of through and local traffic, Highway 49 is a highly visible and desirable business location, and supports a relatively dense business community ranging from local services to national retail chains. Access by pedestrians and vehicles is critical to retail demand and the physical environment, including beautification, is integral to supporting a viable retail community. In 2008, the Redevelopment Agency hired a consulting team led by HLA Landscape Architects to prepare an initial design plan (through 30% design) for streetscape improvements for the Highway 49 Corridor within the North Auburn Redevelopment Project Area. That work has been completed and the Agency is now prepared to complete design and begin construction on Phase I of the Project. Phase I is planned to include new sidewalks, landscape, curb and gutter, and retaining walls as needed on the east side of Highway 49 between New Airport Road and Education Street.

This Board report is requesting authorization to enter into a construction design services agreement with BEN/EN in a not to exceed amount of \$124,995 to provide civil engineering and professional services oversight of their sub-contractors to finalize plans and provide construction bid support. An additional 20% contingency (\$25,000) is being requested to cover unforeseen expenses, and it is proposed to authorize the Redevelopment Director or designee to amend the agreement, as needed, up to a total amount of \$149,995.

The Agency issued a Request for Proposals (RFP), and received seven responses. Based on review of the proposals for the team which was the most knowledgeable and reflected the best fit for the proposed work, Bennett Engineering Services Inc. was selected. The Bennett Engineering

team will include the following subcontractors: Foothill Associates, Andregg Geomatics, Y & C Transportation Consultants, Blackburn Consulting, and VE Solutions Inc.

**ENVIRONMENTAL STATUS**

A Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA) for Phase I and submitted to the California State Clearing House on March 23, 2010 and adopted by the Agency Board on July 13, 2010. The Agency also undertook review pursuant to the National Environmental Policy Act which resulted in a determination of Categorically Excluded from consideration and the review was certified May 17, 2010.

**FISCAL IMPACT**

This action will have no impact on the County's General Fund budget. Phase I design costs will be financed with already budgeted tax increment and tax allocation bond proceeds from the North Auburn Redevelopment Project Area.

Attachments: Resolution  
Location Map  
Consultant Services Agreement

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:

Authorizing the Redevelopment Director or designee to execute a Construction Design Services Agreement with Bennett Engineering Services Inc for engineering design services for the Highway 49 Streetscape in a not to exceed amount of \$124,995 and authorizing the Redevelopment Director or designee to amend the Agreement, as needed, for up to an additional \$25,000

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

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WHEREAS, the Redevelopment Plan for the North Auburn Redevelopment Project Area (Project Area) was adopted by the Placer County Board of Supervisors on June 24, 1997 by Ordinance No. 4832-B and as subsequently amended from time to time;

WHEREAS, the Redevelopment Agency (Agency) is responsible for administering the Redevelopment Plan to effectuate redevelopment efforts within the Project Area;

WHEREAS, the Agency Board has determined the proposed Highway 49 Streetscape Master Plan (Plan) would contribute to the Agency's achievement of the redevelopment goals including the removal of blight, improvement of substandard infrastructure, and support for the local business community;

WHEREAS, without redevelopment assistance, the proposed improvements would not occur or be significantly delayed;

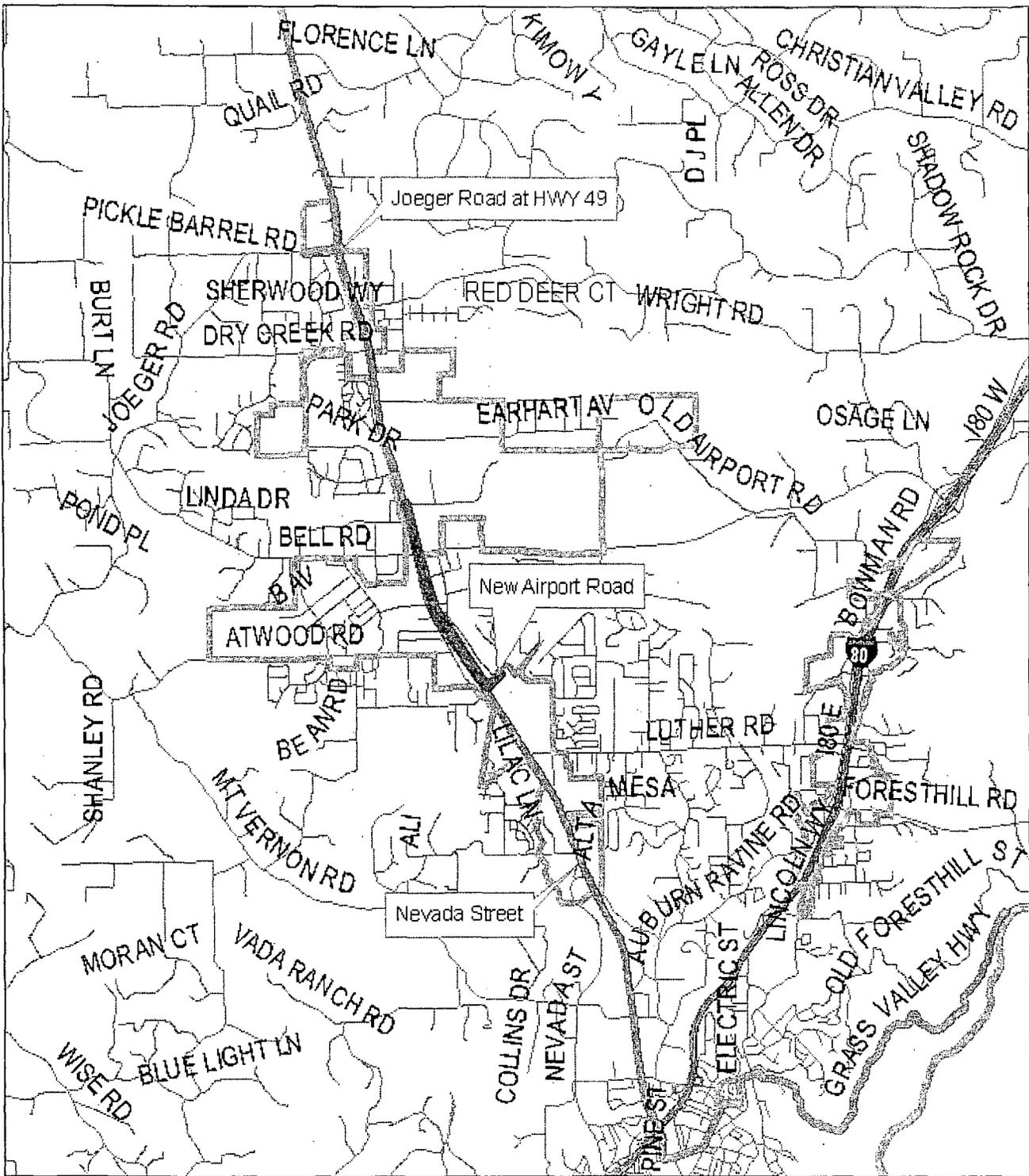
WHEREAS, the Agency desires to enter into a Construction Design Services Agreement with Bennett Engineering Services Inc., in a not to exceed amount of \$124,995 and also approve a 20% contingency to cover unforeseen expenses; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), on July 13, 2010, the Agency Board adopted a Mitigated Negative Declaration for the proposed physical improvements. A Determination of Categorical Exclusion under the National Environmental Policy Act (NEPA) was certified on May 17, 2010.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Director or designee is authorized to execute a Construction Design Services Agreement with Bennett Engineering Services Inc., in a not to exceed amount of \$124,995.

BE IT FURTHER RESOLVED that the Redevelopment Director or designee is authorized to amend the Agreement, as needed up to an additional \$25,000.

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



Phase 1 

**Highway 99 Streetscape Project**  
**Master Plan Boundaries**  
**Joeger Road to Nevada Street**  
**Phase 1 of Project**  
**Education Street to New Airport Road**



