Honorable Members of the Redevelopment Agency Board

May 3, 2011

Amend the Professional Services Contract with Blackburn Consulting, Inc. for Housing Construction Management and Prevailing Wage Monitoring Services to Increase the Contract Amount from $75,000 to $150,000.

Authorize the Purchasing Manager or designee to execute an amendment to Blanket Purchase Order Number BPO-17919 between the Redevelopment Agency and Blackburn Consulting, Inc., for housing construction management and prevailing wage monitoring services to increase the total amount from $75,000 to $150,000.

The Redevelopment Agency (Agency) has provided approximately eight million dollars of Agency funding and more than five million dollars of outside grant and loan funding to assist the Kings Beach Scattered Sites Housing Project. The project is currently in construction and the Agency is in need of consulting assistance to monitor, control, and document the proper use of project funds. 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 Blackburn Consulting was selected to provide these services. The proposal from Blackburn Consulting estimated the total cost for their services during the full course of development for all five sites would be approximately $150,000. The original contract amount of $75,000 was the amount of funds available at the time of the initiation of the contract, recognizing that additional funds would need to be committed to allow the services to continue through the development of all five sites of the Kings Beach Scattered Sites Housing Project.

The financial structure for the development of these sites is very complicated, with multiple funding sources and varying requirements for the different sources. It takes 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 been working on the construction management and prevailing wage monitoring over the past year during the construction of the project. Sites currently under construction are 8818 Brook Avenue and 255/265 Fox Street in Kings Beach. These two sites are anticipated to be completed in August 2011. Beginning in May 2011, as soon as authorization from the Tahoe Regional Planning Agency is granted, construction will begin on the remaining three sites, 345/348/375 Deer Street, 8500 Trout Avenue, and 200 Chipmunk Street. The addition of these three sites will increase the complexity of the construction management and
prevailing wage monitoring for this project. The federal funding received for Deer Street adds an additional layer of requirements and reporting.

**FISCAL IMPACT**
The Amendment provides for an additional $75,000 to be added to this Contract increasing the not to exceed amount to $150,000. The contract will continue to be effective until December 31, 2012. Adequate funds are available in the North Lake Tahoe Redevelopment Project Area budget. 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:
- Consultant Contract

cc: Karin Schwab, Agency Counsel
Consultant: Blackburn Consulting  
Administering Agency: Placer County Redevelopment Agency  
Contract Number: BP017919  
Contract Description: Construction Management and Prevailing Wage Monitoring  

CONTRACT AMENDMENT NO. 1  

THIS AGREEMENT, originally made at Auburn, California, as of July 1, 2010, by and between the Placer County Redevelopment Agency (“Agency”), and Blackburn Consulting (“Contractor”), is amended as follows:

Payment. Agency shall pay Consultant for services rendered pursuant to this Agreement at the time and in the amount set forth in Exhibit A and/or B, up to a maximum of One Hundred and Fifty Thousand Dollars ($150,000).

All other terms and conditions of this agreement shall remain in full force and affect.

PLACER COUNTY REDEVELOPMENT AGENCY  

By: Jim Boggan  
Purchasing Manager  

Date:  

BLACKBURN CONSULTING  

By: Thomas W. Blackburn CE, GE  
President  

Date: 4/4/11  

By: Grace Blackburn, CFO  
Corporate Secretary  

Date: 4/4/2011