



M E M O R A N D U M
COUNTY EXECUTIVE OFFICE
Procurement Services Division
County of Placer

TO: Board of Supervisors DATE: April 13, 2021
FROM: Todd Leopold, County Executive Officer
By: Brett Wood, Purchasing Manager
SUBJECT: Construction Inspection Services for Placer Vineyards Specific Plan Property 1A
Phase 2 – TRC Companies

ACTION REQUESTED

Approve budget amendment AM-00459 in the amount of \$303,808 for construction inspection services. The budget amendment will recognize additional revenue from developer fees and increase expenditures in the Professional Services and Special Services – General line item budget for CDRA for FY 2020/21.

Approve the award of a contract to TRC Companies of Sacramento, CA under an existing Master Services Agreement to perform Construction Inspection Services for the construction of the Placer Vineyards Specific Plan Property 1A, Phase 2 improvements in the amount of \$303,080. Project funding will be provided by the Placer Vineyards developer in accordance with the County's standard Plan Check and Inspection Fee Schedule and an executed agreement between the County and Lennar Homes of California, LLC, to wholly fund the cost of these inspection services.

Authorize change orders up to a maximum cumulative amount of \$30,380, consistent with the Procurement Policy.

Authorize the Purchasing Manager to sign all required documents.

BACKGROUND

County staff inspects infrastructure for private land development projects in accordance with County Code. At times, the County contracts with consultant inspection firms to augment staff, typically for large projects or projects with complex or specialty infrastructure. Placer Vineyards Specific Plan (PVSP) Property 1A is one such project. Phase 2 improvements include construction of the extension of a new public road, Town Center Avenue, located off of Walerga Road, to support the new Village 2 subdivision with 176 residential lots, construction of offsite sewer and sewer maintenance access road, and rough grading for future phases. The project is located south of Baseline Road and west of Walerga Road. This portion of the Property 1A project involves the construction of approximately \$5 million of public infrastructure. At completion of construction the public infrastructure will be conveyed to the County for ongoing operation and maintenance.

On March 26, 2019, your Board approved a list of qualified firms (Qualified List), as a result of competitive Request for Qualifications No. 100169, to provide Construction Inspection and Project Facilitation Services. Master Services Agreements were executed with each firm. The Community Development Resource Agency Engineering and Surveying Division (ESD) requires a qualified firm to assist with inspection of the project. ESD solicited proposals from five firms on the qualified list to provide construction inspection services for this project. TRC Companies was selected as the most qualified firm to perform these services. The price schedule provided by TRC Companies for these services is in accordance with the Qualified List and the Master Services Agreement.

CDRA Engineering and Surveying Division recommends contracting with TRC Companies to provide the construction inspection services in the amount of \$303,308.

ENVIRONMENTAL CLEARANCE

This action is categorically exempt from environmental review pursuant to CEQA Guidelines section 15309 – Inspections since it is for performance of project inspection services. In addition, an Environmental Impact Report (EIR) for the overall Placer Vineyards Specific Plan project was certified by the Board on July 16, 2007, and subsequently the Board adopted resolutions approving Addendums to the Placer Vineyards Specific Plan Certified Final EIR on January 6, 2015, November 8, 2016, and February 26, 2019.

FISCAL IMPACT

The total cost of the construction inspection services agreement is \$303,080. Approval of the Budget Revision in the CDRA FY 2020-21 Final Budget and Proposed FY2021-22 will increase appropriations by \$303,080, with offsetting revenue from the developer (AM-00459). The developer, Lennar, has agreed to assume all costs for this work. Consultant construction inspection services are charged to the project developer at full cost recovery in accordance with the agreement and have no fiscal impact on the County.