

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

TO: **BOARD OF SUPERVISORS**

DATE: **June 13, 2006**

FROM: *MD for* **JAMES DURFEE / ALBERT RICHIE** 

SUBJECT: **DIDION RANCH STAGING AREA AND BRIDGE, PROJECT NO. 4717B**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions:

1. Award a bid, including Additive Alternate #1, for the Didion Ranch Staging Area and Bridge, Project No. 4717B, to PBM Construction, Inc., in the amount of \$988,542 and, upon County Counsel's review and approval of required bonds and insurance, authorize the Director of Facility Services to execute a contract and any required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code; and
2. Approve a Budget Revision appropriating funding in the amount of \$432,474 for this project.
3. Approve staff's recommendation to name the County owned property currently referred to as Spears Ranch and Didion Ranch, comprising 1,182 acres, "Hidden Falls Regional Park".

BACKGROUND: Didion Ranch is planned to be a 221-acre regional open space park that was acquired under the Placer Legacy Open Space and Agricultural Conservation Program. Planned improvements include construction of a paved access road, a 50 space paved parking lot, an equestrian staging area, a 60-foot emergency access bridge, restroom facilities, utility systems and associated amenities. Seven miles of trails have already been constructed by a previously awarded contract. The adjoining 981-acre Spears Ranch property is currently beginning environmental review for expanded development of the open space improvements. To avoid continued confusion between these properties and to establish a formal name, staff recommends that your Board approve naming the park Hidden Falls Regional Park after the secluded waterfalls that are found on this property. This name is consistent with the County's practice of naming parks after a location or geographical feature.

Bid solicitations for the above described improvements were advertised in accordance with the Public Contract Code. Bid documents were sent to 35 trade contractors and 10 building exchanges. Bids were opened by Procurement Services on May 18, 2006, resulting in the 3 bids listed in the attached Bid Tabulation Sheet (Attachment A). The apparent low bidder is PBM Construction Inc., with a base bid of \$926,926 and \$61,616 for Additive Alternate No. 1 (cost for permanent restroom facilities). This cost is approximately 4% under the Engineer's Estimate of Probable Construction Cost of \$940,000 and \$90,000, respectively.

In order to proceed, it is necessary for your Board to award the bid pursuant to the Purchasing Policy Manual, and authorize the Director of Facility Services to execute a contract and any required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.

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ENVIRONMENTAL CLEARANCE: A Negative Declaration was approved for the Regional Park project on November 11, 2003 (EIAQ 3713), and the Planning Commission approved a revised Minor Use Permit (MUP) on October 13, 2005. All work to be performed under this contract is consistent with the Negative Declaration and MUP.

FISCAL IMPACT: The total cost for the project is anticipated to be \$1,176,309 including \$988,542 in construction, \$69,198 for contingency, and \$118,573 for permits, project management, fees and work that would be performed by others. \$744,798 is available in the Capital Projects Account. Approval of a Budget Revision in the amount of \$432,474 is required to fully fund the project. Funding sources for the Budget Revision include \$200,000 from the Open Space Trust Fund, \$180,474 from Area 6 – Rural Lincoln Park Dedication Fees and \$52,000 from the Parks Division budget savings.

ATTACHMENTS: BUDGET REVISION
ATTACHMENT A – BID TABULATION

JD:MD:JR:af:dh:

cc: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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BID TABULATION
DIDION RANCH STAGING AREA AND BRIDGE
PROJECT NO. 4717B

BID DATE: May 18, 2006

BID NO.: 9144

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>BASE BID AMT</u>	<u>ALT No. 1</u>
1. PBM Construction	Roseville, CA	\$ 926,926.00	\$61,616.00
2. Westcon Construcion	Newcastle, CA	\$ 991,134.50	\$65,000.00
3. Gold Valley Const.	Rocklin, CA	\$1,224,846.90	\$52,450.00

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PLACER COUNTY

BUDGET REVISION

Dept 10 Fund 150 OCA=224000 PCA=22400
GL=2420 SubGL=558000 \$ 200,000.00

PAS DOCUMENT NO.

POST DATE:

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
12 BR		1,601,422.00	8

Cash Transfer Required
 Reserve Cancellation Required
 Establish Reserve Required
 Auditor-Controller
 County Executive
 Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT										APPROPRIATION ADJUSTMENT											
DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT
12	006		140		991078	91078	8990			180,474.00	12	014		140		107830	04717	4151			432,474.00
12	006		140		991078	91078	8990			52,000.00	12	034		140		107830	04717	4151	704717	010000	432,474.00
12	006		140		991078	91078	8990			200,000.00	12	015		100		997425	97425	2840			52,000.00
											12	014		100		997425	97425	3778			52,000.00
											10	014		150		224000	22400	3778			200,000.00
TOTAL										432,474.00	TOTAL										1,168,948.00

REASON FOR REVISION: TO APPROPRIATE FUNDS FOR THE CAPITAL PROJECT 704717-DIDION RANCH STAGING AREA AND BRIDGE.

Prepared by Valerie S. [Signature] EXT 6003

Department Head
Board of Supervisors

Date: 6/1/06
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Budget Revision #