

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard E. Colwell, Redevelopment Director *RE Colwell*
James LoBue, Deputy Director
DATE: December 8, 2009
SUBJECT: Adopt a Resolution Authorizing the Redevelopment Director or Designee to Execute a Professional Services Agreement with RFE Engineering, Inc. for Engineering Design and Related Services for the Rock Creek Plaza Offsite Improvement Project in a Not to Exceed Amount of \$118,140.

ACTION REQUESTED

Adopt a resolution authorizing the Redevelopment Director or designee to execute a Professional Services Agreement (PSA) with RFE Engineering, Inc. (RFE) for engineering design and related services for the Rock Creek Plaza offsite improvement project in a not to exceed amount of \$118,140.

BACKGROUND

On February 26, 2008, the Placer County Board of Supervisors (County Board) authorized the submission of a grant application to the State of California Department of Housing and Community Development (HCD) Community Development Block Grant (CDBG) Program for an amount up to \$2,000,000 in support of public improvements associated with the remodel of Rock Creek Plaza, located at the corner of Highway 49 and Bell Road. The County Board actions also authorized the execution of a Grant Agreement between Placer County (County) and HCD. The County was successful in its application and was awarded a grant of \$1,804,906 from HCD. A Grant Agreement between the County and HCD has been executed.

Rock Creek Plaza was originally built in 1980. From that time until the latter part of 2008, the center had never been substantially remodeled or updated. Auburn Plaza Co., Ltd. (Developer) was granted a Conditional Use Permit by the County in October 2007 to begin remodeling the center (Project). Phases I and II of the Project are now complete and include parking lot improvements and remodeling of the majority of the center facades, with new tenants, Best Buy and BevMo!, anchoring space previously occupied by the Ralph's grocery store.

On September 9, 2008, the County Board authorized the execution of a Community Development Agreement (CDA) between the County and Developer which outlines the roles and obligations of each party in implementing the grant. The County is required to utilize the funds to construct public improvements such as landscaping and sidewalk improvements along State Highway 49 and Bell Road.

At the September 9, 2008 meeting, the County Board also authorized the Placer County Redevelopment Agency (Agency) to act on behalf of the County as project managers for the activities required in conjunction with the design and construction management of the public improvements. Section 7.6 of the CDA memorializes this arrangement in which the Agency will act on behalf of the County in connection with the bidding, award, and management of construction of the public improvements and the administration of the CDBG Grant. The Agency will continue to utilize support services from the County Department of Engineering and Surveying to supplement the engineering review expertise of a contracted construction engineer.

This Board report is requesting authorization to enter into a PSA with RFE in a not to exceed amount of \$118,140 to provide civil engineering and professional service assistance to make certain changes to the approved civil plan set and provide bidding and construction assistance. RFE were the original designers of the offsite improvements and have the base knowledge of the project to perform the work in an efficient manner. Proposed changes include widening the sidewalks from six to eight feet to match improvements proposed by the Highway 49 beautification plan and extend the sidewalk to Willow Creek Drive to provide a contiguous linear pedestrian path from the intersection of Willow Creek Drive to Bell Road. The total contract amount is \$118,140, which includes a 10% contingency amount of \$10,740.

ENVIRONMENTAL STATUS

In compliance with the California Environmental Quality Act (CEQA), on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the Project which project description included the subject public improvements. A finding of no significant impact under the National Environmental Policy Act (NEPA) was issued March 11, 2008.

FISCAL IMPACT

The Agency's FY 2009/2010 adopted budget earmarked CDBG funds to cover the construction cost of this project. The Agency intends to utilize North Auburn tax increment funds to cover the cost of this PSA. There is no impact to the County General Fund.

RECOMMENDATION

Adopt a resolution authorizing the Redevelopment Director or designee to execute a PSA with RFE for engineering design and related services for the Rock Creek Plaza offsite improvement project in a not to exceed amount of \$118,140.

Attachments: Resolution

cc: Karin Schwab, Agency Counsel
Agreement

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

**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 Professional Services Agreement with RFE Engineering, Inc. for engineering design and related services for the Rock Creek Plaza offsite improvement project in a not to exceed amount of \$118,140

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

WHEREAS, a public hearing was held by the Placer County Board of Supervisors on February 26, 2008 to inform area residents and property owners and other interested persons of the scope of the 2007-2008 Community Development Block Grant (CDBG), Over-the-Counter (OTC) Economic Development Grant Program and to seek input from the public regarding other potential activities;

WHEREAS, the County of Placer (County) prepared an application for CDBG funding for the purpose of constructing public improvements in the support of its Economic Development Program for the Rock Creek Plaza project (Project) located at the corner of Highway 49 and Bell Road in North Auburn;

WHEREAS, Rock Creek Plaza is owned by Auburn Plaza Co., Ltd.;

WHEREAS, the County and Auburn Plaza Co., Ltd., entered into a Community Development Agreement to describe each party's rights and obligations under the OTC grant;

WHEREAS, section 7.6 of the Community Development Agreement indicates that the Placer County Redevelopment Agency (Agency) shall act on behalf of the County in connection with the bidding, awarding, and management of construction of public improvements and the administration of the CDBG grant;

WHEREAS, the Agency Board adopted findings pursuant to Health and Safety Code Section 33445 on February 24, 2009 to utilize tax increment funds for the offsite improvement project;

WHEREAS, the Agency desires to enter into a Professional Services Agreement with RFE Engineering, Inc., in a not to exceed amount of \$118,140; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the proposed physical improvements and expansion of the Project. A finding of no significant impact under the National Environmental Policy Act (NEPA) was issued on March 11, 2008.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board approves this resolution, including but not limited to the environmental findings regarding this action, after due consideration of the facts stated herein and in the staff report accompanying this resolution.

BE IT FURTHER RESOLVED that the Redevelopment Director or designee is authorized to execute a Professional Services Agreement with RFE Engineering, Inc., in a not to exceed amount of \$118,140.

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