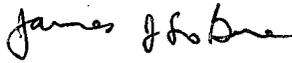


PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Thomas M. Miller, Director
James LoBue, Deputy Director 
DATE: December 14, 2010
SUBJECT: Notice of Completion for the Rock Creek Plaza Phase III Public Improvements,
Contract Number CN000802

ACTION REQUESTED

Adopt a Resolution accepting the Rock Creek Plaza Phase III Public Improvement Project as complete and authorizing the Deputy Director of the Redevelopment Agency to execute the Notice of Completion.

BACKGROUND

On June 8, 2010, your Board authorized the award of construction contract number CN000802 to Western Engineering Contractors, Inc. for construction of the Rock Creek Plaza Phase III Public Improvements (Project). Construction began in July 2010 and was completed on October 31, 2010. The Project constructed new sidewalk, landscaping, and street furniture along the Rock Creek Plaza shopping center's Highway 49 frontage, a new dedicated right-turn lane on northbound Highway 49 into the shopping center (near Starbucks), along with improvements to the vertical driveway approach, demolition and reconstruction of Quartz Drive inside the shopping center, decorative stamped paving in several locations on Quartz Drive, improvements to internal sidewalks and handicap accessible pedestrian facilities, and a new traffic signal interconnect system that ties the signal at the intersection of Bell Road and Highway 49 to the signals at the intersections of Willow Creek Drive/Highway 49 and Bell Road/Quartz Drive.

FISCAL IMPACT

The preliminary estimate of the project was \$1,479,772. The contract was awarded to the lowest responsive bidder in an amount of \$844,245.66, with authorization for the Deputy Director of Redevelopment to execute contract change orders (CCO's) up to ten percent of the contract awarded amount, for a total encumbrance of \$928,670.23. A final contract cost of \$926,372.69, comprising the base bid of \$844,245.66 plus CCO's totaling \$82,252.00, has been determined by the Redevelopment Agency and has been accepted by the contractor. A contract data and change order summary is attached as Exhibit A. This Project was funded by a grant from the State of California Housing and Community Development Department, Community Development Block Grant program.

ENVIRONMENTAL

In compliance with the California Environmental Quality Act, on August 2, 2007, the County prepared and adopted a Mitigated Negative Declaration for the Project including the subject

public improvements. A finding of no significant impact under the National Environmental Policy Act was issued March 11, 2008.

Attachments: Resolution
Notice of Completion
Contract Summary Memo

cc: Karin Schwab, Agency Counsel

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Accepting the Rock Creek Plaza Phase III Public Improvement Project as complete and authorizing the Deputy Director of Redevelopment to execute the Notice of Completion

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 southeast corner of Highway 49 and Bell Road in North Auburn;

WHEREAS, the County was awarded a CDBG OTC grant for the Project;

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 adopted the County Code Chapters 1-40 in 1991 by resolution 91-329 and adopted the County Purchasing Policy Manual in 2006 by resolution 2006-41;

WHEREAS, on April 27, 2010, the Agency Board approved the plans and specifications and authorized the Agency to solicit bids for the Project improvements;

Whereas, on June 8, 2010, the Agency Board approved the awarding of the construction contract to Western Engineering Contractors, Inc. in the amount of \$844,245.66 plus change order authority up to ten percent of the construction contract awarded amount;

Whereas, the project was completed on October 31, 2010; and

WHEREAS, in compliance with the California Environmental Quality Act, 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 was issued on March 11, 2008.

NOW, THEREFORE, BE IT RESOLVED by the Agency Board to accept the Rock Creek Plaza Phase III Public Improvement Project as complete and authorize the Deputy Director of Redevelopment to Execute the Notice of Completion.

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

Name: Rock Creek Plaza Phase III Public
Improvement Project
Contract No.

Recording requested by: Michele Kingsbury
When recorded return to : Michele Kingsbury
Placer County Redevelopment Agency

Space Above for Recorder

NOTICE OF COMPLETION

PLACER COUNTY REDEVELOPMENT AGENCY
3091 County Center Drive, Suite 260
Auburn, CA 95603

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit: Western Engineering Contractors, Inc., performed and completed, for the Placer County Redevelopment Agency, a public body, corporate, and politic, State of California, the following contract, structure or work improvement, to wit: Rock Creek Plaza Phase III Public Improvement Project, Contract No.000802.

The property is owned by the State of California in fee and the County of Placer in easement.

Said work was accepted and completed on October 31, 2010.

Executed this _____ day of _____, 2010, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

JAMES LOBUE, DEPUTY DIRECTOR
Placer County Redevelopment Agency

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State of California)
) ss.
County of Placer)

On _____, before me, _____, Notary Public, personally appeared James LoBue who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE

CHANGE ORDER SUMMARY

PLACER COUNTY

REDEVELOPMENT AGENCY

MEMORANDUM

TO: James LoBue, Deputy Director, Redevelopment
FROM: Michele Kingsbury, Senior Redevelopment Specialist
DATE: December 14, 2010
SUBJECT: Notice of Completion for the Rock Creek Plaza Phase III Public Improvement Project, Contract No. 000802, Contract Summary

Contractor: Western Engineering Contractors, Inc.
Work Completed: October 31, 2010
Preliminary Estimate: \$1,479,772
Contract Award: \$844,245.66
Final Contract Cost:
Completed Contract Items: \$844,120.69
Contract Change Orders \$82,252.00
Liquidated Damages \$0.00
Total \$926,372.69

Percent of Increase (Final Contract Cost vs. Contract Award) – 9.74%

Contract Change Order Summary:

CCO #1	Offsite phasing change	\$24,940.55
CCO #2	Onsite phasing change	\$4,690.75
CCO #3	Tree removal	\$6,492.00
CCO #4	Sliver widening	\$2,915.00
CCO #5	Addition of two working days	\$0.00
CCO #6	Signal controller box change	\$4,581.50
CCO #7	Asbestos pipe removal	\$412.50
CCO #8	Conduit repair	\$19,305.83
CCO #9	Payment for air release valve change and fire hydrant repairs	\$5,724.82
CCO #10	Delta 2 revisions	\$7,792.34
CCO #11	Four drainage inlet repairs	\$3,746.94
CCO #12	Night paving	\$1,320.00
CCO #13	Additional tree removal	\$329.77

