

# MEMORANDUM

## DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: November 12, 2013

FROM: KEN GREHM / <sup>QD</sup>PETER KRAATZ

SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT - CORE OF THE CORE, CONSTRUCTION CONTRACT NO. 1140**

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### ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution awarding, with County Counsel's and Risk Management's review and approval, Construction Contract No. 1140 to the low bidder, Q & D Construction, Inc., in the amount of \$21,375,000 for construction of the Kings Beach Commercial Core Improvement Project - Core of the Core. There is no net County cost.
2. Upon receiving documented approval of using all funds that support project construction including Community Development Block Grant (CDBG) funding, authorize the Chair to execute the construction contract on behalf of Placer County.
3. Authorize the Director of Public Works to approve and sign contract change orders up to \$1,282,500 (6%).

### BACKGROUND / SUMMARY

The Kings Beach Commercial Core Improvement Project is located along State Highway 28 in the community of Kings Beach in Placer County, California, along the North Shore of Lake Tahoe. The project will improve roadway, pedestrian, bicycle, and roadside drainage facilities; and provide treatment for storm water runoff from 250 feet west of Secline Street to 550 feet east of Fox Street. Some of the key project improvements include nominal 10-foot wide sidewalks, curb and gutter, Class 2 bicycle lanes, two roundabouts, public parking facilities, streetscape infrastructure, and high technology stormwater treatment facility along the 1.1 mile stretch of State Route 28 and adjacent County roads. In addition, the project includes pedestrian safety improvements in the Kings Beach grid (County residential roads) as part of the project's approved Neighborhood Traffic Management Plan (NTMP) through an additive-alternate bid item. The bids came in \$1,344,000 over the engineer's estimate of \$20,031,000.

The bids were such that the Department requests to move forward with award of the base bid and additive alternative bid for a total bid price of \$21,375,000 and a 6 percent contingency associated with the construction contract based on available funding. While a 6 percent contingency could be considered slightly low for this type of project, where much of the work is underground, the Department believes it is in the best interest of the community to award the entire Core of the Core project now.

Bids were opened on September 24, 2013. Five (5) bids were received. The low responsive and responsible bidder was determined to be Q & D Construction, Inc., of Sparks, Nevada, with a bid of \$21,375,000, including the base bid and the additive alternative bid. A bid protest was received by the Department of Administrative Services from the second placed bidder. After review, the Department of Administrative Services denied the protest and upheld that the bid was properly evaluated. Procurement Services concurs with our recommendation of contract award to Q & D Construction, Inc.

## **ENVIRONMENTAL**

The County prepared an Environmental Impact Report (EIR) pursuant to the requirements for CEQA and the Placer County Environmental Review Ordinance; an Environmental Impact Statement (EIS) to meet the requirements of the Tahoe Regional Planning Agency; and an Environmental Assessment (EA) to meet the requirements of the Federal Highway Administration (FHWA). The EIR was adopted by the Board of Supervisors on September 23, 2008 and the EA was adopted by Caltrans on March 26, 2010, the delegated lead for meeting the requirements of FHWA. In October 2013, upon receiving notice of being a recipient of CDBG funding, County staff prepared the necessary documentation to ensure that the EA complies with US Department of Housing and Urban Development (HUD) requirements specifically contained in Section 58 of the Code of Federal Regulations (CFR) Part 58. This most recent environmental review effort was required prior to executing award of the construction contract that proposes to use the CDBG funding.

## **FISCAL IMPACT**

The entire project will cost in excess of \$48,000,000, with construction and construction management costs for the Core of the Core phase estimated at \$27,000,000. The final remaining phases are estimated at \$10,000,000.

The project is fully funded through various sources including the Federal Highway Administration (\$7.2 million), Placer County Successor Agency (\$8.6 million), North Lake Tahoe Resort Association (\$2.7 million), Placer County Traffic Impact Fees (\$1 million), State-Local Partnership Program (\$1 million), State Transportation Improvement Program (STIP) (\$5 million) and CDBG (\$1.5 million). Funding for the construction of this project will be included in the FY 2013-14, FY 2014-15, and FY 2015-16 Budgets.

Attachments:  
Resolution  
Location Map

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**Before the Board of Supervisors  
County of Placer, State of California**

In the matter of: A RESOLUTION AWARDING CONSTRUCTION CONTRACT NO. 1140 TO Q & D CONSTRUCTION, INC., WITH COUNTY COUNSEL & RISK MANAGEMENT'S REVIEW & APPROVAL, IN THE AMOUNT OF \$21,375,000 FOR THE KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT - CORE OF THE CORE AND UPON RECEIVING DOCUMENTED APPROVAL OF USING ALL FUNDS SUPPORTING PROJECT CONSTRUCTION INCLUDING CDBG FUNDING, AUTHORIZE THE DIRECTOR OF PUBLIC WORKS TO APPROVE AND SIGN CHANGE ORDERS.

Resol. No. \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of

Placer at a regular meeting held on \_\_\_\_\_ by the following vote on roll call:

Ayes:

Noes:

Absent:

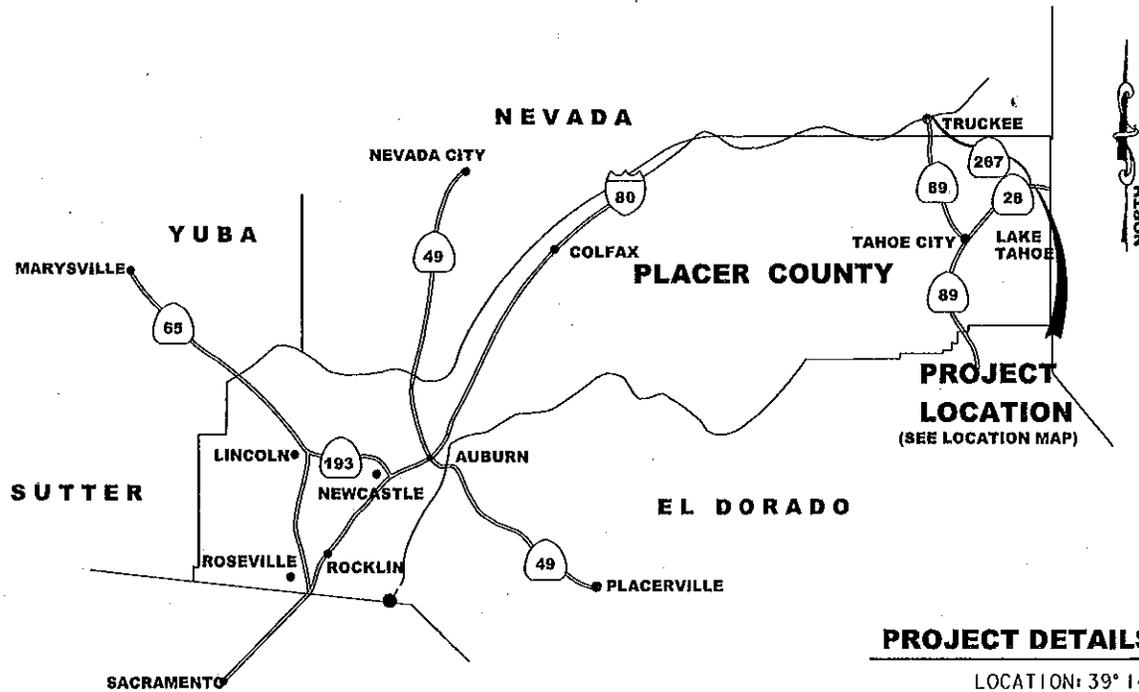
Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:  
Clerk of said Board

\_\_\_\_\_  
\_\_\_\_\_  
**BE IT RESOLVED AND ORDERED** by the Board of Supervisors of the County of Placer, State of California, that this Board awards, with County Counsel and Risk Management's review and approval, construction contract No. 1140 to Q & D Construction, Inc., for the construction of the Kings Beach Commercial Core Improvement Project - Core of the Core in the amount of \$21,375,000, with no net County cost; and upon receiving documented approval of using all funds that support project construction including Community Development Block Grant (CDBG) funding, authorizes the Chair to execute the construction contract on behalf of Placer County, and authorizes the Director of Public Works to approve and sign change orders up to \$1,282,500 (6%).

# KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT



## PROJECT DETAILS:

LOCATION: 39° 14' 15.67" N  
 120° 01' 25.69" W  
 LENGTH: 1 MILE  
 LAND USE: RECREATIONAL,  
 RESIDENTIAL  
 & COMMERCIAL

