



Legislation Details (With Text)

File #: 18-1041 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 6/27/2018 **In control:** Board of Supervisors

On agenda: 7/24/2018 **Final action:** 7/24/2018

Title: Community Development Services, Department of Transportation, recommending the Board consider the following:
 1) Accept the off-site road improvements for Wilson Estates, TM 14-1515 as complete as of March 1, 2018;
 2) Reduce Performance Bond SUR23100098 from \$623,951.88 to \$62,395.19, which is ten percent of the total cost of the road improvements. This amount guarantees against any defective work, labor done, or defective materials furnished, which is to be released after one year if no claims are made;
 3) Hold Laborers & Materialmens Bond SUR23100098 in the amount of \$623,951.88 for six months to guarantee payments to persons furnishing labor, materials, or equipment; and
 4) Authorize the Clerk of the Board to release the respective Bonds after the required time periods.

FUNDING: Developer Funded.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/24/2018	1	Board of Supervisors	Approved	Pass

Community Development Services, Department of Transportation, recommending the Board consider the following:
 1) Accept the off-site road improvements for Wilson Estates, TM 14-1515 as complete as of March 1, 2018;
 2) Reduce Performance Bond SUR23100098 from \$623,951.88 to \$62,395.19, which is ten percent of the total cost of the road improvements. This amount guarantees against any defective work, labor done, or defective materials furnished, which is to be released after one year if no claims are made;
 3) Hold Laborers & Materialmens Bond SUR23100098 in the amount of \$623,951.88 for six months to guarantee payments to persons furnishing labor, materials, or equipment; and
 4) Authorize the Clerk of the Board to release the respective Bonds after the required time periods.

FUNDING: Developer Funded.

DEPARTMENT RECOMMENDATION

Community Development Services, Department of Transportation (Transportation) is recommending the Board accept the off-site road improvements for Wilson Estates, TM 14-1515 as complete as of March 1, 2018, reduce Performance Bond SUR23100098 from \$623,951.88 to \$62,395.19, which is ten percent of the total cost of the road improvements, hold Performance Bond SUR23100098 for a warranty period of one (1) year, and hold Laborers & Materialmens Bond SUR23100098 in the amount of \$623,951.88 for six (6) months. Transportation Construction Inspection staff inspected the work in February 2018 and confirms the road improvements were complete at that time.

This recommendation begins the process of releasing the bonds covering this road improvements project.

DISCUSSION / BACKGROUND

On November 13, 2014 (Item 4), the Board approved the Wilson Estates subdivision project located on the north side of Green Valley Road in the El Dorado Hills area.

On May 17, 2016 (Item 27), the Board approved the Offsite Road Improvement Agreement for Wilson Estates, TM 14-1515, Agreement 16-54409, in order for Renasci Wilson Estates, LLC, as Developer to comply with the Road Improvement Conditions of Approval for the Wilson Estates subdivision project.

The off-site improvements for Wilson Estates involved construction of a sewer line in Malcolm Dixon Road to serve the development. Installation of the sewer line started in July 2016 and was completed in September 2016. All road restoration work was completed in July 2017. All aspects of the construction were inspected by Transportation Construction Inspection staff and the final road restoration work was approved by Transportation's Maintenance Division.

On August 16, 2016 (Item 12), the Board approved the Final Map and the Agreement to make Subdivision Improvements for Class 1 Subdivision between County and Owner for the Wilson Estates subdivision project, creating a total of 28 residential lots.

The off-site road improvements for the Wilson Estates subdivision project have been completed according to the plans and specifications.

ALTERNATIVES

None; when the Owner/Developer completes all improvements and the County inspects and approves those improvements, the County is then obligated to approve reduction of the Bonds, if necessary, and initiate the warranty period.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The requested Board action has no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will reduce the Performance Bond SUR23100098 to \$62,395.19 and advise Transportation (Julie Millard) and the Owner, Renasci Wilson Estates, LLC, Attn.: Steven Kessler, 28118 Agoura Road, Suite 105, Agoura Hills, California 91301, it has been reduced.
- 2) The Clerk of the Board will hold Laborers & Materialmens Bond SUR23100098 in the amount of \$623,951.88 for six (6) months. If no claims have been filed, Transportation will request in writing that the Clerk of the Board release said Bond.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director

Community Development Services, Department of Transportation