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County of El Dorado

Legislation Details (With Text)

File #:	21-1032 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	6/12/2021	**In control:**	Board of Supervisors
On agenda:	7/20/2021	**Final action:**	7/20/2021
Title:	Department of Transportation recommending the Board consider the following: 1) Accept the subdivision improvements for Carson Creek Unit 3 - Phase 1, TM TM14-1519-F, as complete; 2) Reduce Performance Bond 931113 from $2,163,816.21 to $394,349.58, which is ten percent of the total cost of the subdivision improvements, an amount which 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 931113 in the amount of $1,971,747.90 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 upon written request by Transportation. FUNDING: Developer Funded.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. A - Certificate of Completion, 2. B - Original SIA, 3. C - Amendment I		

Date	Ver.	Action By	Action	Result
7/20/2021	1	Board of Supervisors	Approved	Pass

Department of Transportation recommending the Board consider the following:
1) Accept the subdivision improvements for Carson Creek Unit 3 - Phase 1, TM TM14-1519-F, as complete;
2) Reduce Performance Bond 931113 from $2,163,816.21 to $394,349.58, which is ten percent of the total cost of the subdivision improvements, an amount which 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 931113 in the amount of $1,971,747.90 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 upon written request by Transportation.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

On December 6, 2016 (Legistar # 15-0760, Item # 29), the Board approved the Final Map and the Agreement to Make subdivision improvements for Carson Creek - Unit 3 Phase 1, (SIA) between the County and Lennar Homes of California, Inc. a California Corporation (Owner).

On December 6, 2020 (Legistar # 20-1125, Item # 8), the Board approved Amendment I to the SIA, extending the performance period to December 6, 2021.

The subdivision improvements for the Carson Creek Unit 3 - Phase 1, TM14-1519-F creating 86 residential lots, have been completed according to the plans and specifications for this development and per the conditions of the SIA.

Department of Transportation (Transportation) construction inspection staff has inspected the work and confirms the subdivision improvements are complete.

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.

PRIOR BOARD ACTION
Outlined in the Discussion / Background section above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT
N/A

CAO RECOMMENDATION / COMMENTS
Approve as recommended.

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 Performance Bond 931113 from $2,163,816.21 to $394,349.58 and advise Transportation (Julie Millard) and the Bonded Owner, Lennar Homes of California, Inc. 1025 Creekside Ridge Drive, Suite 240, Roseville, California 95678, it has been reduced.
2) The Clerk of the Board will hold Laborers & Materialmens Bond 931113 in the amount of $1,971,747.90 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 improvements are a vital component in the County's ability to accommodate economic growth and provide safe roads for the residents of El Dorado County and the traveling public.

CONTACT
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Department of Transportation