



Legislation Text

File #: 19-1393, **Version:** 1

..Title

Department of Transportation recommending the Board consider the following:

- 1) Accept the subdivision improvements for Promontory Village Center Lot 8, TM 13-1513, as complete; and
- 2) Hold Performance Bond with Rider SUR23100054 in the amount of \$662,628.54 which is to be released after one (1) year if no claims are made; this amount guarantees against any defective work, labor done, or defective materials furnished; and
- 3) Hold Laborers & Materialmens Bond SUR23100054 in the amount of \$3,813,974.84 for six (6) 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.

DISCUSSION / BACKGROUND

The Board approved a Subdivision Improvements Agreement (SIA) between the County and RREF II -RD Willows, LLC (Owner), a California Limited Liability Company, for Promontory Village Center Lot 8 subdivision with bonds, on October 27, 2015 (Item 14).

The subdivision improvements have been completed according to the plans and specifications for this development and per the conditions of said Agreement to Make Subdivision Improvements. The Department of Transportation's (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 Inspector approves of 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

It is recommended that the Board approve this item.

FINANCIAL IMPACT

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

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will hold the Performance Bond with Rider No. SUR23100054 in the

amount of \$662,628.54 for one (1) year warranty period.

2) The Clerk of the Board will hold Laborers & Materialmens Bond No. SUR23100054 in the amount of \$3,813,974.84 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

Acceptance of improvements for a development project is a significant step towards completion of the project and provides new residents with infrastructure and public facilities that will protect their environment and economic well-being.

CONTACT

Rafael Martinez, Director
Department of Transportation