



Legislation Text

File #: 20-0855, **Version:** 1

Department of Transportation recommending the Board consider the following:

- 1) Accept the road improvements for Sienna Ridge Retail Center, PD07-0008R, as complete;
- 2) Reduce Performance Bond 0746188 from \$418,887.00 to \$41,888.70, 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, and is to be released after one year if no claims are made;
- 3) Hold Laborers & Materialmens Bond 0746188 in the amount of \$418,887.00 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 the Department.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

On August 28, 2018 (Item 29), the Board approved the Offsite Road Improvement Agreement (RIA) for Sienna Ridge Retail Center, PD07-0008R (Project), AGMT 18-54870, with Donahue Schriber Realty Group, L.P. and Safeway, Inc. (Developers). The RIA defined the obligations of the Developers for the performance of the work within the County Right of Way. The RIA set forth the terms and conditions for the construction of the off-site improvements and directed the Developers to improve the frontage along the east side of Bass Lake Road including constructing two access encroachments, a multiuse path, and a left turn pocket / refuge lane on southbound Bass Lake Road at the southerly access encroachment.

The road improvements for the Project have been inspected by the Department of Transportation (Transportation) and were found to be complete in accordance with the approved plans, specifications and requirements of the RIA.

ALTERNATIVES

None; when the Owner/Developers complete 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 0746188 from \$418,887.00 to \$41,888.70 and advise Transportation (Julie Millard) and the Bonded Owner, Donahue Schriber Realty Group, L.P., Attn: Neil Madewell, 200 E. Baker Street, #100, Costa Mesa, California 95626, that it has been reduced.
- 2) The Clerk of the Board will hold Laborers & Materialmens Bond 0746188 in the amount of \$418,887.00 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