



Legislation Text

File #: 21-1016, **Version:** 1

Department of Transportation recommending the Board consider the following:

- 1) Accept the road improvements for the Bass Lake Road Reconstruction & Country Club Drive Extension Project, Agreement 19-54906, CIP 71360, as complete;
- 2) Reduce Performance Bond 9327157 from \$7,968,982.63 to \$796,898.26, which is ten percent of the total cost of the road improvements, an amount which 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 9327157 in the amount of \$7,968,982.63 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: Road Fund (1%), Developer Advance TIF Zone B (59%), Developer Advance TIF Zone C (40%).

DISCUSSION / BACKGROUND

On August 27, 2019 (Item 28), the Board approved the Offsite Road Improvement Agreement (RIA) for the Bass Lake Road Reconstruction & Country Club Drive Extension Project (Project), #19-54906, with Lennar Winncrest, LLC (Developer). The RIA defined the obligations of the Developer 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 allowed the Developer to make improvements to Bass Lake Road and Country Club Drive, in accordance with approved plans, including reconstructing Bass Lake Road from the US Highway 50 Interchange, realigning Country Club Drive along Tierra De Dios Drive and extending it to a new intersection with Bass Lake Road, signaling the intersection of Bass Lake Road and the Realigned Country Club Drive, and converting the old Country Club Drive to a bicycle and pedestrian pathway.

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/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. Although the Developer has borne the initial cost of constructing the improvements in the Agreement, these improvements are included in the Traffic Impact Fee (TIF) Program and the Developer will ultimately be reimbursed by the TIF Program pursuant to the Community Benefit and Development Agreements for the Hawk View, Bell Woods, and Bell Ranch projects.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will reduce Performance Bond 9327157 from \$7,968,982.63 to \$796,898.26 and advise Transportation (Julie Millard) and the Bonded Owner, Lennar Winncrest, LLC, Attn: Larry Gualco, 1025 Creekside Ridge Drive, Suite 240, Roseville, California 95678, that it has been reduced.
- 2) The Clerk of the Board will hold Laborers & Materialmens Bond 9327157 in the amount of \$7,968,982.63 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

Rafael Martinez, Director
Department of Transportation