

CITY MANAGER APPROVAL FORM
Pursuant to Urgency Ordinance No. 1285

DATE: 3/7/2022

DEPARTMENT/PREPARER: DS

PROJECT MANAGER: Paul Verma

PROJECT MANAGER'S CONTACT INFO:
paul.verma@cityoftracy.org**APPROVAL NEEDED:**

- Professional Services Agreement (PSA) or General Services Agreement (GSA) with a not-to-exceed amount of \$100,000
- Off-Site Agreement (OIA)
- Inspection and Improvement Agreement (IIA)
- Grant Application
- Award of Public Works Project contract, with a not-to-exceed amount of \$1,000,000
- Accept certain Public Improvements

VENDOR/PROJECT:

ACCEPT OFFSITE IMPROVEMENTS FOR THE CORRAL HOLLOW ROAD SEWER AND WATER LINES IMPROVEMENTS PROJECT FOR THE TRACY HILLS PHASE IA PROJECT, CONSTRUCTED BY TRACY PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TRACY HILLS PROJECT OWNER, LLC, ASSUME RESPONSIBILITY FOR THE FUTURE MAINTENANCE AND REPAIR, AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE BONDS

IF REQUESTING APPROVAL OF A CONTRACT:PROCUREMENT PROCESS *(list dates of RFP, bid advertised, and/or quotes received):*CONTRACT AMOUNT AND TERM *(if applicable):*FUNDING SOURCE(S) *(include fund name/no. and acct no.):***DISCUSSION**

On October 18, 2016, by Resolution No. 2016-212, City Council approved an Offsite Improvement Agreement (Agreement) for construction of sanitary sewer and water improvements on Corral Hollow Road associated with the Tracy Hills Phase 1A Project and the City-side Zone 3 water system. Major elements in the scope of the project included:

1. Tracy Hills Zone 3 water improvements from the John Jones Water Treatment Plant to the intersection of Corral Hollow Road and Tracy Hills Drive
2. City Side Zone 3 water improvements from the John Jones Water Treatment Plant to the intersection of Corral Hollow Road and Summit Drive
3. Gravity sanitary sewer improvements on Corral Hollow Road from Parkside Drive to the California Aqueduct
4. Sanitary sewer force main from the California Aqueduct to the site of the Tracy Hills sanitary sewer pump station

CH2M Hill, Inc. prepared the improvement plans and specifications for the City titled "City of Tracy San Joaquin County California Corral Hollow Road Utility Improvements Water and Sewer Pipelines" and provided construction phase support to the City through and amendment No. 4 to Task Order CH01-16, approved by City Council by Resolution No. 2016-212.

In a Letter of Understanding executed by the City, San Joaquin County, and Developer on June 20, 2021, it was agreed that certain roadway resurfacing improvements included in the scope of work covered by the Offsite Improvement Agreement, outside of the Tracy City limits and within the jurisdiction of San Joaquin County, would be deferred until such time as the City Corral Hollow Widening project, CIP 73144, is constructed or 36 months, whichever comes first. Developer has posted a bond with San Joaquin County for the estimated cost of roadway resurfacing improvements subject to the Letter of Understanding.

Developer has completed all other work required to be done in accordance with the Agreement and has requested acceptance of the public improvements. The City Engineer/Designee has inspected the completed work and confirmed that the improvements conform to the Agreement and the approved plans and specifications. The estimated cost of the infrastructure improvements are as follows:

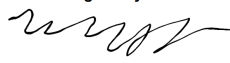
Water Improvements	\$ 1,832,500
Sanitary sewer Improvements	\$ 2,748,742
Land Cost	\$ 0*
Sanitary Sewer and Water Improvements	\$ 4,581,242

*All Improvements were constructed within the City ROW and there is no land dedication.

RECOMMENDATION

Staff recommends that the City Manager, pursuant to Urgency Ordinance No. 1285, accept the improvements as complete in accordance with the Offsite Improvement Agreement for Corral Hollow Road Sewer and Water Lines Improvements associated with the Tracy Hills Phase 1A Project including the project plans and specifications, assume responsibility for their future maintenance and repair, authorize the City Clerk to file Notice of Completion, and authorize the City Engineer to release all bonds in accordance with the terms of the Agreement.

City Manager Signature:

DocuSigned by:

 0B26348EF26D42C...

Date:

4/14/2022 | 7:11 AM PDT