

**CITY MANAGER APPROVAL FORM**  
*Pursuant to Urgency Ordinance No. 1285*

DATE: 05.09.2022

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 SUBDIVISION IMPROVEMENTS FOR TRACT 3996 SOUTHGATE LOT A CONSTRUCTED BY BRIGHT DEVELOPMENT, INC., A CALIFORNIA CORPORATION (SUBDIVIDER), AND ASSUME RESPONSIBILITY FOR THEIR FUTURE MAINTENANCE AND REPAIR, AUTHORIZE THE CITY CLERK TO FILE NOTICE OF COMPLETION, AND AUTHORIZE THE CITY ENGINEER TO RELEASE THE BONDS IN ACCORDANCE WITH THE TERMS OF THE SUBDIVISION IMPROVEMENT AGREEMENT

**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.*):

On April 7, 2020, by Resolution No. 2020-061, City Council approved the Subdivision Improvement Agreement (Agreement) for Tract 3996 Southgate Lot A, a subdivision consisting of 42 residential lots. This subdivision is generally located west of Tracy Boulevard and south of Schulte Road as shown on Attachment A.

VVH Consulting Engineers prepared the improvement plans entitled "Improvement Plans for Southgate Lot A Tracy California Tract 3996", consisting of 18 sheets.

O'Dell Engineering prepared landscaping and irrigation plans entitled "Southgate (Tract 3996) Lot A", consisting of 9 sheets.

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

Cost Breakdown:

Roadway Improvements	\$ 1,875,788
Water	\$ 331,255
Recycled Water	\$ 53,216
Storm Drainage	\$ 395,717
Sanitary Sewer	\$ 276,375
Street Lighting	\$ 849,932
Landscaping	\$ 514,204
 Total	 \$ 4,296,487

A total of 6.48 acres has been dedicated as public right-of-way on the Final Map. Land value is estimated at \$648,000. The project carries a one-year warranty bond for all public improvements.

**STRATEGIC PLAN**

This agenda item is consistent with the Council approved Economic Development Strategy to ensure physical infrastructure necessary for development.

**FISCAL IMPACT**

There will be no fiscal impact to the General Fund. All improvements were completed by the Developer in accordance with the Subdivision Improvement Agreement.

**RECOMMENDATION**

Staff recommends that City Manager Pursuant to Urgency Ordinance No. 1285, accept the improvements as complete in accordance with the Subdivision Improvement Agreement for Tract 3996 Southgate Lot A, including the project plans and specifications and assumes responsibility for their future maintenance and repair, authorize the City Clerk to file Notice of Completion with the San Joaquin County Recorder’s office, and authorizes the City Engineer to release the performance bond upon acceptance of all improvements and release materials and labor bond thirty days after recordation of Notice of Completion as statute of limitations period expires in accordance with Civil Code §9356.

*City Manager Signature:*

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*Date:*

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