

CITY MANAGER APPROVAL FORM
Pursuant to Urgency Ordinance No. 1285

DATE: 6/7/2022

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:**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.):*

ACCEPT SUBDIVISION IMPROVEMENTS FOR SANTOSHA (BERG ROAD PROPERTIES), TRACT 3856, CONSTRUCTED BY CIVIC TRACY LLC, A LIMITED LIABILITY COMPANY (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

EXECUTIVE SUMMARY

Civic Tracy LLC, a limited liability company (Subdivider), has completed subdivision improvements for Santosha, Tract 3856, containing 71 single family dwelling lots in accordance with the Subdivision Improvement Agreement, project plans, and specifications. Staff recommends City Council accept the improvements as completed, authorize City Clerk to file Notice of Completion, and authorize the City Engineer to release the Subdivider's bond.

DISCUSSION

On December 17, 2019, by Resolution No. 2019-248, City Council approved the Subdivision Improvement Agreement (Agreement) for Santosha, Tract 3856, a subdivision consisting of 71 single family residential lots. This subdivision is generally located on Byron Road east of Lammers Road.

Carlson Barbee & Gibson, Inc. prepared the improvement plans entitled "Santosha Improvement Plans Tract 3856."

Thomas Baak & Associates, LLP prepared landscaping and irrigation plans entitled "Byron Road Properties Santosha Tract 3856 Public Landscape Construction Documents Denova Homes."

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	\$	1,661,103
Storm Drainage	\$	384,207
Water	\$	421,218
Sanitary Sewer	\$	271,876
Street Lighting	\$	217,800
Landscaping	\$	320,296
Total	\$	3,276,500

A total of 3.41 acres has been dedicated as public right-of-way on the Final Map. Land value is estimated at \$341,000. 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 Santosha Tract 3856, 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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Michael Rogers
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Date

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