

ITEM 4.13

CITY MANAGER'S REPORT JULY 10, 2023 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT STREET LANDSCAPE IMPROVEMENTS LOCATED ON BARBARA TERRY BLVD AND STANFORD CROSSING FROM LATHROP LAND ACQUISITION LLC**

RECOMMENDATION: **Adopt Resolution Accepting Street Landscape Improvements on Barbara Terry Boulevard and Stanford Crossing Related to Encroachment Permit Number 2022-16 from Lathrop Land Acquisition LLC**

SUMMARY:

Lathrop Land Acquisition, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP), has completed the construction of the street landscape improvements associated with the backbone improvements on Barbara Terry Boulevard and Stanford Crossing pursuant to Section 91 of the Conditions of Approval (COA's) for Tract 3533 and Encroachment Permit No. 2022-16 (EP 22-16). The approximate value of the improvements proposed to be accepted is \$159,512.30, as shown in the GASB 34 Report, included in Attachment "C". These improvements were inspected by staff and deemed complete by the City Engineer. The developer provided a one-year warranty bond based on 10% of the construction costs, as well as lien releases for the improvements being accepted. A Vicinity Map is included in Attachment "B".

Staff recommends City Council accept the street landscape improvements in accordance with City specifications.

BACKGROUND:

On October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. The location of the improvements are the frontage of Lot 4 of Tract 3533.

The construction of landscape improvements is a requirement of the COA's for Tract 3533, and the work was completed under EP 22-16.

Saybrook provided a performance bond for EP 22-16 (PB01987300008) in the amount of \$2,645,786.76 and the Labor and Materials Bond (PB01987300008) in the amount of \$1,322,893.38 to guarantee the construction of the street landscaping at Barbara Terry Boulevard and Stanford Crossing. Upon acceptance of improvements by Council, these bonds will be released.

Saybrook has provided a one-year warranty bond based on 10% of the construction cost, as well as a developer lien release and a lien release from the contractor, which is detailed in Table 1 below. Staff recommends City Council accept the public improvements listed in the GASB 34 Report.

JULY 10, 2023 CITY COUNCIL REGULAR MEETING**ACCEPT STREET LANDSCAPE IMPROVEMENTS LOCATED ON BARBARA TERRY BLVD AND STANFORD CROSSING FROM LATHROP LAND ACQUISITION LLC****REASON FOR RECOMMENDATION:**

Staff has inspected the improvements listed in the GASB 34 Report and the City Engineer confirmed that the improvements were completed in accordance with City specifications. Saybrook has submitted lien releases for the improvements being accepted. Staff has received the one-year warranty bond and as-built drawings for said improvements. Staff recommends Council accept the improvements.

FISCAL IMPACT:


The one-year warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements. The City's Service Maintenance CFD 2019-02 has been established to help fund City maintenance and operating costs. The improvements listed in the GASB 34 Report detail the \$159,512.30 expended, and the City's maintenance costs will increase for the maintenance of the additional improvements.

ATTACHMENTS:

- A. Resolution Accepting Street Landscape Improvements on Barbara Terry Boulevard and Stanford Crossing Related to Encroachment Permit Number 2022-16 from Lathrop Land Acquisition LLC
- B. Vicinity Map
- C. GASB 34 Report – CLSP Barbara Terry and Stanford Crossing Landscaping


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JULY 10, 2023 CITY COUNCIL REGULAR MEETING
ACCEPT STREET LANDSCAPE IMPROVEMENTS LOCATED ON BARBARA TERRY
BLVD AND STANFORD CROSSING FROM LATHROP LAND ACQUISITION LLC

APPROVALS:



Bellal Nabizadah
Assistant Engineer

6-28-23
Date




Ken Reed
Senior Construction Manager

6-28-23
Date



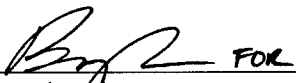
Brad Taylor
City Engineer

6/28/2023
Date




Cari James
Finance Director

6/28/2023
Date



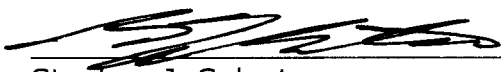
Michael King
Assistant City Manager

6/28/2023
Date



Salvador Navarrete
City Attorney

6-28-2023
Date



Stephen J. Salvatore
City Manager

7.5.23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING STREET LANDSCAPE IMPROVEMENTS ON BARBARA TERRY BOULEVARD AND STANFORD CROSSING RELATED TO ENCROACHMENT PERMIT NUMBER 2022-16 FROM LATHROP LAND ACQUISITION LLC

WHEREAS, on October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. The location of the improvements are the frontage of Lot 4 of Tract 3533; and

WHEREAS, the construction of landscape improvements is a requirement of the Conditions of Approval (COA's) for Tract 3533, and the work was completed under EP 22-16; and

WHEREAS, Lathrop Land Acquisition, LLC (Saybrook), provided a performance bond for EP 22-16 (PB01987300008) in the amount of \$2,645,786.76 and the Labor and Materials Bond (PB01987300008) in the amount of \$1,322,893.38 to guarantee the construction of the street landscaping at Barbara Terry Boulevard and Stanford Crossing. Upon acceptance of improvements by Council, these bonds will be released; and

WHEREAS, Saybrook has provided a one-year warranty bond based on 10% of the completed improvements construction cost. Bond values and descriptions are detailed in Table 1 below; and

Table 1

| Contractor | Scope of Work | Bond Number | Bond Value |
|--------------------------------------|----------------------|--------------------|-------------------|
| Odyssey Environmental Services, Inc. | Landscaping | CAC722703 | \$15,951.23 |

WHEREAS, staff has inspected the improvements listed in the GASB 34 Report and the City Engineer confirmed that the improvements were completed in accordance with City specifications; and

WHEREAS, Saybrook has submitted lien releases for the improvements being accepted. Staff request Council accept the improvements; and

WHEREAS, the City's maintenance costs will increase because of the additional improvements that have to be maintained. The City's Service Maintenance CFD 2019-02 has been established to help fund City maintenance and operating costs; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the street landscape improvements on Barbara Terry Boulevard and Stanford Crossing related to Encroachment Permit Number 2022-16 from Lathrop Land Acquisition LLC.

The foregoing resolution was passed and adopted this 10th day of July 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

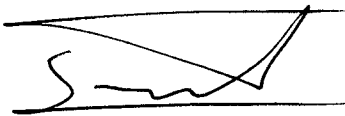
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

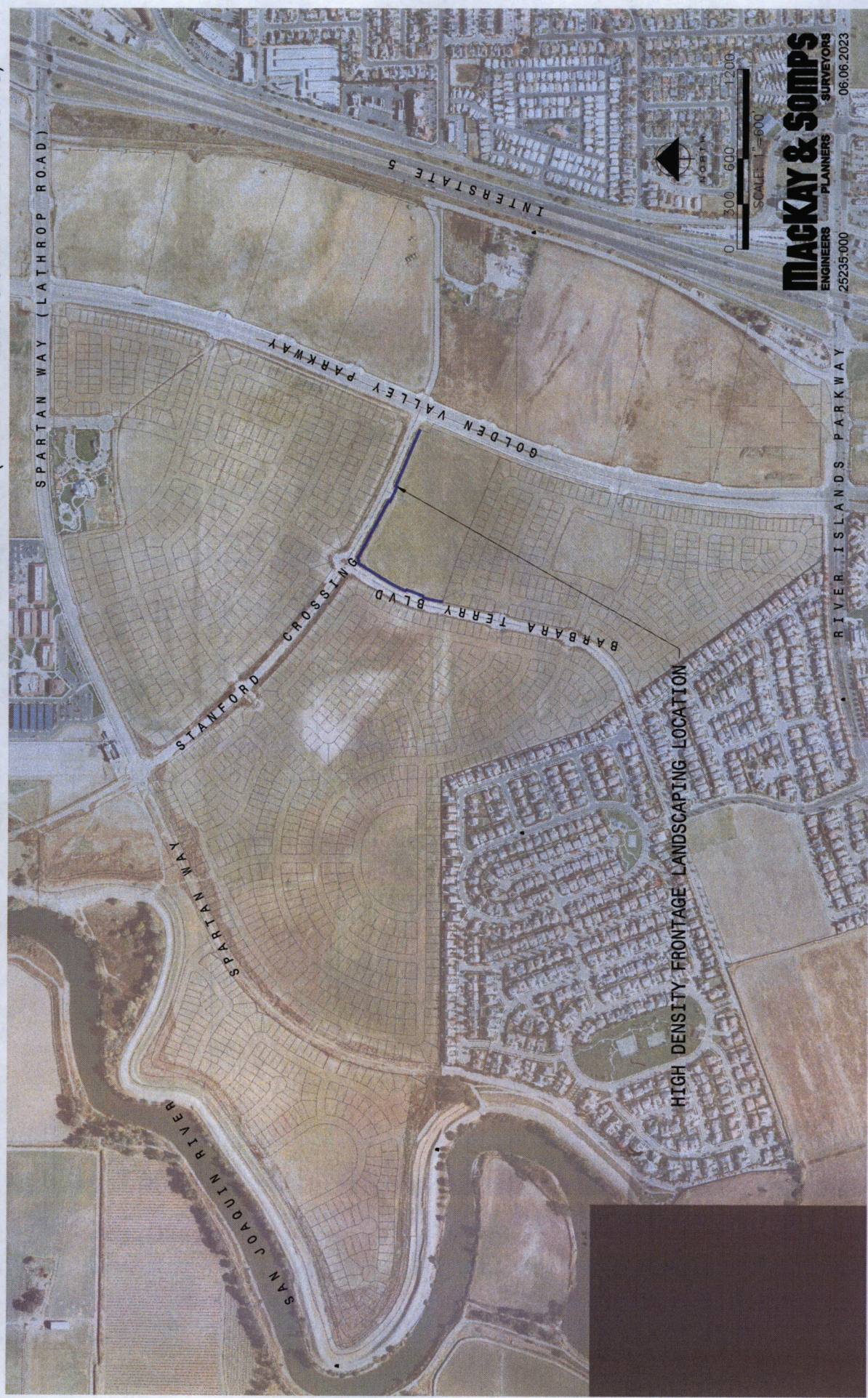
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



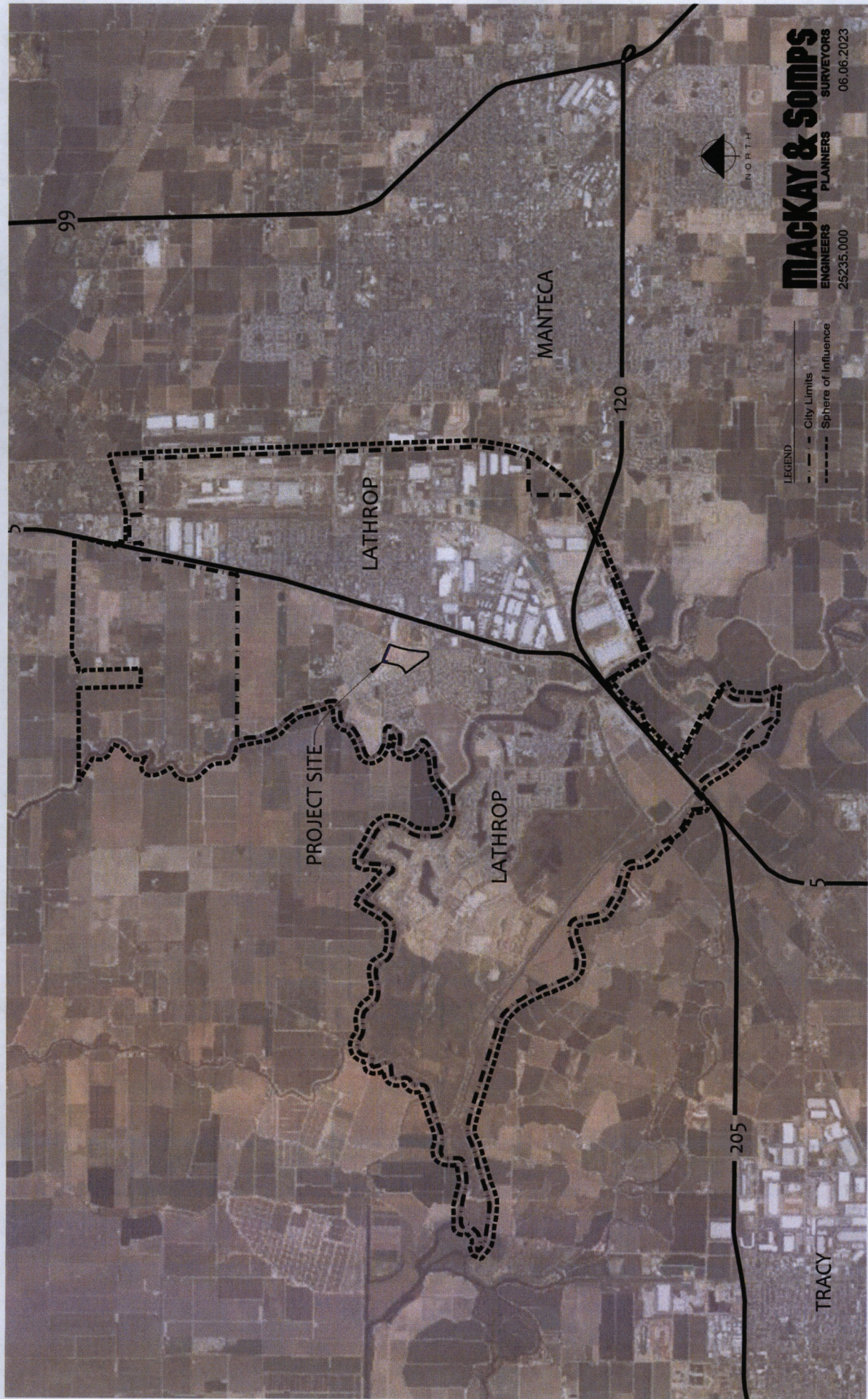
Salvador Navarrete, City Attorney

CENTRAL LATHROP SPECIFIC PLAN - HIGH DENSITY FRONTAGE LANDSCAPING VICINITY MAP (BARBARA TERRY & STANFORD CROSSING)



MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 25235-000 06.06.2023

CENTRAL LATHROP SPECIFIC PLAN - TRACT 4105 - NEIGHBORHOOD 1D REGIONAL VICINITY MAP



MACKAY & SOMPS
ENGINEERS
PLANNERS
SURVEYORS
25235.000
06.06.2023

**City of Lathrop
Project Acceptance
(GASB 34 Report)**

Submitted By: Mackay & Soms - Jeff Matson **Date:** 06/27/2023

Project: Tract 4105 - Offsite Landscape

Address: Tract 4105 frontage (Stanford Crossing, and Barbara Terry Blvd.

| | SOFT COSTS | Unit Price | Amount |
|------------------|---|-------------------|---------------|
| 1 | Landscape Design (Gates & Associates) included in previous acceptance | \$0.00 | \$0.00 |
| Subtotal: | | | \$0.00 |

| Item | Description | Unit | Qty | Unit Price | Amount |
|------------------|-------------------------------|-------------|------------|-------------------|---------------------|
| A | Wall construction | | | | |
| 1 | Irrigation | LS | 1 | \$60,991.00 | \$60,991.00 |
| 3 | Landscape (15,640 SF) | LS | 1 | \$46,434.00 | \$46,434.00 |
| 4 | Root Barriers | LF | 588 | \$12.20 | \$7,173.60 |
| 5 | Steel Edging | LF | 609 | \$11.30 | \$6,881.70 |
| 7 | Stabilized Decomposed Granite | SF | 3,552 | \$9.75 | \$34,632.00 |
| 12 | 90 day Maintenance | Months | 3 | \$500.00 | \$1,500.00 |
| 12 | Weed Abatement | 1 | LS | \$1,900.00 | \$1,900.00 |
| Subtotal: | | | | | \$159,512.30 |

| | |
|---------------------------|---------------------|
| Hard Cost Subtotal | \$159,512.30 |
| Softcost Total | \$0.00 |
| Total | \$159,512.30 |