

ITEM 4.7

CITY MANAGER'S REPORT JULY 13, 2020 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR
STANFORD CROSSING NEIGHBORHOOD PARK
LOCATED IN CENTRAL LATHROP SPECIFIC PLAN**

RECOMMENDATION: **Adopt Resolution Accepting Public Improvements for
Stanford Crossing Neighborhood Park Located in
Central Lathrop Specific Plan**

SUMMARY:

Saybrook CLSP, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP), has completed construction of the public improvements for the Stanford Crossing Neighborhood Park in accordance with their Subdivision Improvement Agreement (SIA) associated with Tracts 3808, 3809, 3810, 3811 and 3812 and Conditions of Approval (COA) associated with the Vesting Tentative Map for Tract 3789. The approximate value of the improvements being accepted is \$1,502,030 as shown in the project GASB 34 Report. These improvements have been inspected by the City Engineer and have been deemed complete. Staff recommends City Council accept the public improvements in accordance with City specifications. The costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget and the establishment of a Community Facilities District (CFD).

The developer has provided one-year maintenance bonds based on 10% of the construction costs per tract and a lien release for the improvements being accepted.

BACKGROUND:

On December 18, 2013, City of Lathrop Planning Commission approved Vesting Tentative Map (VTM) 3789. On January 13, 2014, City Council affirmed the Planning Commission's decision, allowing Saybrook to subdivide the 94.4-acre Triangle Area site within the Stanford Crossing Phase 1A, of the CLSP, into 430 single-family residential lots.

On September 18, 2017, City Council approved Large Lot Final Map for Tract 3789 to subdivide the Triangle Area site into six large lots and Deferred Frontage Improvement Agreement (DFIA) 17-01 consistent with the Conditions of Approval for VTM 3789.

On December 9, 2019, City Council approved five Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 establishing 418 single-family lots. As required by the City's subdivision ordinance, all final maps included an SIA to guarantee certain public improvements associated with the final map. Construction of the Stanford Crossing Neighborhood Park improvements is complete.

JULY 13, 2020 CITY COUNCIL REGULAR MEETING**ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR STANFORD CROSSING NEIGHBORHOOD PARK LOCATED IN CENTRAL LATHROP SPECIFIC PLAN**

The approximate value of the improvements being accepted is \$1,502,030 as shown in the project GASB 34 Report, included as Attachment C.

The neighborhood park public facilities will be maintained by the City and the costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget and the establishment of a Community Facilities District (CFD).

The performance bond (Bond No. 4433491) and labor and materials bond (Bond No. 4433491) listed in Table 1 and provided with the SIA guarantees the construction of the neighborhood park improvements. The bonds will be released and replaced with a maintenance bond upon acceptance of the improvements.

Table 1: Summary of Tracts being accepted

Description	Performance Bond Number & Amount	Labor & Materials Bond Number & Amount	Maintenance Bond Number & Amount
Stanford Crossing Neighborhood Park	4433491 \$1,540,513.70	4433491 \$770,256.85	CAC717936M \$159,267.10

REASON FOR RECOMMENDATION:

The City Engineer has inspected the improvements for the Stanford Crossing Neighborhood Park and confirmed that the improvements have been completed in accordance with City specifications. Developer has submitted a master lien release, confirming all contractors have been paid in full, and one-year maintenance bonds for the improvements being accepted. Staff recommends Council accept the improvements to allow the City to provide maintenance.

FISCAL IMPACT:

The approximate value of the improvements being accepted is \$1,502,030 as shown in the project GASB 34 report. The city's service maintenance CFD 2019-02 has been established to help fund city maintenance and operating costs. The one-year maintenance bonds cover 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.

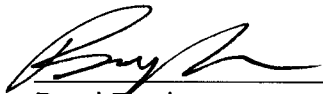
ATTACHMENTS:

- A. Resolution Accepting Public Improvements for Stanford Crossing Neighborhood Park Located in Central Lathrop Specific Plan
- B. Location Exhibit for Stanford Crossing Neighborhood Park
- C. GASB 34 Report – Stanford Crossing Neighborhood Park

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JULY 13, 2020 CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR STANFORD CROSSING
NEIGHBORHOOD PARK LOCATED IN CENTRAL LATHROP SPECIFIC PLAN

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APPROVALS:



Brad Taylor
Associate Engineer

6/24/2020

Date



Michael King
Director of Public Works

6-26-2020

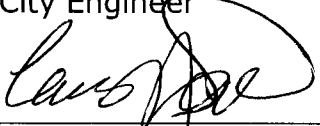
Date



Glenn Gebhardt
City Engineer

7-6-2020

Date



Cari James
Finance & Administrative
Services Director

7/3/2020

Date



Salvador Navarrete
City Attorney

6.25.2020

Date



Stephen J. Salvatore
City Manager

7.6.2020

Date

RESOLUTION NO. 20-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS FOR STANFORD CROSSING NEIGHBORHOOD PARK LOCATED IN CENTRAL LATHROP SPECIFIC PLAN

WHEREAS, on December 18, 2013, City of Lathrop Planning Commission approved Vesting Tentative Map (VTM) 3789. On January 13, 2014 City Council affirmed the Planning Commission's decision, allowing Saybrook CLSP, LLC (Saybrook) to subdivide the 94.4-acre Triangle Area site within the Stanford Crossing Phase 1A, of the Central Lathrop Specific Plan (CLSP), into 430 single-family residential lots; and

WHEREAS, on September 18, 2017, City Council approved Large Lot Final Map for Tract 3789 to subdivide the Triangle Area site into six large lots and Deferred Frontage Improvement Agreement (DFIA) 17-01 consistent with the Conditions of Approval for VTM 3789; and

WHEREAS, on December 9, 2019, City Council approved five Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 establishing 418 single-family lots; and

WHEREAS, as required by the City's subdivision ordinance, all final maps included a Subdivision Improvement Agreement (SIA) to guarantee certain public improvements associated with the final map. The public improvements for the Stanford Crossing Neighborhood Park are complete; and

WHEREAS, the approximate value of the improvements being accepted is \$1,502,030 as shown in the project GASB 34 Report; and

WHEREAS, the neighborhood park public facilities will be maintained by the City and the costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget and the establishment of a Community Facilities District (CFD); and

WHEREAS, the City's Service Maintenance CFD 2019-02 has been established to help fund City maintenance and operating costs; and

WHEREAS, Saybrook has provided Maintenance and Warranty Bonds to guarantee replacement and/or repair of the improvements as a result of defective materials, equipment or defective workmanship for a period of one year from the date of acceptance; and

WHEREAS, the performance bond (Bond No. 4433491) and labor and materials bond (Bond No. 4433491) listed in Table 1 and provided with the SIA guarantees the construction of the neighborhood park improvements. The bonds will be released and replaced with a maintenance bond upon acceptance of the improvements; and

Table 1: Summary of Tracts being accepted

Description	Performance Bond Number & Amount	Labor & Materials Bond Number & Amount	Maintenance Bond Number & Amount
Stanford Crossing Neighborhood Park	4433491 \$1,540,513.70	4433491 \$770,256.85	CAC717936M \$159,267.10

WHEREAS, the City Engineer has inspected the improvements for the Stanford Crossing Neighborhood Park and confirmed that the improvements have been completed in accordance with City specifications; and

WHEREAS, developer has submitted a master lien release, confirming all contractors have been paid in full, and one-year maintenance bonds for the improvements being accepted. Staff recommends Council accept the improvements to allow for the City to provide maintenance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements for the Stanford Crossing Neighborhood Park located in the Central Lathrop Specific Plan area from Saybrook CLSP, LLC.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of July 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas
City Clerk

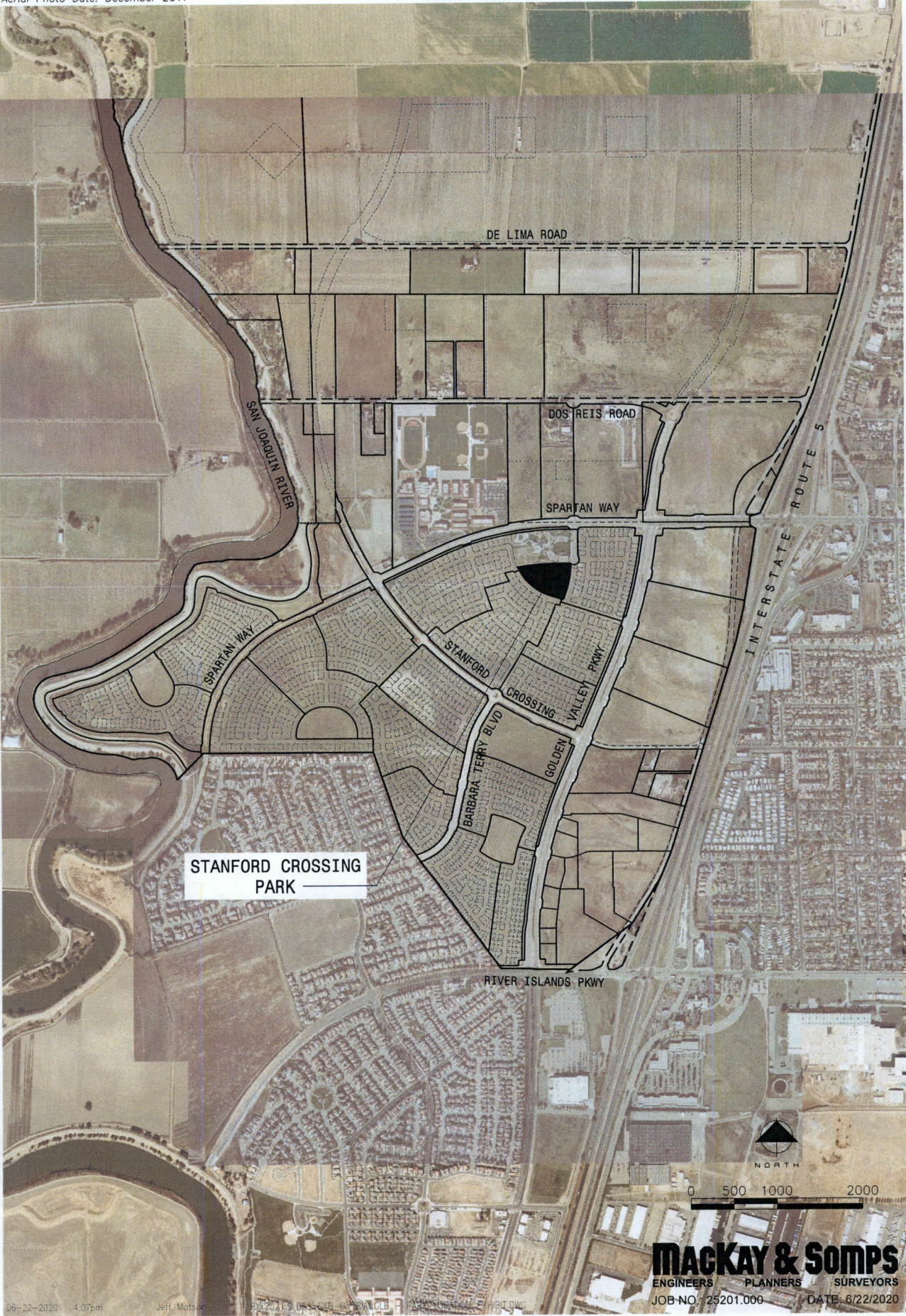
APPROVED AS TO FORM:



Salvador Navarrete
City Attorney

STANFORD CROSSING - STANFORD CROSSING PARK LOCATION EXHIBIT

Aerial Photo Date: December 2017



CITY OF LATHROP
GASB 34 REPORT - STANFORD CROSSING NEIGHBORHOOD PARK

ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	IRRIGATION	LS	1	\$ 264,930.00	\$ 264,930.00
2	LANDSCAPE	LS	1	\$ 172,770.40	\$ 172,770.40
3	RUBBERIZED SURFACE	SF	3,620	\$ 22.00	\$ 79,640.00
3.a	RUBBERIZED SURFACE ADD CHANGE OF COLOR	SF	3,620	\$ 2.86	\$ 10,364.00
4	ROOT BARRIERS	LF	790	\$ 11.25	\$ 8,887.50
5	STABILIZED DECOMPOSED GRANITE w/STEEL EDGING	SF	2,426	\$ 5.82	\$ 14,119.32
6	20 - DRINKING FOUNTAIN MDF440 SM w/PET FOUNTAIN	EA	2	\$ 11,416.00	\$ 22,832.00
7	21 - DUMOR #58 SER-3AR BENCH w/BACK BLACK	EA	6	\$ 2,582.00	\$ 15,492.00
8	22 - SQUARE TOP TABLE DUMOR 448-44GM-S-2 BRONZE	EA	5	\$ 6,115.00	\$ 30,575.00
9	23 - TRASH RECEPTACLES DUMOR #157-32H-FTO BLACK	EA	6	\$ 2,858.00	\$ 17,148.00
10	24 - BIKE RACK 292/s-2 BRONZE	EA	1	\$ 605.00	\$ 605.00
11	25 - BBQ 300A OUTDOOR CREATIONS	EA	3	\$ 1,900.00	\$ 5,700.00
12	26 - SQUARE TOP TABLE DUMOR 448-43GM-S-2 BRONZE	EA	5	\$ 5,570.00	\$ 27,850.00
13	27 - DOGI-POT MODEL#1003-L	EA	3	\$ 845.00	\$ 2,535.00
14	28 - GAME TABLE 108AC OUTDOOR CREATION	EA	2	\$ 2,715.00	\$ 5,430.00
15	18 - PRECAST CONCRETE CORNHOLE BOARDS	EA	4	\$ 848.00	\$ 3,392.00
16	13 - TUBULAR STEEL FENCE	LF	73	\$ 153.00	\$ 11,169.00
17	14 - TRELLIS #1	EA	1	\$ 157,120.00	\$ 157,120.00
18	16 - Play Equipment	LS	1	\$ 130,644.00	\$ 130,644.00
18.a	16 - Play Equipment - Add for Revised Structures	LS	1	\$ 132,575.09	\$ 132,575.09
19	19 - SECURITY LIGHTS	EA	4	\$ 15,048.00	\$ 60,192.00
20	1 - CONCRETE PAVING	SF	12,654	\$ 13.55	\$ 171,461.70
21	2 - CURB RAMPS	EA	4	\$ 3,249.00	\$ 12,996.00
22	ADA RAMP (PLAYGROUND BARK AREA)	EA	2	\$ 3,249.00	\$ 6,498.00
23	3 - CONCRETE PAVING PLAZA	SF	2,330	\$ 19.00	\$ 44,270.00
24	7 - 12" CONCRETE CURB	LF	140	\$ 57.60	\$ 8,064.00
25	8 - DOWNTURN EDGE OF SIDEWALK @ PLAY AREA SURFACING	LF	180	\$ 57.60	\$ 10,368.00
26	11 - 6" MOWCURB	LF	610	\$ 33.90	\$ 20,679.00
27	12 - P.I.P. CONCRETE SEAT WALL	LF	95	\$ 308.00	\$ 29,260.00
28	(90) DAY MAINTENANCE	MONTH	3	\$ 3,500.00	\$ 10,500.00
29	6" PVC PIPE	LF	392	\$ 25.00	\$ 9,800.00
30	15" RCP PIPE	LF	31	\$ 35.00	\$ 1,085.00
31	6" AREA DRAIN	EA	8	\$ 10.00	\$ 80.00
32	DROP INLET	EA	1	\$ 3,000.00	\$ 3,000.00
TOTAL					\$ 1,502,032.01