

ITEM 4.5

CITY MANAGER'S REPORT JULY 11, 2022 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT PUBLIC IMPROVEMENTS FOR PHASE 1 OF THE GATEWAY DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP 19-03**

RECOMMENDATION: **Adopt Resolution Accepting Public Improvements for Phase 1 of the Gateway Development and Authorize the Release of Bonds Associated with the Subdivision Improvement Agreement for Parcel Map 19-03**

SUMMARY:

Lathrop Gateway 1, LLC, the developer for Lathrop Gateway Business Park, has completed the construction of the public improvements for Phase 1. The approximate value of the improvements being accepted is \$8,060,980, as shown in the project GASB 34 Report included as Attachment "C". These improvements have been inspected by staff and deemed complete in accordance with the specifications by the City Engineer. A Vicinity Map for the improvements is included as Attachment "B".

The developer has provided a one-year warranty bond based on 10% of the construction costs and a lien release for the improvements proposed to be accepted. Staff recommends City Council accept the public improvements in accordance with City specifications and authorize the release of the bonds associated with the Subdivision Improvement Agreement (SIA) for Parcel Map 19-03.

BACKGROUND:

On February 11, 2015, the City of Lathrop Planning Commission adopted Resolution No. 15-03 to approve the Vesting Tentative Parcel Map for the Lathrop Gateway Business Park (VTM-13-69) with Conditions of Approval for development consistent with the Lathrop Gateway Specific Plan.

On December 20, 2018, the City of Lathrop Planning Commission approved a Minor Specific Plan Amendment No. SPA-18-71 and Site Plan Review No. SPR-18-40 to construct ten (10) tilt-up buildings totaling approximately 3,035,000 square feet of speculative industrial warehouse space within three phases of development.

On January 24, 2018, the City of Lathrop Planning Commission approved Time Extension No. TE-18-01 for the Lathrop Gateway Business Park Vesting Tentative Parcel Map (VTM-13-69) by Resolution No. 18-1, which extended the life of the map to February 11, 2020. Pursuant to California Government Code Section 66452.6, the expiration is extended by 36 months because the subdivider is required to expend \$236,790 or more to construct, improve, or finance the construction or public improvements outside the property boundaries of the tentative map.

ACCEPT PUBLIC IMPROVEMENTS FOR PHASE 1 OF THE GATEWAY DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH THE SIA FOR PARCEL MAP 19-03

In March 2021, City Council approved Parcel Map 19-03, establishing Phase 1 of Lathrop Gateway Business Park. As required by the City's subdivision ordinance, the approved parcel map included an SIA to guarantee certain public improvements associated with the final map. Lathrop Gateway 1, LLC, has completed the improvements associated with the SIA for Parcel Map 19-03. Completion of the public improvements listed in the GASB 34 Report fulfills the associated obligations of the SIA. The bond values and numbers are detailed in Table 1 below. Staff requests Council accept the public improvements and approve the release of the Performance and Labor & Materials Bonds and their replacement with the one-year warranty bond.

Table 1 – Bond Details

Performance Bond Number/Value	Labor & Materials Bond Number/Value	Warranty Bond Number/Value
0136869 / \$8,943,565	0136869 / \$4,471,780	0136871-M/ \$806,098

REASON FOR RECOMMENDATION:

Staff has inspected the offsite improvements for Phase 1 of the Gateway Development and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer. Lathrop Gateway 1, LLC has submitted lien releases for the improvements being accepted. Staff has received the one-year warranty bonds and as-built drawings for said improvements.

FISCAL IMPACT:

The approximate value of the improvements proposed to accept is \$8,060,980 as shown in the project GASB 34 Report and the costs to maintain these facilities will be covered through the Gateway Business Park City Services Capital Facilities District 2021-1.

The one-year warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with the effective date of this acceptance, due to defective materials or workmanship in connection with the completed improvements.

ATTACHMENTS:

- A. Resolution Accepting Public Improvements for Phase 1 of the Gateway Development and Authorize the Release of Bonds Associated with the Subdivision Improvement Agreement for Parcel Map 19-03
- B. Location Exhibit – Phase 1 Gateway Offsite Improvements
- C. GASB 34 Report – Phase 1 Gateway Offsite Improvements

CITY MANAGER'S REPORT
JULY 11, 2022 CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR PHASE 1 OF THE GATEWAY
DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED
WITH THE SIA FOR PARCEL MAP 19-03

APPROVALS:



Bellal Nabizadah
Assistant Engineer

6/28/22
Date



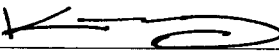
Brad Taylor
City Engineer

6/28/22
Date




Cari James
Finance Director

6/29/2022
Date



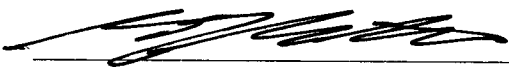
Michael King
Assistant City Manager

6-28-2022
Date



Salvador Navarrete
City Attorney

6.28.2022
Date



Stephen J. Salvatore
City Manager

7.5.22
Date

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS FOR PHASE 1 OF THE GATEWAY DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR PARCEL MAP 19-03

WHEREAS, on February 11, 2015, the City of Lathrop Planning Commission adopted Resolution No. 15-03 to approve the Vesting Tentative Parcel Map for the Lathrop Gateway Business Park (VTM-13-69) with Conditions of Approval for development consistent with the Lathrop Gateway Specific Plan; and

WHEREAS, on December 20, 2018, the City of Lathrop Planning Commission approved a Minor Specific Plan Amendment No. SPA-18-71 and Site Plan Review No. SPR-18-40 to construct ten (10) tilt-up buildings totaling approximately 3,035,000 square feet of speculative industrial warehouse space within three phases of development; and

WHEREAS, on January 24, 2018, the City of Lathrop Planning Commission approved Time Extension No. TE-18-01 for the Lathrop Gateway Business Park Vesting Tentative Parcel Map (VTM-13-69) by Resolution No. 18-1, which extended the life of the map to February 11, 2020. Pursuant to Government Code 66452.6, the expiration is extended by 36 months because the subdivider is required to expend \$236,790 or more to construct, improve, or finance the construction or public improvements outside the property boundaries of the tentative map; and

WHEREAS, on March, 2021, City Council approved Parcel Map 19-03, establishing Phase 1 of Lathrop Gateway Business Park. As required by the City's subdivision ordinance, the approved parcel map included an Subdivision Improvement Agreement (SIA) to guarantee certain public improvements associated with the final map; and

WHEREAS, Lathrop Gateway 1, LLC, has completed the improvements associated with the SIA for Parcel Map 19-03. Completion of the public improvements listed in the GASB 34 Report (Attachment C of the City Manger's Report) fulfills the associated obligations of the SIA; and

WHEREAS, the bond values and numbers are detailed in Table 1 below. Staff requests Council accept the public improvements and approve the release of the Performance and Labor & Materials Bonds and their replacement with the one-year warranty bond; and

Table 1 – Bond Details

Performance Bond Number/Value	Labor & Materials Bond Number/Value	Warranty Bond Number/Value
0136869 / \$8,943,565	0136869 / \$4,471,780	0136871-M/ \$806,098

WHEREAS, these improvements have been inspected by staff and deemed complete by the City Engineer and confirmed that the improvements have been completed in accordance with City specifications; and

WHEREAS, Lathrop Gateway 1, LLC has submitted lien releases for the improvements proposed to be accepted. Staff has received the one-year warranty bonds and as-built drawings for said improvements. Staff recommends Council accept the improvements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements for Phase 1 of the Gateway Development and authorizes the release of bonds associated with the SIA for Parcel Map 19-03.

The foregoing resolution was passed and adopted this 11th day of July 2022, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

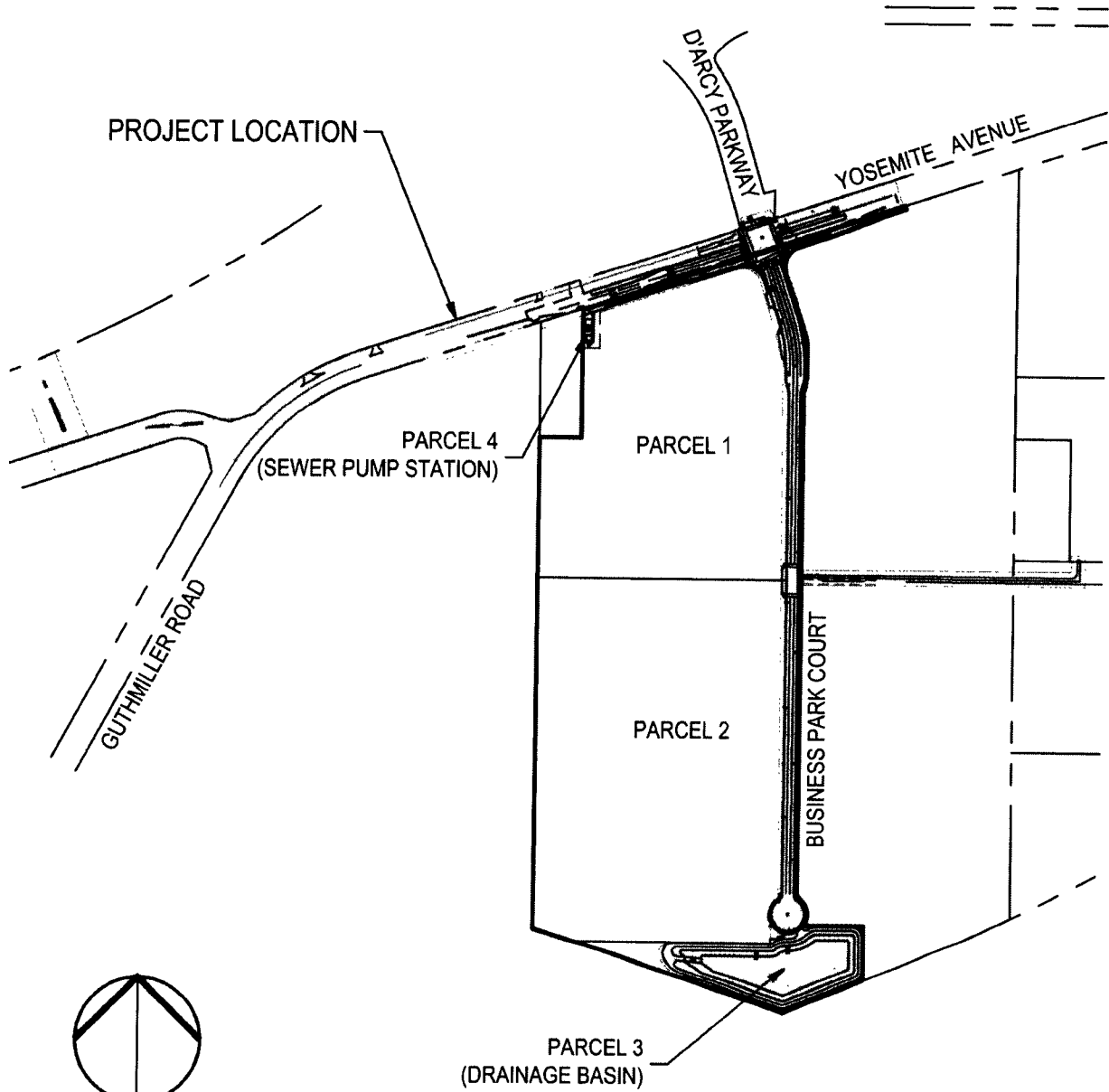
Teresa Vargas
City Clerk

APPROVED AS TO FORM:



Salvador Navarrete
City Attorney

ATTACHMENT B



F:\17\projects\17208 Lathrop Gateway\improvement plans\PHASE 1\EXHIBITS\17208-VICINITY MAP-GASB 34.dwg

06/15/22

LATHROP GATEWAY PHASE 1 OFFSITE IMPROVEMENTS - VICINITY MAP

DATE	06/15/22
DESIGN	
DRAWN	
JOB NO.	17208



SIEGFRIED

3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

- CIVIL
- STRUCTURAL
- LANDSCAPE
- ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN

SCALE: AS SHOWN

SHEET

1

OF: 1

ATTACHMENT C

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date 06/15/2022

Submitted by Phelan Haugen Development Company
Lathrop Gateway Phase 1 - Offsite Improvements

Based on Improvement and Grading Plans prepared by Siegfried Engineering

ITEM	UNIT	QUANTITY	UNIT COST	AMOUNT
SITE PAVING				
1 ASPHALT PAVEMENT -YOSEMITE AVENUE (0 2' OVERLAY)	SF	16,485	6 50	107,153
2 ASPHALT PAVEMENT -YOSEMITE AVENUE (10" AC/19" AB) (TI=14)	SF	75,040	15 50	1,163,120
3 ASPHALT PAVEMENT- YOSEMITE AVENUE (18" DEEPLIFT)	SF	638	13.50	8,613
4 ASPHALT PAVEMENT - BUSINESS PARK COURT (8" AC/15 5" AB) (TI=12)	SF	104,504	12 50	1,306,300
5 4 5' TRENCH FOR SEWER AND COMMUNICATION (10" AC/19" AB) (TI=14)	SF	1,057	13 50	14,270
6 8" DEEP GRAVEL ROAD	SF	10,688	5 00	53,440
7 INDUSTRIAL DRIVEWAY	EA	6	5,000 00	30,000
8 8' CONCRETE SIDEWALK	LF	2,962	119.50	353,959
9 STAMPED CONCRETE	SF	1,023	35 00	35,805
10 DETAIL B RAMPS	EA	2	7,500 00	15,000
11 RAMPS AND LANDINGS	EA	13	5,000 00	65,000
12 6" CONCRETE CURB & GUTTER	LF	4,933	55 00	271,315
13 TYPE B MEDIAN CURB	LF	2,541	50.00	127,050
14 6" AC DIKE	LF	558	2 00	1,116
15 SIGN	EA	60	1,000.00	60,000
16 STREET BARRICADE	EA	2	3,000 00	6,000
17 METAL GUARDRAIL	LF	40	200 00	8,000
18 STRIPING (EXCLUDING RED PAINTED CURB)	LS	LUMP SUM	70,000.00	70,000
19 PAVEMENT MARKING	EA	30	750 00	22,500
20 BLUE PAVEMENT MARKER FOR FIRE HYDRANT	EA	12	250 00	3,000
21 SURVEY MONUMENT	EA	4	1,250 00	5,000
			SITE PAVING SUBTOTAL	\$3,726,640
STORM DRAIN SYSTEM				
22 15" STORM DRAIN - BUSINESS PARK COURT (POLYPROPYLENE)	LF	517	80 00	41,360
23 15" STORM DRAIN - YOSEMITE AVENUE (POLYPROPYLENE)	LF	872	140 00	122,080
24 24" STORM DRAIN - BUSINESS PARK COURT (POLYPROPYLENE)	LF	1,265	100 00	126,500
25 36" STORM DRAIN - BUSINESS PARK COURT (CONCRETE)	LF	1,318	200 00	263,600
26 TYPE 1 CURB INLET CATCH BASIN - BUSINESS PART COURT	EA	20	3,000.00	60,000
27 TYPE 1 CURB INLET CATCH BASIN - YOSEMITE AVENUE	EA	3	4,500 00	13,500
28 24"x24" DRAIN INLET - YOSEMITE AVENUE	EA	1	5,000 00	5,000
29 48" PRECAST STORM DRAIN MANHOLE - YOSEMITE AVENUE	EA	5	7,500.00	37,500
30 48" PRECAST STORM DRAIN MANHOLE - BUSINESS PARK COURT	EA	12	7,500 00	90,000
			STORM DRAIN SYSTEM SUBTOTAL	\$759,540
RETENTION BASIN				
31 8" DEEP GRAVEL ROAD	SF	22,704	5 00	113,520
32 8' CHAIN LINK FENCE	LF	1,545	75.00	115,875
33 GATE	EA	1	5,500 00	5,500
34 48" STORM DRAIN (CONCRETE)	LF	48	250 00	12,000
35 STORM DRAIN OUTFALL STRUCTURE WITH TRASH RACK	EA	2	30,000.00	60,000
			RETENTION BASIN SUBTOTAL	\$306,895
SANITARY SEWER SYSTEM				
36 6" SANITARY SEWER LATERAL (PVC SDR 26)	EA	9	3,000 00	27,000
37 8" SANITARY SEWER - BUSINESS PARK COURT (PVC SDR 26)	LF	1,153	115 00	132,595
38 10" SANITARY SEWER - BUSINESS PARK COURT (PVC SDR 26)	LF	1,227	200 00	245,400
39 10" SANITARY SEWER - YOSEMITE AVENUE (PVC SDR 26)	LF	38	200.00	7,600
40 12" SANITARY SEWER - YOSEMITE AVENUE (PVC SDR 26)	LF	193	200 00	38,600
41 15" SANITARY SEWER - YOSEMITE AVENUE (PVC SDR 26)	LF	742	225 00	166,950
42 SANITARY SEWER (MOFIDIED) MANHOLE - BUSINESS PARK COURT	EA	7	10,000 00	70,000
43 SANITARY SEWER (MODIFIED) MANHOLE - YOSEMITE AVENUE	EA	4	15,000 00	60,000
			SANITARY SEWER SYSTEM SUBTOTAL	\$748,145

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 06/15/2022

Submitted by Phelan Haugen Development Company
Lathrop Gateway Phase 1 - Offsite Improvements

Based on Improvement and Grading Plans prepared by Siegfried Engineering

	ITEM	UNIT	QUANTITY	UNIT COST	AMOUNT
DOMESTIC WATER SYSTEM					
44	12" WATER - BUSINESS PARK COURT (PVC C900-16 CLASS 150)	LF	2,308	75 00	173,100
45	12" WATER - BUSINESS PARK COURT TO EXISTING WATER TANK (PVC C900-16 CLASS 150)	LF	1,095	75 00	82,125
46	12" WATER - EXTEND ON YOSEMITE	LF	176	50 00	8,800
47	12" WATER LATERAL	EA	7	5,000 00	35,000
48	3" WATER LATERAL	EA	8	2,000 00	16,000
49	2" IRRIGATION LATERAL	EA	2	1,000 00	2,000
50	2" WATER LATERAL FOR PUMP STATION	EA	1	1,000 00	1,000
51	WATER BLOW-OFF	EA	2	1,500 00	3,000
52	FIRE HYDRANT - BUSINESS PARK COURT (INCLUDES LATERALS AND VALVES)	EA	11	8,500 00	93,500
53	WATER AIR RELEASE VALVE	EA	2	4,000 00	8,000
54	FIRE HYDRANT - YOSEMITE AVENUE (INCLUDES LATERALS AND VALVES)	EA	2	8,500 00	17,000
55	WATER VALVE	EA	7	4,000 00	28,000
56	WATER BENDS	EA	12	550 00	6,600
				DOMESTIC WATER SYSTEM SUBTOTAL	\$474,125
RECYCLED WATER SYSTEM					
57	12" RECYCLED WATER - BUSINESS PARK COURT (PVC AWWA C900-16 OR LATEST EDITION)	LF	2,526	70 00	176,820
58	RECYCLED WATER VALVE	EA	6	4,000 00	24,000
59	RECYCLED WATER BENDS	EA	7	550 00	3,850
60	RECYCLED WATER FIRE HYDRANT - YOSEMITE AVENUE (INCLUDES LATERALS AND VALVES)	EA	1	8,500 00	8,500
61	RECYCLED WATER FIRE HYDRANT - BUSINESS PARK COURT (INCLUDES LATERALS AND VALVES)	EA	2	8,500 00	17,000
62	RECYCLED WATER AIR RELEASE VALVE	EA	2	4,000 00	8,000
				RECYCLED WATER SYSTEM SUBTOTAL	\$238,170
ELECTRICAL					
63	STREET LIGHTS	EA	24	6,800 00	163,200
64	CONDUITS AND CONDUCTORS	LF	3,695	45 00	166,275
65	PULL BOXES	EA	29	500 00	14,500
				ELECTRICAL SUBTOTAL	\$343,975
SEWER PUMP STATION					
66	LIFT STATION MECHANICAL AND YARD PIPING	LS	LUMP SUM	275,000 00	275,000
67	LIFT STATION ELECTRICAL AND LIGHTING	LS	LUMP SUM	113,000 00	113,000
68	LIFT STATION GENERATOR AND FUEL TANK	LS	LUMP SUM	150,000 00	150,000
69	2" COMMUNICATION LINE	LF	2,408	40 00	96,320
70	4" SANITARY SEWER FORCE MAIN (PVC C900-16, CLASS 150 OR GREATER)	LF	2,418	60 00	145,080
71	6" SANITARY SEWER FORCE MAIN (PVC C900-16, CLASS 150 OR GREATER)	LF	2,418	80 00	193,440
72	SANITARY SEWER FORCE MAIN VALVE	EA	4	4,000 00	16,000
73	SANITARY SEWER FORCE MAIN BEND	EA	28	550 00	15,400
74	SANITARY SEWER FORCE MAIN CLEANOUT	EA	2	2,000 00	4,000
75	BORE AND JACK INC CASING AND CONDUITS	LF	207	750 00	155,250
				SEWER PUMP STATION SUBTOTAL	\$1,163,490
TRAFFIC SIGNAL					
76	TRAFFIC SIGNAL MODIFICATIONS	LS	LUMP SUM	300,000 00	300,000
				TRAFFIC SIGNAL SUBTOTAL	\$300,000
				GRAND TOTAL	\$8,060,980

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