

ITEM 4.16

CITY MANAGER'S REPORT JULY 8, 2024 CITY COUNCIL REGULAR MEETING

ITEM: ACCEPT C2 COMMUNITY PARK IMPROVEMENTS ASSOCIATED WITH THE SIA FOR TRACT 3794 FROM RIVER ISLANDS CUSTOM HOMESITES, LLC, LOCATED WITHIN THE LAKESIDE EAST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Accepting C2 Community Park Improvements Associated with the Subdivision Improvement Agreement for Tract 3794 from River Islands Custom Homesites, LLC, Located within the Lakeside East District of River Islands

SUMMARY:

River Islands Custom Homesites, LLC (River Islands), has completed the construction of the C2 Community Park associated with the Subdivision Improvement Agreement (SIA) for Tract 3794. A vicinity map of the improvements is included at Attachment "B".

Staff has inspected the improvements and they have been deemed complete and in accordance with the approved plans and city specifications by the City Engineer. The approximate value of the improvements proposed to be accepted is \$8,413,192 as shown in the GASB 34 Report, included in Attachment "C".

River Islands has provided a one-year warranty bond based on 10% of the construction costs and lien releases for the improvements being accepted. Staff recommends City Council accept the public improvements associated with the SIA for Tract 3794.

BACKGROUND:

On March 27, 2007, Council approved Vesting Tentative Map (VTM) 3694, which was amended with updated Conditions of Approval (COA) on June 1, 2015. On July 18, 2018, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Lakeside East District, Stage 2A, within Phase 1. Although the NDP provides conceptual guidance on parks, Council approved a revised Master Parks Plan for Stage 2A on September 12, 2022. The C2 Community Park is within the geographic boundary of the VTM 3694 and Stage 2A of River Islands.

On April 11, 2022, City Council approved Tract 3794, establishing 23 single-family lots. As required by the City's subdivision ordinance, the approved Tract 3794 included an SIA to guarantee certain public improvements associated with the final

ACCEPT C2 COMMUNITY PARK IMPROVEMENTS ASSOCIATED WITH SIA FOR TRACT 3794 FROM RIVER ISLANDS CUSTOM HOMESITES, LLC, LOCATED WITHIN THE LAKESIDE EAST DISTRICT OF RIVER ISLANDS

map. The construction of the C2 Community Park is a requirement of the SIA for Tract 3794.

Construction of the C2 Community Park is complete and the approximate value of the improvements proposed to be accepted is \$8,413,192 as shown in the GASB34 Report. These improvements have been inspected by staff and deemed complete, and in accordance with the approved plans and City specifications by the City Engineer.

River Islands provided a performance bond (0799663) in the amount of \$9,254,857.58 and the Labor and Materials Bond (0799663) in the amount of \$4,627,428.79 to guarantee the construction of the C2 Community Park. The bonds will be released and replaced with a one-year warranty bond (0799663-M) in the sum of \$850,000, based on 10% of the construction cost, by the City Engineer upon acceptance of the improvements. River Islands has also provided developer lien releases and contractor lien releases.

REASON FOR RECOMMENDATION:

Construction of the public improvements listed in the GASB 34 Report are complete and have been inspected by City staff to ensure conformance with the approved plans. River Islands has submitted lien releases, a one-year warranty bond, and as-built drawings, for the improvements proposed to be accepted. Staff recommends Council accept the improvements.

FISCAL IMPACT:

River Islands Public Financing Authority (RIPFA) will maintain the park at no additional cost to the City pursuant to the existing Maintenance Agreement with the City. The warranty bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City's Service Maintenance CFD 2013-1 has been established to fund the maintenance and operating costs of the adjacent streets.

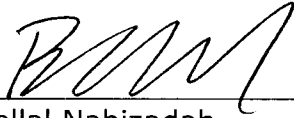
ATTACHMENTS:

- A. Resolution Accepting C2 Community Park Improvements Associated with the Subdivision Improvement Agreement for Tract 3794 from River Islands Custom Homesites, LLC, Located within the Lakeside East District of River Islands
- B. Vicinity Map
- C. GASB 34 Report – River Islands C2 Community Park

JULY 8, 2024, CITY COUNCIL REGULAR MEETING

ACCEPT C2 COMMUNITY PARK IMPROVEMENTS ASSOCIATED WITH SIA FOR TRACT 3794 FROM RIVER ISLANDS CUSTOM HOMESITES, LLC, LOCATED WITHIN THE LAKESIDE EAST DISTRICT OF RIVER ISLANDS

APPROVALS:



Bellal Nabizadah
Assistant Engineer

7/1/24

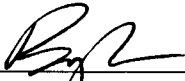
Date



Ken Reed
Senior Construction Manager

7-1-2024

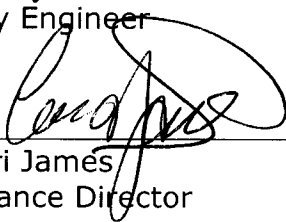
Date



Brad Taylor
City Engineer

7/1/2024

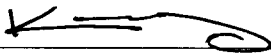
Date



Cari James
Finance Director

7/1/2024

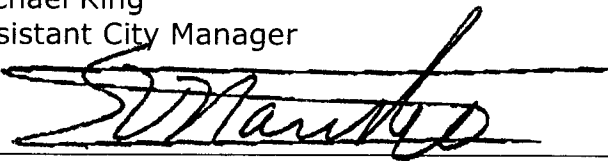
Date



Michael King
Assistant City Manager

7.1.2024

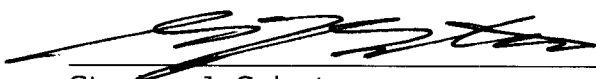
Date



Salvador Navarrete
City Attorney

7/2/2024

Date



Stephen J. Salvatore
City Manager

7.2.24

Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING C2 COMMUNITY PARK IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT 3794 FROM RIVER ISLANDS CUSTOM HOMESITES, LLC, LOCATED WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

WHEREAS, on March 27, 2007, Council approved Vesting Tentative Map (VTM) 3694, which was amended with updated Conditions of Approval (COA) on June 1, 2015. On July 18, 2018, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Lakeside East District, Stage 2A, within Phase 1; and

WHEREAS, although the NDP provides conceptual guidance on parks, Council approved a revised Master Parks Plan for Stage 2A on September 12, 2022. The C2 Community Park is within the geographic boundary of the VTM 3694 and Stage 2A of River Islands; and

WHEREAS, on April 11, 2022, City Council approved Tract 3794, establishing 23 single-family lots. As required by the City's subdivision ordinance, the approved Tract 3794 included a Subdivision Improvement Agreement (SIA) to guarantee certain public improvements associated with the final map; and

WHEREAS, the construction of the C2 Community Park is a requirement of the SIA for Tract 3794; and

WHEREAS, River Islands Custom Homesites, LLC (River Islands), provided a performance bond (0799663) in the amount of \$9,254,857.58 and the Labor and Materials Bond (0799663) in the amount of \$4,627,428.79 to guarantee the construction of the C2 Community Park. The bonds will be released and replaced with a one-year warranty bond (0799663-M) in the sum of \$850,000, based on 10% of the construction cost, by the City Engineer upon acceptance of the improvements; and

WHEREAS, staff has inspected the improvements listed in the GASB 34 Report and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer; and

WHEREAS, River Islands has submitted lien releases and as-built drawings for the improvements being accepted. Staff recommends Council accept the improvements; and

WHEREAS, River Islands will maintain the park at no additional cost to the City pursuant to the existing Maintenance Agreement with the City. The warranty bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City's Service Maintenance CFD 2013-1

has been established to fund the maintenance and operating costs of the adjacent streets.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the C2 Community Park Improvements associated with the SIA for Tract 3794 from River Islands located in the Lakeside East District of River Islands.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 8th day of July 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

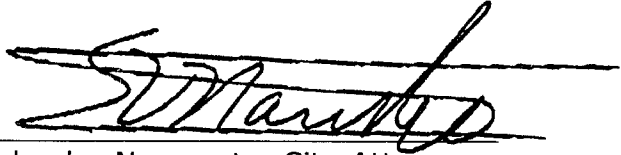
ABSENT:

Sonny Dhaliwal, Mayor

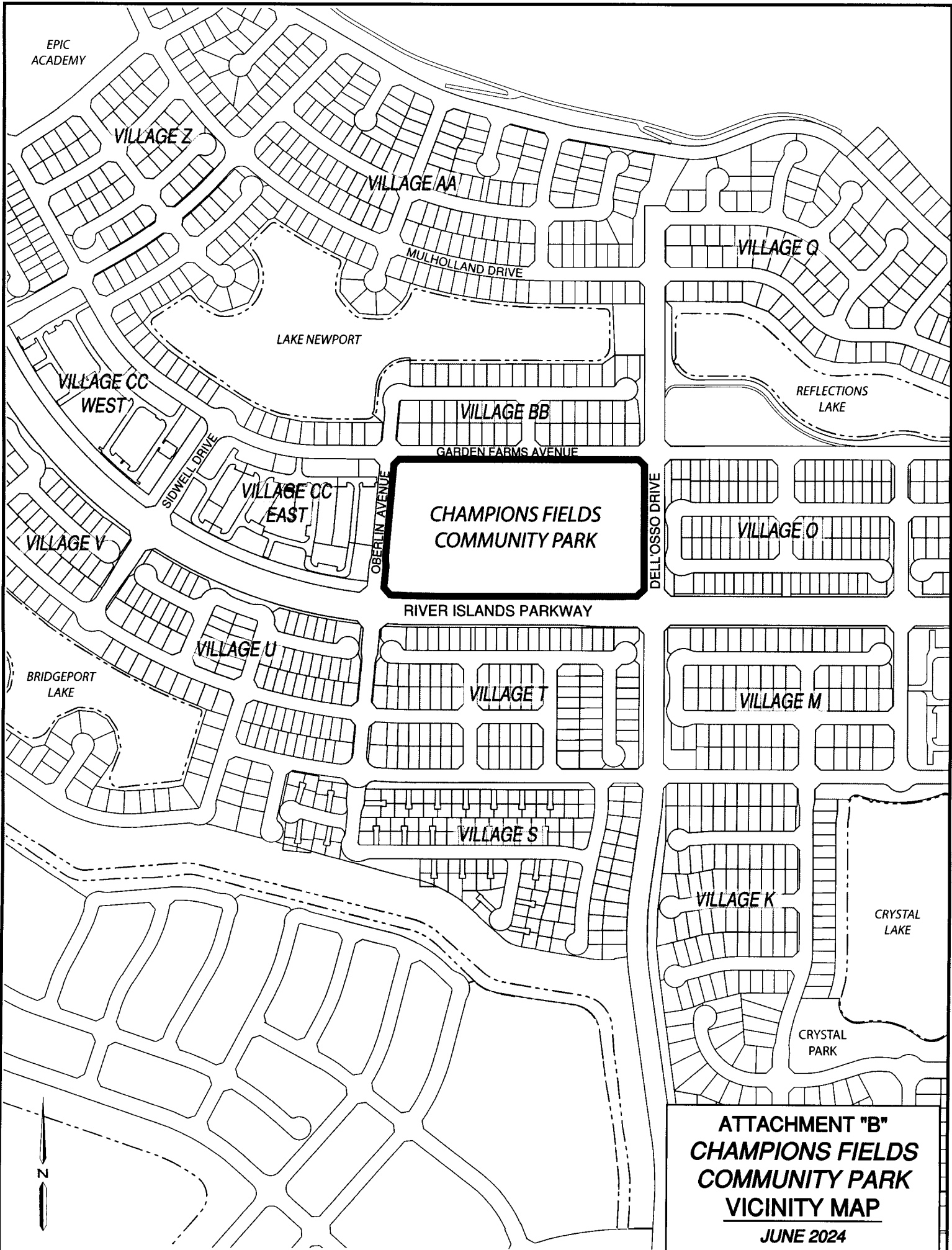
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



EPIC
ACADEMY

VILLAGE Z

VILLAGE AA

VILLAGE Q

MULHOLLAND DRIVE

LAKE NEWPORT

REFLECTIONS
LAKE

VILLAGE CC
WEST

VILLAGE BB

GARDEN FARMS AVENUE

VILLAGE CC
EAST

**CHAMPIONS FIELDS
COMMUNITY PARK**

VILLAGE O

VILLAGE V

SIDWELL DRIVE

OBERLIN AVENUE

DELL'OSSO DRIVE

RIVER ISLANDS PARKWAY

VILLAGE U

VILLAGE T

VILLAGE M

BRIDGEPORT
LAKE

VILLAGE S

VILLAGE K

CRYSTAL
LAKE

CRYSTAL
PARK

ATTACHMENT "B"
**CHAMPIONS FIELDS
COMMUNITY PARK**
VICINITY MAP

JUNE 2024

N



River Islands - River Islands Community Park (C2)

AS-BUILTS

ITEM DESCRIPTION	UNIT	QUANT.	UNIT COST	AMOUNT
A. Site Preparation				
1 Site Grading (Rough/Fine)	SF	696,260	\$ 0.95	\$ 661,447.00
2 Storm Drain Curb Inlet Tie-In	EA	4	\$ 1,025.00	\$ 4,100.00
3 Storm Drain Outfall (Bio-Filtration Basin)	EA	3	\$ 1,488.00	\$ 4,464.00
4 Storm Drain Catch Basin	EA	18	\$ 1,300.00	\$ 23,400.00
5 Storm Drain Inlet (Playground)	EA	12	\$ 3,500.00	\$ 42,000.00
6 Storm Drain Catch Basin (Parking Lot)	EA	8	\$ 1,740.00	\$ 13,920.00
7 Area Drain	EA	1	\$ 2,000.00	\$ 2,000.00
8 12" Storm Drain Line	LF	1,521	\$ 42.50	\$ 64,642.50
9 8" Storm Drain Line	LF	1,717	\$ 29.90	\$ 51,338.30
10 6" Storm Drain Line	LF	657	\$ 30.00	\$ 19,710.00
11 4" Perforated Pipe w/ Rock	LF	2,420	\$ 23.71	\$ 57,378.20
12 Channel Drain	LF	800	\$ 75.00	\$ 60,000.00
13 6" Sewer Line with Cleanout	LF	164	\$ 45.00	\$ 7,380.00
14 Erosion Control	LS	1	\$ 5,000.00	\$ 5,000.00

		SUB-TOTAL		\$ 1,016,780.00
B. Flatwork / Surfacing / Walls				
1 Natural colored 6" Conc. Flatwork	SF	101,408	\$ 17.00	\$ 1,723,936.00
2 Deepened Edge Sidewalk w/Fence at Bio-Filtration Swale	LF	109	\$ 37.00	\$ 4,033.00
3 Thickened Edge Sidewalk at Bio-Filtration Swale	LF	915	\$ 9.00	\$ 8,235.00
4 Concrete Ramp (at corner)	EA	1	\$ 4,000.00	\$ 4,000.00
5 Concrete Ramp (at Parking Lot Entrance)	EA	2	\$ 4,000.00	\$ 8,000.00
6 Concrete Ramp (at Parking Lot Accessible Parking Stalls)	EA	2	\$ 4,000.00	\$ 8,000.00
7 Concrete Apron (Parking lot entrance)	EA	1	\$ 3,800.00	\$ 3,800.00
8 Asphalt parking lot with striping	SF	50,758	\$ 6.00	\$ 304,548.00
9 Parking lot striping	LS	1	\$ 3,500.00	\$ 3,500.00
10 Parking Lot Curb	LF	2,224	\$ 40.00	\$ 88,960.00
11 Baseball Field Infield Mix	SF	72,715	\$ 1.00	\$ 72,715.00
12 Bullpen Retaining Wall	LF	112	\$ 50.00	\$ 5,600.00
13 Playground Safety Surfacing (Rubberized Play Surface)	SF	16,773	\$ 16.72	\$ 280,444.56
14 Playground Safety Surfacing (Spectraturf Playgrass)	SF	1,355	\$ 16.72	\$ 22,655.60
15 Boulder - Medium	EA	16	\$ 274.40	\$ 4,390.40
16 Boulder - Large	EA	12	\$ 365.88	\$ 4,390.56
17 Washed River Cobbles	SF	1,401	\$ 3.28	\$ 4,595.28
18 Aluminum Edging	LF	180	\$ 4.52	\$ 813.60
19 12" Concrete Mow Curb	LF	3,792	\$ 14.00	\$ 53,088.00
20 12"x12" Deepened Curb at Playground	LF	165	\$ 14.00	\$ 2,310.00
21 Thickened Edge at Playground	LF	481	\$ 9.00	\$ 4,329.00
22 24" Retaining/Seat Wall at Playground	LF	38	\$ 125.00	\$ 4,750.00
23 Hand Rail	LF	250	\$ 356.00	\$ 89,000.00
24 4' Tubular Steel Fence	LF	826	\$ 50.00	\$ 41,300.00

		SUB-TOTAL		\$ 2,747,394.00
C. Furnishings / Equipment / Structures				
1 Benches	EA	12	\$ 1,250.00	\$ 15,000.00
2 Trash Receptacles	EA	14	\$ 970.64	\$ 13,588.96
3 Recycling Receptacles	EA	14	\$ 970.64	\$ 13,588.96
4 Picnic Table	EA	26	\$ 837.00	\$ 21,762.00

5	Bike Rack	EA	8	\$ 350.00	\$ 2,800.00
6	BBQ	EA	3	\$ 1,961.33	\$ 5,883.99
7	BBQ - Group	EA	2	\$ 4,088.50	\$ 8,177.00
8	Tree Grates	EA	8	\$ 1,875.00	\$ 15,000.00
9	Drinking Fountain w/Dog Bowl	EA	3	\$ 5,500.00	\$ 16,500.00
10	Maintenance Shed (30x40)	LS	1	\$ 165,000.00	\$ 165,000.00
11	Restroom w/ Concession Stand	LS	1	\$ 404,000.00	\$ 404,000.00
12	Cantilever Sails	EA	2	\$ 44,350.00	\$ 88,700.00
13	Octagon Sails	EA	1	\$ 68,250.00	\$ 68,250.00
14	Picnic Table Sails	EA	2	\$ 30,900.00	\$ 61,800.00
15	Bleacher Shade Sail (BB Field)	EA	1	\$ 74,500.00	\$ 74,500.00
16	Bleacher Shade Sail (SB Field)	EA	1	\$ 74,500.00	\$ 74,500.00
17	Four point Sail at Playground	EA	1	\$ 38,500.00	\$ 38,500.00
18	Traingle Sail at Playground	EA	1	\$ 29,050.00	\$ 29,050.00
19	Pitching Rubber	EA	8	\$ 175.00	\$ 1,400.00
20	Home Plate	EA	8	\$ 175.00	\$ 1,400.00
21	Bases	EA	12	\$ 375.00	\$ 4,500.00
22	Foul Poles	EA	2	\$ 12,000.00	\$ 24,000.00
23	15' Dugout Benches	EA	8	\$ 2,100.00	\$ 16,800.00
24	21' Dugout Benches	EA	6	\$ 2,850.00	\$ 17,100.00
25	Outdoor Storage Cabinet	EA	3	\$ 3,232.33	\$ 9,696.99
26	Bat Rack	EA	8	\$ 600.00	\$ 4,800.00
27	Bleachers	EA	12	\$ 5,900.00	\$ 70,800.00
28	Batting Cages	EA	2	\$ 50,500.00	\$ 101,000.00
29	30' Tall Backstop Fence	LF	810	\$ 606.00	\$ 490,860.00
30	8' Tall Dugout Gate	EA	8	\$ 989.00	\$ 7,912.00
31	8' Tall Bullpen Gate	EA	2	\$ 989.00	\$ 1,978.00
32	8' Tall Dugout Fence	LF	512	\$ 120.00	\$ 61,440.00
33	8' Tall Bull Pen Fence	LF	387	\$ 90.00	\$ 34,830.00
34	6' Outfield Fence	LF	1,342	\$ 44.00	\$ 59,048.00
35	6' Outfield Maintenance Gate	EA	1	\$ 1,978.00	\$ 1,978.00
36	Playground Equipment	LS	1	\$ 736,942.28	\$ 736,942.28
37	Ball Field Use Sign	EA	4	\$ 300.00	\$ 1,200.00
38	Parking Lot Accessible Parking Sign	EA	4	\$ 300.00	\$ 1,200.00
39	Parking Lot Tow Away Sign	EA	1	\$ 35.00	\$ 35.00
40	City of Lathrop Park Rules Sign	EA	5	\$ 350.00	\$ 1,750.00
41	Park Entry Sign (w/Footing)	EA	1	\$ 9,000.00	\$ 9,000.00

			SUB-TOTAL		\$ 2,776,271.18
D.	Lighting				
1	Electrical Pedestal	EA	1	\$ 25,600.00	\$ 25,600.00
2	Park Sign Light	EA	2	\$ 3,840.00	\$ 7,680.00
3	Park Sign Light Conduit & Wire	LS	1	\$ 1,280.00	\$ 1,280.00
4	Park Path Lighting	EA	33	\$ 8,320.00	\$ 274,560.00
5	Park Path Lighting Conduit & Wire	LS	1	\$ 57,600.00	\$ 57,600.00
6	Parking lot Lighting	EA	21	\$ 11,520.00	\$ 241,920.00
7	Parking lot Lighting Conduit & Wire	LS	1	\$ 15,360.00	\$ 15,360.00
8	1" & 2" Security Conduit & Wire	LS	1	\$ 15,360.00	\$ 15,360.00
9	Booster Pump Conduit & Wire	LS	1	\$ 1,280.00	\$ 1,280.00
10	Restroom/Concession Stand Conduit & Wire	LS	1	\$ 1,280.00	\$ 1,280.00
11	Maintenance Shed + Conduit & Wire	LS	1	\$ 12,800.00	\$ 12,800.00
12	Shade Structure Lights	EA	3	\$ 1,920.00	\$ 5,760.00
13	Shade Structure Lights Rigid Conduit & Wire	LS	1	\$ 2,560.00	\$ 2,560.00
14	Baseball field/Batting Cages outlets	EA	5	\$ 640.00	\$ 3,200.00
15	Baseball field/Batting Cages outlets Conduit & Wire	LS	1	\$ 10,000.00	\$ 10,000.00
16	New switch, gear, panels, trans., trench, feeders & power study	LS	1	\$ 273,638.00	\$ 273,638.00

17	Sleeves, trench, gravel & 3" conduit	LS	1	\$ 10,000.00	\$ 10,000.00
18	Junction Boxes w/ conduit & Sweeps	EA	29	\$ 640.00	\$ 18,560.00

			SUB-TOTAL		\$ 978,438.00
E. Planting					
1	Soil Conditioning & Amendments	SF	441,807	\$ 0.07	\$ 30,926.49
2	Drill Seed Lawn	SF	363,212	\$ 0.06	\$ 21,792.72
3	Hydroseed No-Mow Turf	SF	39,440	\$ 0.05	\$ 1,972.00
4	1 Gallon Shrubs	EA	4,530	\$ 8.00	\$ 36,240.00
5	15 Gallon Trees	EA	387	\$ 90.00	\$ 34,830.00
6	Bark	SF	39,155	\$ 0.19	\$ 7,439.45
7	Root Barrier	LF	6,961	\$ 1.55	\$ 10,789.55

			SUB-TOTAL		\$143,990.21
F. Irrigation Controls & Distribution					
1	Irrigation System	SF	442,479	\$ 1.50	\$ 663,718.50

			SUB-TOTAL		\$663,718.50
G. Miscellaneous					
1	Maintenance (60 Day)	LS	1	\$ 15,000.00	\$ 15,000.00
2	Mobilization/De-mobilization (NTE - 5%)	LS	1	\$ 100.00	\$ 100.00
3	Bonding	LS	1	\$ 71,500.00	\$ 71,500.00

			SUB-TOTAL		\$ 86,600.00

Item Estimated \$8,413,191.89
Say \$8,500,000.00