

**CITY MANAGER'S REPORT
APRIL 8, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: **ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 FOR POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC**

RECOMMENDATION: **Adopt Resolution Accepting Completed Portions of Tract 3533 Potable Water, Recycled Water, Storm Drain and Sanitary Sewer Backbone Improvements from Saybrook CLSP, LLC**

SUMMARY:

Saybrook CLSP, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP) has completed construction of portions of the potable water, recycled water, storm drain and sanitary sewer backbone improvements in accordance with approved improvement plans. The completed improvements listed below have been inspected by City staff and have been deemed complete and ready for acceptance. Staff recommends that the City Council accept these improvements. 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).

BACKGROUND:

In 2006, the construction of CLSP utility backbone improvements for Tract 3533 was initiated but never completed nor accepted by the City. In 2013, Saybrook acquired the developable land within the CLSP area.

Saybrook has now completed additional clean-up and punch list items required for the City acceptance of the potable water, recycled water, storm drain and sanitary sewer backbone improvements for the area shown in Attachment "B". The street improvements on Barbara Terry, Stanford Crossing, Dos Reis Road, and portions of Golden Valley Parkway and Spartan Way will be completed and accepted at a later date.

Staff has inspected the listed backbone improvements and confirmed that they were completed in a satisfactory manner. The approximate value of the backbone improvements recommended for acceptance is \$9,759,732 as shown in the GASB 34 Report (Attachment "C"). The precise extent of the backbone improvements acceptance is based on the improvement Record Drawings entitled "Land Park at Lathrop – Phase I; Backbone Infrastructure; Tract 3533" dated March 6, 2019 and as shown in Table 1 below.

APRIL 8, 2019, CITY COUNCIL REGULAR MEETING

ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC

Table 1: Itemized Backbone Improvements

Item	Units	Total Tract 3533 Quantities	Previously Accepted	For Acceptance	Remaining Improvements for Future Acceptance
Fire Hydrant	EA	77	7	54	16
8 Inch Potable Water Pipeline	LF	5725	215	4899	611
12 Inch Potable Water Pipeline	LF	22814	2164	16400	4250
16 Inch Potable Water Pipeline	LF	2299		926	1373
8 Inch Valve (Water Pipeline)	EA	52		45	7
12 Inch Valve (Water Pipeline)	EA	75		61	14
16 Inch Valve (Water Pipeline)	EA	13		6	7
6 Inch Recycled Water Pipeline	LF	9735		5297	4438
8 Inch Recycled Water Pipeline	LF	835		835	0
10 Inch Recycled Water Pipeline	LF	3309		3309	0
20 Inch Recycled Water Pipeline	LF	9373		7850	1523
24 Inch Recycled Water Pipeline	LF	2750		2750	0
6 Inch Valve (Recycled Water Pipeline)	LF	39		24	15
8 Inch Valve (Recycled Water Pipeline)	LF	3		3	0
10 Inch Valve (Recycled Water Pipeline)	LF	7		7	0
20 Inch Valve (Recycled Water Pipeline)	LF	22		13	9
24 Inch Valve (Recycled Water Pipeline)	LF	5		5	0
SD Manhole	EA	44		28	16
SD Saddle-Type Manhole	EA	74		67	7
SD Catch Basin	EA	125		101	24
15 Inch SD Pipe	LF	4248		3769	479
18 Inch SD Pipe	LF	3634		3117	517
24 Inch SD Pipe	LF	1258		1174	84
36 Inch SD Pipe	LF	132		66	66
48 Inch SD Pipe	LF	1988		1988	0
54 Inch SD Pipe	LF	6523		2958	3565
60 Inch SD Pipe	LF	658		327	331
72 Inch SD Pipe	LF	1064		978	86
78 Inch SD Pipe	LF	7170		6562	608
84 Inch SD Pipe	LF	2242		2166	76
90 Inch SD Pipe	LF	6484		6484	0
96 Inch SD Pipe	LF	1001		1001	0
8 Inch SS Pipe	LF	5257	44	4842	371
10 Inch SS Pipe	LF	4353	92	2069	2192
12 Inch SS Pipe	LF	4021		2856	1165
14 Inch SS Pipe	LF	2598		2598	0
18 Inch SS Pipe	LF	1889		1889	0
20 Inch SS Pipe	LF	2355		991	1364
24 Inch SS Pipe	LF	4661	1798	2706	157
SS Manholes	EA	80	7	56	17
14 Inch Sanitary Sewer Force Main	LF	6003		6003	0
18 Inch Sanitary Sewer Force Main	LF	6081		6081	0

APRIL 8, 2019, CITY COUNCIL REGULAR MEETING**ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC**

Due to the fragmented nature of acceptances in CLSP Tract 3533, an accounting of previously completed and accepted portions of public improvements is needed in order to maintain a current and cumulative record of all accepted improvements.

- Sewer and Potable Water Improvements and Conditional Acceptance of CLSP Low Flow Sewer and Storm Drain Improvements completed portions accepted by Resolution No. 15-3958 at the July 20, 2015 City Council meeting
- PS 10-14 Golden Valley Parkway Upgrades Phase 3B from River Islands Pkwy to Lathrop Road accepted by Resolution No. 11-3178 at the April 18, 2011 Council meeting.
- PS 09-12 Lathrop Rd Upgrades from Land Park Drive to Harlan Rd accepted by Resolution No. 10-2949 at the January 25, 2010 Council meeting
- PS 10-13 Golden Valley Parkway Improvements Phase 3A from River Islands Parkway to Lathrop Road accepted by Resolution No. 10-3067 at the August 16, 2010 Council meeting.
- PS 10-13 Golden Valley Parkway Sidewalk Improvements from River Islands Parkway to Lathrop Road accepted by Resolution No. 10-3068 at the August 16, 2010 Council meeting.
- PS 10-14 Golden Valley Parkway Upgrades Phase 3B from River Islands Pkwy to Lathrop Road completed portions accepted by Resolution No. 10-3117 at the November 15, 2010 Council meeting.
- Lathrop Road ROW and Improvements from Land Park Drive to Manthey Road accepted by Resolution No. 09-2748 at the February 3, 2009 Council meeting

REASON FOR RECOMMENDATION:

Staff has inspected the listed potable water, recycled water, storm drain, and sanitary sewer backbone improvements and confirmed that they were completed in a satisfactory manner. Staff has received the record drawings, and the lien release for improvements constructed by Saybrook. Maintenance bond not required because these listed improvements were completed and in use for over five (5) years. Staff recommends acceptance of listed completed portions of the improvements for CLSP Tract 3533.

APRIL 8, 2019, CITY COUNCIL REGULAR MEETING

ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC

FISCAL IMPACT:

The City's maintenance cost will increase due to the additional improvements that have to be maintained. The costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget and the establishment of a CFD.

ATTACHMENTS:

- A. Resolution Accepting Completed Portions of Tract 3533 Potable Water, Recycled Water, Storm Drain and Sanitary Sewer Backbone Improvements from Saybrook CLSP, LLC
- B. Location Map of Backbone Improvements
- C. Project Acceptance GASB 34 Report dated, March 6, 2019
- D. Notice of Waiver and Release dated, April 2, 2019

APRIL 8, 2019, CITY COUNCIL REGULAR MEETING

ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 POTABLE WATER,
RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE
IMPROVEMENTS FROM SAYBROOK CLSP, LLC

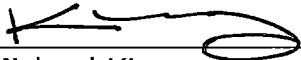
APPROVALS:



Ken Reed
Senior Construction Manager

4-2-2019

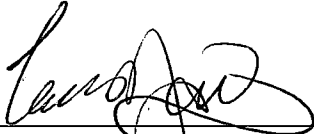
Date



Michael King
Assistant Director of Public Works

4-2-19

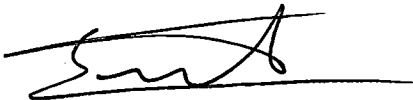
Date



Cari James
Finance & Administrative
Services Director

4/2/19

Date



Salvador Navarrete
City Attorney

4-2-19

Date



Stephen J. Salvatore
City Manager

4-3-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING COMPLETED PORTIONS OF TRACT 3533 POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC

WHEREAS, in 2006, the construction of CLSP utility backbone improvements for Tract 3533 was initiated but never completed nor accepted by the City; and

WHEREAS, in 2013, Saybrook CLSP, LLC (Saybrook) acquired the developable land within the CLSP area; and

WHEREAS, City Council has previously approved the acceptance on the following items for Tract 3533:

- Sewer and Potable Water Improvements and Conditional Acceptance of CLSP Low Flow Sewer and Storm Drain Improvements accepted by Resolution No. 15-3958 at the July 20, 2015 City Council meeting
- PS 10-14 Golden Valley Parkway Upgrades Phase 3B from River Islands Pkwy to Lathrop Road accepted by Resolution No. 11-3178 at the April 18, 2011 Council meeting.
- PS 09-12 Lathrop Rd Upgrades from Land Park Drive to Harlan Rd accepted by Resolution No. 10-2949 at the January 25, 2010 Council meeting
- PS 10-13 Golden Valley Parkway Improvements Phase 3A from River Islands Parkway to Lathrop Road accepted by Resolution No. 10-3067 at the August 16, 2010 Council meeting.
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- Lathrop Road ROW and Improvements from Land Park Drive to Manthey Road accepted by Resolution No. 09-2748 at the February 3, 2009 Council meeting; and

WHEREAS, Saybrook has now completed additional clean-up and punch list items required for the City acceptance of the listed potable water, recycled water, storm drain and sanitary sewer backbone improvements; and

WHEREAS, the street and Dos Reis Road improvements will be completed and submitted to Council for acceptances at a later date; and

WHEREAS, staff has inspected the backbone improvements listed in the staff report that accompanied this resolution and confirmed that they were completed in a satisfactory manner; and

WHEREAS, the approximate value of the backbone improvements recommended for acceptance is \$9,759,732 as shown in the GASB 34 Report for this project; and

WHEREAS, the precise extent of the backbone improvements acceptance, as shown in Table 1 of staff report dated April 8, 2019, is based on the improvement Record Drawings entitled "Land Park at Lathrop – Phase I; Backbone Infrastructure; Tract 3533" dated March 6, 2019; and

WHEREAS, the cost 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).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the completed potable water, recycled water, storm drain and sanitary sewer backbone improvements for CLSP Tract 3533 listed in Table 1 of the staff report that accompanied this resolution, are hereby accepted from Saybrook CLSP LLC.

The foregoing resolution was passed and adopted this 8th day of April 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

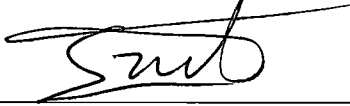
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

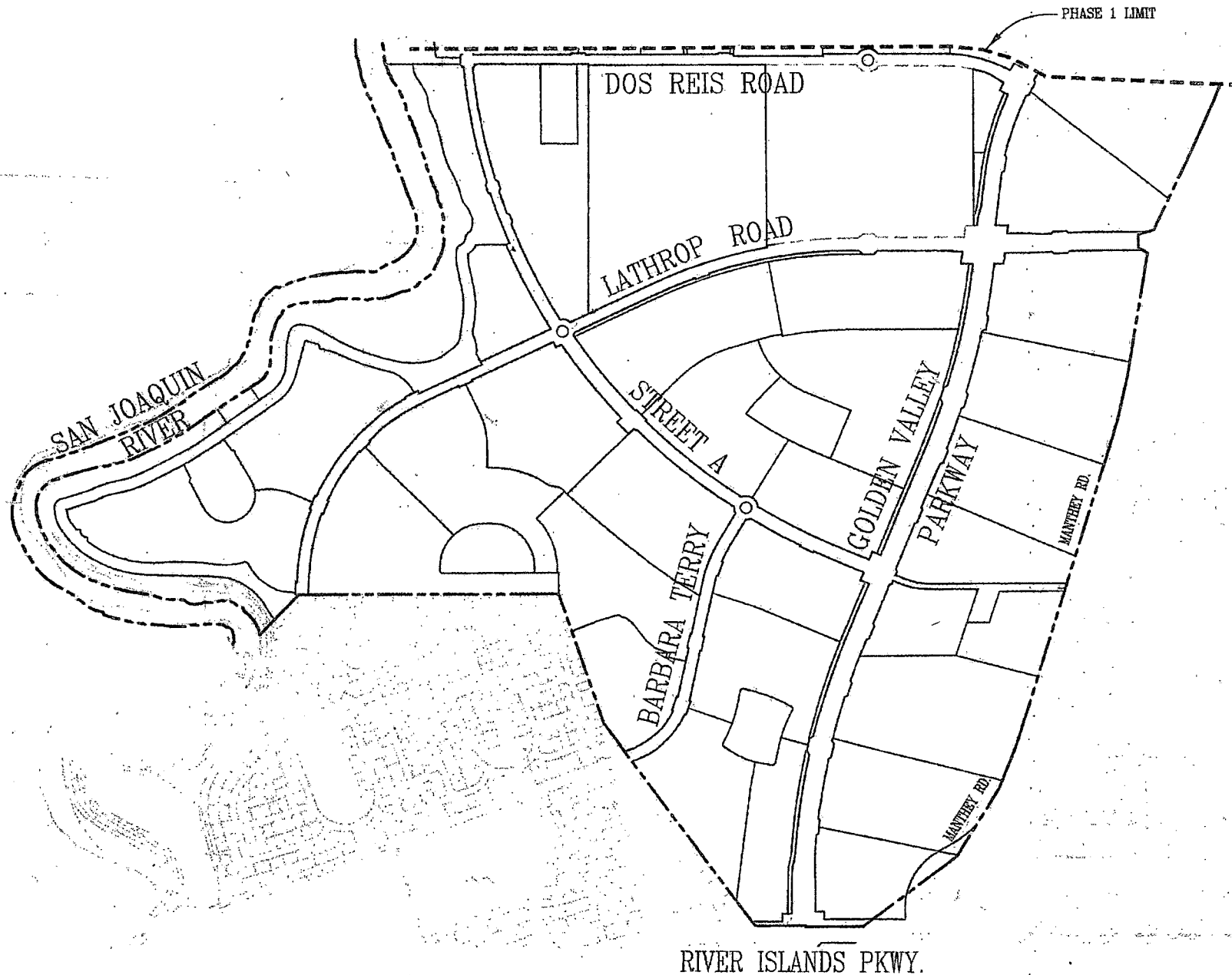


Salvador Navarrete, City Attorney

Location Map



Tract 3533 Map
Lathrop, CA



INDEX MAP
SCALE: 1"=800'



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

Submitted by: MacKay & Soms
Tract No.: 3533 (Partial Acceptance April 2019)

Date: 3/6/201

Item	Units	Total Tract 3533 Quantities	Previously Accepted	For Acceptance	Remaining Improvements for Future Acceptance	Unit Price	Amount for Acceptance
Fire Hydrant	EA	77	7	54	16	\$3,500.00	\$189,000.00
8 Inch Potable Water Pipeline	LF	5725	215	4899	611	\$24.00	\$117,576.00
12 Inch Potable Water Pipeline	LF	22814	2164	16400	4250	\$34.00	\$557,600.00
16 Inch Potable Water Pipeline	LF	2299		926	1373	\$44.00	\$40,744.00
8 Inch Valve (Water Pipeline)	EA	52		45	7	\$800.00	\$36,000.00
12 Inch Valve (Water Pipeline)	EA	75		61	14	\$1,000.00	\$61,000.00
16 Inch Valve (Water Pipeline)	EA	13		6	7	\$1,200.00	\$7,200.00
6 Inch Recycled Water Pipeline	LF	9735		5297	4438	\$14.00	\$74,158.00
8 Inch Recycled Water Pipeline	LF	835		835	0	\$24.00	\$20,040.00
10 Inch Recycled Water Pipeline	LF	3309		3309	0	\$34.00	\$112,506.00
20 Inch Recycled Water Pipeline	LF	9373		7850	1523	\$54.00	\$423,900.00
24 Inch Recycled Water Pipeline	LF	2750		2750	0	\$64.00	\$176,000.00
6 Inch Valve (Recycled Water Pipeline)	LF	39		24	15	\$600.00	\$14,400.00
8 Inch Valve (Recycled Water Pipeline)	LF	3		3	0	\$800.00	\$2,400.00
10 Inch Valve (Recycled Water Pipeline)	LF	7		7	0	\$1,000.00	\$7,000.00
20 Inch Valve (Recycled Water Pipeline)	LF	22		13	9	\$2,000.00	\$26,000.00
24 Inch Valve (Recycled Water Pipeline)	LF	5		5	0	\$2,400.00	\$12,000.00
SD Manhole	EA	44		28	16	\$3,200.00	\$89,600.00
SD Saddle-Type Manhole	EA	74		67	7	\$3,200.00	\$214,400.00
SD Catch Basin	EA	125		101	24	\$3,800.00	\$383,800.00
15 Inch SD Pipe	LF	4248		3769	479	\$36.00	\$135,684.00
18 Inch SD Pipe	LF	3634		3117	517	\$42.00	\$130,914.00
24 Inch SD Pipe	LF	1258		1174	84	\$52.00	\$61,048.00
36 Inch SD Pipe	LF	132		66	66	\$62.00	\$4,092.00
48 Inch SD Pipe	LF	1988		1988	0	\$72.00	\$143,136.00
54 Inch SD Pipe	LF	6523		2958	3565	\$82.00	\$242,556.00
60 Inch SD Pipe	LF	658		327	331	\$110.00	\$35,970.00
72 Inch SD Pipe	LF	1064		978	86	\$185.00	\$180,930.00
78 Inch SD Pipe	LF	7170		6562	608	\$195.00	\$1,279,590.00
84 Inch SD Pipe	LF	2242		2166	76	\$210.00	\$454,860.00
90 Inch SD Pipe	LF	6484		6484	0	\$235.00	\$1,523,740.00
96 Inch SD Pipe	LF	1001		1001	0	\$260.00	\$260,260.00
8 Inch SS Pipe	LF	5257	44	4842	371	\$32.00	\$154,944.00
10 Inch SS Pipe	LF	4353	92	2069	2192	\$42.00	\$86,898.00
12 Inch SS Pipe	LF	4021		2856	1165	\$52.00	\$148,512.00
14 Inch SS Pipe	LF	2598		2598	0	\$62.00	\$161,076.00
18 Inch SS Pipe	LF	1889		1889	0	\$72.00	\$136,008.00
20 Inch SS Pipe	LF	2355		991	1364	\$82.00	\$81,262.00
24 Inch SS Pipe	LF	4661	1798	2706	157	\$92.00	\$248,952.00
SS Manholes	EA	80	7	56	17	\$4,000.00	\$224,000.00
14 Inch Sanitary Sewer Force Main	LF	6003		6003	0	\$104.00	\$624,312.00
18 Inch Sanitary Sewer Force Main	LF	6081		6081	0	\$144.00	\$875,664.00
Total							\$9,759,732.00

City of Lathrop

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC provides the following Notice of Waiver and Release for construction of the following improvement(s):

Tract 3533 Backbone Utility Improvements

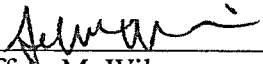
CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to works of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the works of improvement identified above.

CLSP shall indemnify and hold the City of Lathrop, its elective and appointive boards, commissions, officers and employees harmless from mechanics liens, stop payment notices or payment bond claims any persons are entitled to for labor, service, equipment, or material provided to the works of improvement identified above.

SAYBROOK CLSP, LLC

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

4/2/2019