

RESOLUTION NO. 2021-352

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE 9362 STUDIO COURT ACQUISITION AND REMODEL PROJECT (WFC037) AND THE PD CAMPUS IMPROVEMENTS PROJECT (WFC041); AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH AMERICAN RIVER CONSTRUCTION, INC. FOR THE PROJECTS IN THE AMOUNT OF \$4,839,000; AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS NOT-TO-EXCEED \$725,850; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH THE SECOND LOWEST RESPONSIVE BIDDER IF THE FIRST LOWEST RESPONSIVE BIDDER DOES NOT MEET FILING OBLIGATIONS; AND AMENDING THE FISCAL YEAR 2021-2022 BUDGET AND THE 2021-2026 CAPITAL IMPROVEMENT PROGRAM (CEQA EXEMPT)

WHEREAS, the 9362 Studio Court Acquisition and Remodel Project (WFC037) will result in tenant improvements including: demolition of non-load bearing walls and other minor interior demolition, electrical, mechanical, plumbing, new vehicle bay, new laboratory, roof replacement, new Heating Ventilation Air Conditioning (HVAC) units and infrastructure, back-up power, access control management system and camera surveillance, furniture, fixtures, and equipment, and relocation of existing equipment from other City-owned facilities and installation at 9362 Studio Court; and

WHEREAS, the PD Campus Improvements Project (WFC041) will result in demolition of exterior load bearing walls, accessibility improvements, landscaping, irrigation and tree removal, perimeter fencing, vehicle gate motors, pedestrian gates, parking lot modifications, exterior camera surveillance and access control management, upsize domestic water line, and site lighting; and

WHEREAS, an invitation to bid was duly advertised on October 15, 2021, and October 22, 2021, and bids were opened on November 18, 2021; and

WHEREAS, the City received five bids and American River Construction, Inc. was determined to be the responsible bidder submitting the lowest responsive bid; and

WHEREAS, each of the Projects is defined as a project under the California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code, hereinafter referred to as CEQA), which requires that cities consider the environmental consequences of their actions before approving a project; and

WHEREAS, these Projects qualify for an exemption under Section 15301 (Existing Facilities) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby:

- 1) Finds the 9362 Studio Court Acquisition and Remodel Project (WFC037) and PD Campus Improvements Project (WFC041) (together “the Project”) exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facilities) of the State CEQA Guidelines based upon the following finding:

Finding: Section 15301 (Existing Facilities) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations) provides an exemption from CEQA for projects involving the minor alteration of existing public or private facilities when the alteration involves negligible or no expansion of an existing use. The WFC037 Project is exempt under CEQA Categorical Exemption Class 15301, Class 1(a), which specifically applies to interior or exterior alterations of existing facilities with negligible or no expansion of an existing use. As this Project involves interior demolition and remodeling with no expansion of use, it qualifies under the identified exemption. No further environmental review and analysis are required for WFC037.

The WFC041 Project is exempt under CEQA Categorical Exemption Class 15301, Class 1(a), 1(b), 1(c), 1(f), and 1(h), which consists of the minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. More specifically, Class 1(a) applies to interior/exterior alterations; Class 1(b) applies to alteration of existing utilities; Class 1(c) applies to existing facilities, such as parking lots; Class 1(f) applies to the addition of safety devices in conjunction with existing structures, facilities, or mechanical equipment; and Class 1(h) applies to maintenance of existing landscaping. This Project involves interior/exterior remodeling (Class 1(a)); domestic water utility line upsizing (Class 1(b)); parking lot improvements (Class 1(c)); safety improvements via perimeter fencing, accessibility improvements, gate motors, exterior camera surveillance, access control, site lighting, and pedestrian gates; (Class 1(f)); and maintenance of existing landscaping (Class 1(d)). All the proposed work would result in negligible expansion of use to existing public facilities; therefore, the WFC041 Project qualifies under the identified exemption and no further environmental review and analysis are required for WFC041.

- 2) Approves the 9362 Studio Court Acquisition and Remodel Project (WFC037) and Police Department (PD) Campus Improvements Project (WFC041); and
- 3) Authorizes the City Manager to execute a construction contract with American River Construction, Inc. for the 9362 Studio Court Acquisition and Remodel Project (WFC037) and PD Campus Improvements Project (WFC041) in the amount of \$4,839,000 upon receipt of all required bonds and insurance and the approval of such bonds and insurance by the City Attorney; and,
- 4) Authorizes the City Engineer to approve change orders not-to-exceed \$725,850;
- 5) Authorizes the City Manager to execute a construction contract with the second lowest responsive bidder, Bobo Construction, Inc., if American River Construction, Inc., does not meet filing obligations; and,
- 6) Amends the Fiscal Year 2021-22 Budget and FY 2021-2026 Capital Improvement Program as follows:

- a. Remove \$584,995 in General Capital Reserve Fund (Fund 106) and \$550,005 in Capital Facilities Fund (CFF) Police (Fund 312) from the 9362 Studio Court Acquisition and Remodel Project (WFC037) in FY 2021-22; and
 - b. Add \$584,995 in General Capital Reserve Fund (Fund 106) and \$550,005 in Capital Facilities Fund (CFF) Police (Fund 312) to the PD Campus Improvements Project (WFC041) in FY 2021-2022.
- 7) Authorizes the City Manager to amend the 9362 Studio Court Acquisition and Remodel Project (WFC037) and Police Department (PD) Campus Improvements Project (WFC041) budgets to reflect bid result cost savings after execution of the construction contract.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of December 2021




BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-352

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 8, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Suen, Hume, Nguyen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Spease*



Jason Lindgren, City Clerk
City of Elk Grove, California