

**RESOLUTION NO. 2022-314**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE 10190 IRON ROCK WAY TENANT IMPROVEMENTS PROJECT (WFC045); AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH SIMILE CONSTRUCTION SERVICES, INC. FOR THE PROJECT IN THE AMOUNT OF \$1,401,578; AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS NOT-TO-EXCEED \$140,158; 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 OR TAKE ALTERNATIVE ACTION AS DEEMED APPROPRIATE; AND AMENDING THE FISCAL YEAR 2022-2023 BUDGET AND THE 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CEQA EXEMPT)**

**WHEREAS**, the 10190 Iron Rock Way Tenant Improvements Project (WFC045) (Project) includes demolition of existing unoccupied spaces to expand the Women's locker room; relocate, refurbish and install 16 existing lockers to include pedestals, electrical and lighting; procure and install up to 30 new lockers to include electrical and lighting (Bid Alternates 9 through 11); infill existing external storage space for new Armory, SWAT and Work Bench spaces; install a new Heating, Ventilation and Air Conditioning (HVAC) system to include one new air conditioning (AC) unit, five new pneumatic lines connected to a City-furnished air compressor at these new spaces (new Armory, SWAT and Work Bench spaces); and FF&E consisting of storage solutions, new lighting, cameras, access control, flooring, casework, and wall finishes; and

**WHEREAS**, an invitation to bid was duly advertised on October 7, 2022 and October 14, 2022, and electronic bids were received on November 15, 2022; and

**WHEREAS**, Quality Telecom Consultants, Inc. was determined to be the bidder submitting the lowest bid but was non-responsive to the bid security requirements; and

**WHEREAS**, Simile Construction Services, Inc. was determined to be the responsible bidder submitting the lowest responsive bid; and

**WHEREAS**, PRIDE Industries One, Inc. was determined to be the responsible bidder submitting the second lowest responsive bid; and

**WHEREAS**, staff estimates a surplus of \$1,189,282 in the 9362 Studio Court Acquisition and Remodel Project (WFC037) that may be used for this WFC045 Project and future Police Department Improvements Projects, such as the 8380 and 8400 Laguna Palms Way Tenant Improvements Projects (WFC038 and WFC039); and

**WHEREAS**, the Project is a project under 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**, the Project is included in the approved Fiscal Year 2022-27 Capital Improvement Program and is budgeted with funds in the approved Fiscal Year 2022-23 Budget.

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

- 1) Finds the 10190 Iron Rock Way Tenant Improvements Project (WFC045) exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facilities) of the State CEQA Guidelines based upon the following 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. This Project involves demolition, architectural, plumbing, mechanical, electrical, low voltage lighting, modifications to the fire sprinkler and alarm systems, modifications to the camera surveillance and access control management systems (ACMS), new site CMU block wall and masonry, and procurement and installation of FF&E to an existing facility with no expansion of use; therefore, the Project qualifies for the identified exemption and no additional environmental review under CEQA is required.

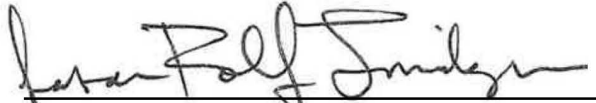
- 2) Approves the Project.
- 3) Authorizes the City Manager to execute a construction contract with Simile Construction Service, Inc. for the 10190 Iron Rock Way Tenant Improvements Project (WFC045) in the amount of \$1,401,578 upon receipt of all required bonds and insurance and the approval of such bonds and insurance by the City Attorney.
- 4) Authorizes the City Engineer to approve change orders not-to-exceed \$140,158.
- 5) Authorizes the City Manager to execute a construction contract with the second lowest responsive bidder, PRIDE Industries One, Inc., if Smilie Construction Services, Inc., does not meet filing obligations.
- 6) Amends the Fiscal Year 2022-23 Budget and 2022-2027 Capital Improvement Program as follows:
  - a. Remove \$544,702.80 in the City Hall Campus Improvements Fund (Fund 361) from the 9362 Studio Court Acquisition and Remodel Project (WFC037) in Fiscal Year 2022-2023; and
  - b. Add \$544,702.80 in the City Hall Campus Improvements Fund(Fund 361) to the 10190 Iron Rock Way Tenant Improvements Project (WFC045) in Fiscal Year 2022-2023.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 14<sup>th</sup> day of December 2022



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. 2022-314**

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 14, 2022 by the following vote:*

**AYES:**            **COUNCILMEMBERS:** *Singh-Allen, Spease, Brewer, Robles, Suen*

**NOES:**           **COUNCILMEMBERS:** *None*

**ABSTAIN:**       **COUNCILMEMBERS:** *None*

**ABSENT:**       **COUNCILMEMBERS:** *None*

  
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**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**