

## RESOLUTION NO. 2023-193

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE 8380 AND 8400 LAGUNA PALMS WAY TENANT IMPROVEMENTS (WFC038) (WFC039) PROJECTS PHASE 2; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH MESA ENERGY SYSTEMS, INC. FOR THE PROJECTS IN THE AMOUNT OF \$7,878,783; AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS NOT-TO-EXCEED \$875,000; AMENDING THE FISCAL YEAR 2023-2024 BUDGET AND 2023-2028 CAPITAL IMPROVEMENT PROGRAM; AND AUTHORIZING THE CITY ENGINEER TO REJECT ALL BIDS RECEIVED AND RE-BID THE PROJECTS IF THE FIRST LOWEST RESPONSIVE BIDDER DOES NOT MEET FILING OBLIGATIONS (CEQA EXEMPT)**

**WHEREAS**, the 8380 Laguna Palms Way Tenant Improvements (WFC038) and 8400 Laguna Palms Way Tenant Improvements (WFC039) Projects Phase Two (2) (Projects) will result in tenant improvements at 8380 Laguna Palms Way and 8400 Laguna Palms Way, which include new offices, resized offices, new conference rooms, new storage rooms, new classroom style Training Room, open office space systems and standalone furniture, an enlarged Briefing Room, accessibility improvements to the restroom core, new fitness space and equipment, roof coating, new suspended T-bar acoustical ceiling and insulation, new lighting, and a new exit door; and

**WHEREAS**, an invitation to bid was duly advertised on July 7, 2023, and July 14, 2023, and electronic bids were received on August 4, 2023; and

**WHEREAS**, Mesa Energy Systems, Inc. was determined to be the responsible bidder submitting the lowest responsive bid; and

**WHEREAS**, the Projects are 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 Projects are included in the approved 2023-2028 Capital Improvement Program and are budgeted with funds in the approved Fiscal Year 2023-2024 Budget.

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

- 1) Finds the 8380 Laguna Palms Way Tenant Improvements (WFC038) and 8400 Laguna Palms Way Tenant Improvements (WFC039) Projects Phase 2 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 interior remodeling to

create office spaces, install lighting, apply ceiling and wall treatments, and install exterior doors to existing buildings. As these alterations do not involve any expansion of use, the proposed improvements (WFC038, WFC039) qualify for the identified exemption and no additional environmental review under CEQA is required; and

- 2) Approves the Projects; and
- 3) Authorizes the City Manager to execute a construction contract with Mesa Energy Systems, Inc. for the 8380 Laguna Palms Way Tenant Improvements (WFC038) and 8400 Laguna Palms Way Tenant Improvements (WFC039) Projects Phase 2 in the amount of \$7,878,873 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 \$875,000; and
- 5) Amends the Fiscal Year 2023-2024 Budget and the 2023-2028 Capital Improvement Program as follows:

**ADA Upgrades at City Facilities Project (WFC036)**

Funding Source	Remove	Add
Disaster Recovery ARPA Funds (Fund 240)	(\$55,000.00)	
General Fund – Capital Reserve Funds (Fund 106)		\$55,000.00

**9362 Studio Court Acquisition and Remodel Project (WFC037)**

Funding Source	Remove	Add
Debt Proceeds – Police Dept Improvement Funds (Fund 361)	(\$732,897.35)	

**8380 Laguna Palms Way Tenant Improvements Project (WFC038)**

Funding Source	Remove	Add
General Fund – Capital Reserve Funds (Fund 106)	(\$55,000.00)	
Debt Proceeds – Police Dept Improvement funds (Fund 361)		\$411,167.01
Measure E funds (Fund 109)		\$150,000.00
Disaster Recovery ARPA Funds (Fund 240)		\$55,000.00

**8400 Laguna Palms Way Tenant Improvements Project (WFC039)**

Funding Source	Remove	Add
Debt Proceeds – Police Dept Improvement funds (Fund 361)		\$321,730.34
Measure E funds (Fund 109)		\$150,000.00

6) Corrects the error in the FY 2023-2024 Budget and 2023-2028 Capital Improvement Program (CIP) associated with PD Campus Improvements Project (WFC041) as follows:

<b>Funding Source</b>	<b>Current Funding</b>	<b>Proposed Correction</b>	<b>Balance</b>
GF Capital Reserve Fund (Fund 106)	\$102,772.45	\$0	\$102,772.45
Disaster Recovery ARPA (Fund 240)	\$1,981,134.33	(\$358,906.78)	\$1,662,227.55
<b>Total Funding</b>	<b>\$2,083,906.78</b>	<b>(\$358,906.78)</b>	<b>\$1,725,000.00</b>

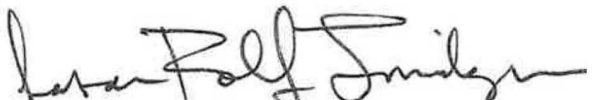
7) Authorizes the City Engineer to reject all bids received and re-bid the Projects if Mesa Energy Systems, Inc. does not meet filing obligations.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of August 2023




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. 2023-193**

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 August 23, 2023 by the following vote:*

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

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

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

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

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