

RESOLUTION NO. 2007-254

Adopted by the Sacramento City Council

May 1, 2007

AWARD CONTRACT FOR PHASE I OF THE FULTON AVENUE DEVELOPMENT PROJECT (PN: CB37) AND AUTHORIZE PAYMENT TO A VERNAL POOL CONSERVATION FUND ACCOUNT

BACKGROUND

- A. On December 12, 2006 the City Council approved the Conditions Precedent Agreement between the City of Sacramento and Mel Rapton Honda that memorializes the parties' progress in negotiating a lease and commits the parties to perform specified tasks.
- B. In January 2007 the City Council approved the Environmental Determination: Environmental Impact Report; Mitigation Monitoring Plan; General Plan Amendment to redesignate 20± (twenty) gross acres from Parks, Recreation and Open Space to Heavy Commercial/Warehouse; Rezone of 20± (twenty) gross acres from the Single Family (R-1) zone to the Heavy Commercial Planned Unit Development (C-4 PUD) zone; Establishment of the Fulton Avenue Planned Unit Development (PUD), including PUD Guidelines and a PUD Schematic Plan; Tentative Parcel Map to subdivide one parcel into two (2) parcels; Subdivision Modifications to allow non-standard streets and elbows rezoning and tentative map for the Fulton Avenue development (former Sacramento Trapshoot Club).
- C. In March 2007 the County of Sacramento Environmental Management Department approved the Final Implementation Plan for the remediation of the Fulton Avenue Development site (formerly Sacramento Trapshoot Club).
- D. On April 4, 2007 the City received a letter of approval from the U.S. Fish & Wildlife Service for the mitigation of on-site wetlands removal and the associated impacts to vernal pool fairy shrimp. Mitigation of these impacts requires the payment of \$505,926 into a Vernal Pool Conservation Fund Account.
- E. The Fulton Avenue Development Project (PN: CB37) consists of two phases. Phase I consists of implementation of the remediation plan and provides a buildable site to Mel Rapton Honda. Phase II consists of building the public infrastructure such as roads, utilities, traffic signal, water main, and sewer lift station improvements and other improvements necessary to access the site.
- F. Phase I improvements were advertised on February 12, 2007, and sixteen bids were received on March 28, 2007. Teichert Construction is the lowest responsive bidder.

- G. Phase I Construction is expected to begin in June 1, 2007 and be completed by September 2007. Phase II Construction is expected to be begin late Summer 2007 and be completed February 2008. . Staff will return to Council prior to Phase II, requesting approval to award the contract for this work as well.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Plans and specifications for Phase I of the Fulton Avenue Development Project (PN:CB37) are approved.
- Section 2. The construction contract for the Phase I base bid is awarded to Teichert Construction in the amount of \$3,455,048.00.
- Section 3. The City Manager is authorized and directed to execute a contract in the amount not to exceed \$3,455,048.00 to Teichert Construction for Phase I of the Fulton Avenue Development Project (PN: CB37).
- Section 4: The City Manager is authorized and directed to release \$505,926 to the U.S. Department of Fish & Wildlife for payment into a Vernal Pool Conservation Fund Account and sign the accompanying agreement.

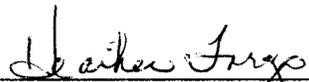
Adopted by the City of Sacramento City Council on May 1, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Sheedy, Pannell Tretheway, and Mayor Fargo.

Noes: None.

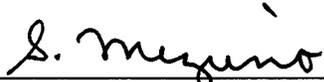
Abstain: None.

Absent: Councilmember Waters.



Mayor Heather Fargo

Attest:



Stephanie Mizuno, Assistant City Clerk