

RESOLUTION NO. 2007-792

Adopted by the Sacramento City Council

November 6, 2007

AWARD CONTRACT FOR PHASE II OF THE FULTON AVENUE DEVELOPMENT PROJECT (PN: CB39). DEFUND RALEY BLVD & ASCOT AVENUE PUBLIC IMPROVEMENTS FOR FRITO-LAY, AND TRANSFER RALEY BLVD & ASCOT AVE FUNDS TO THE FULTON AVENUE DEVELOPMENT PROJECT

BACKGROUND

- A. In 2002, the City Council directed staff to examine potential alternatives for the “highest and best” uses for the 21-acre Sacramento Trapshoot Club Site adjacent to Haggin Oaks Golf Course. In 2004, Mel Rapton Honda, currently located on Fulton Avenue, submitted a written request to the City to lease a portion of the existing property. An Exclusive Rights to Negotiate was executed on June 1, 2004, between the City and Mel Rapton Honda.
- B. In July 2004, the City initiated a process under the regulatory oversight of the County of Sacramento Environmental Management Department and the California Regional Water Quality Control Board (Board) wherein the contamination of the site would be characterized and appropriate remediation would be developed and ultimately implemented.
- C. In July 2005, the City initiated the process of pursuing various permits from the U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service associated the on-site wetlands and related habitat.
- D. On June 30, 2006, the lease to the Sacramento Trapshoot Club was terminated.
- E. 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.
- F. 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).

- G. 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).
- H. In May 2007 Teichert Construction was award the contract for the site remediation and grading associated with the development of the 20 acre site.
- I. 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.
- J. Phase I improvements will be completed in Mid-November 2007 September 2007. Phase II improvements were advertised on September 7, 2007, and sixteen (16) bids were received on October 10, 2007.

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

- Section 1. Plans and specifications for Phase II of the Fulton Avenue Development Project (PN:CB39) are approved.
- Section 2. The construction contract for the Phase II base bid is awarded to Marques Pipeline Construction in the amount of \$2,255,979.00
- Section 3. The City Manager is authorized and directed to execute a contract in the amount not to exceed \$2,255,979.00 to Marques Pipeline Construction for Phase II of the Fulton Avenue Development Project (PN: CB39).
- Section 4: The City Manager is authorized and directed to defund and transfer the following funds to CIP CB39:

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Exhibit A: Fulton Avenue Development Funding Summary

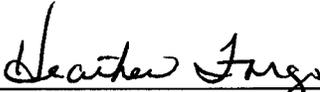
Adopted by the City of Sacramento City Council on November 6, 2007 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit A

Fulton Avenue Development Funding Summary

| | |
|-------------------------------|--------------|
| Current Project Budget | \$11,800,000 |
| Budget Estimate | \$13,400,000 |

PROJECT TRANSFERS

| Name | CIP# | Fund | Amount |
|-------------------------------------|-------------|-------------|---------------|
| Department of Transportation | | | |
| Raley/Ascot Street Improvements | TU81 | 201 | \$722,478 |
| ED-DOT FY06 | TP06 | 201 | \$545,884 |
| ED-DOT FY 07 | TP07 | 201 | \$131,638 |
| Subtotal | | | \$1,400,000 |

Department of Utilities

Sewer

| | | | |
|---------------------|------|-----|-----------|
| ED-Raley at Ascot | XO03 | 414 | \$176,356 |
| ED-Rapton Utilities | XO08 | 414 | \$98,644 |
| Subtotal | | | \$275,000 |

Water

| | | | |
|---------------------|------|-----|-----------|
| ED Raley at Ascot | XO03 | 413 | \$102,291 |
| ED Program FY07 | XO06 | 413 | \$111,445 |
| ED-Rapton Utilities | XO08 | 413 | \$315,663 |
| ED Program FY08 | ZO06 | 413 | \$153,362 |
| ED Raley at Ascot | XO03 | 101 | \$246,639 |
| Subtotal | | | \$929,400 |

SUMMARY OF BUDGET TRANSFERS **\$2,604,400**