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DEPARTMENT OF
PUBLIC WORKS
ADMINISTRATION

CITY OF SACRAMENTO
CALIFORNIA

August 4, 1995

CITY HALL
ROOM 200
915 J STREET
SACRAMENTO, CA
95814-2608

PH 916-264-7110
FAX 916-264-5573

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RICHARDS BOULEVARD ASSESSMENT DISTRICT NO. 95-03 - PUBLIC HEARING #2

LOCATION AND COUNCIL DISTRICT:

This district is located in Council District 1 and includes parcels fronting on Richards Boulevard from approximately North 3rd Street to North 7th Street (please see attached map marked Exhibit A).

RECOMMENDATION:

This report recommends that the City Council open the Public Hearing to present the Richards Boulevard Assessment District, take public testimony, and adopt the following:

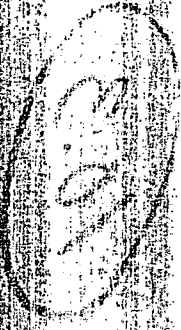
1. Resolution Overruling Protests.
2. Resolution Approving Amended Report, Assessment, and Ordering Improvement.
3. Resolution Awarding Contract.
4. Resolution Amending the City's Capital Improvement Program.

CONTACT PERSON: Ron Wicky, Special Districts Analyst, 264-5628
Caroline Quinn, Senior Engineer, 264-5520

FOR COUNCIL MEETING OF: August 22, 1995

SUMMARY:

The purpose of this meeting is to receive public testimony and take action on formation of the Richards Boulevard Assessment District. Bids were received on August 2, 1995, and it is recommended that this contract be awarded to RGW Construction.



City Council
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COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

An original district proposed for Richards Boulevard improvements:

- Was initiated December 13, 1988, by a petition from the property owners.
- Included properties bounded by I-5, North 12th Street, North B Street, and the American River.
- Property owners withdrew their support due to a down turn in the economy.
- Was abandoned by City Council on September 29, 1992.

The new proposed district:

- Was initiated on June 27, 1995, by property owners and staff.
- Includes properties fronting on Richards Boulevard from North 3rd to North 7th Streets.
- Have not received any protests as of July 24, 1995.
- Bids were received on August 2, 1995.
- Is scheduled for a second hearing on the district formation on August 22, 1995.

District data:

- 14 parcels in district.
- Current land use ranges from cannery to warehouses.
- Parcels are zoned for industrial use.

Bids were received on August 2, 1995 and are listed below:

Contractor	Bid Amount Alt 1	Bid Amount Alt 2	MBE % Participation	WBE % Participation	Good Faith Effort
RGW Construction Co.	\$1,133,591.65	\$1,133,591.65	11.6%	9.5%	N/A
Granite Construction	\$1,309,031.75	\$1,172,287.00	2.8%	1.3%	*
Teichert Construction	\$1,680,163.50	\$1,474,174.50	7.0%	1.1%	N/A

*GFE not received/analyzed.

Bid Alternate I provides for construction to proceed September 1, 1995. Bid Alternate II delays construction until January 1996 to allow for completion of right-of-

City Council
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way acquisition and utility relocation. The low bid of \$1,133,591.65, submitted by RGW Construction Company, is 10% below the engineer's estimate of \$1,259,748.63. RGW Construction met the MBE/WBE goals and is recommended that award of Alternate I be authorized to RGW Construction Company.

FINANCIAL CONSIDERATIONS:

The \$1,545,596 necessary to fund this entire project will be initially provided by revenue from the sale of Gas Tax Bonds. The property owners' share of \$748,258 will be paid to the City to reimburse the Gas Tax Fund. The City's contribution of \$797,338 will pay primarily for the overwidth portion of the street, traffic signals, removal of old railroad crossings, and the State Printing plant's share of improvements.

Construction Cost	\$ 1,133,592
Contingency	113,359
Right-of-Way	28,950
Engineering, Staking and Inspection	234,695
Special Districts	25,000
Finance Administration	<u>10,000</u>
Total Project Cost	\$ 1,545,596
City Contribution (Gas Tax)	<u>- 797,338</u>
Total Assessed to Property Owners	\$ 748,258

The above expenditures are detailed in the Engineer's Report on file with the City Clerk.

In March of this year, the City Council approved Gas Tax funding necessary for this project. Gas Tax Bonds were sold on June 7, 1995, with a 5.27% interest rate to be paid back over a period of 13 years. Property owners will reimburse the City's Gas Tax Fund over the 13-year period at the 5.27% interest rate. Individual assessments will range from \$65 to \$230 per lineal foot of street frontage, depending on the scope of improvements required for each parcel.

ENVIRONMENTAL CONSIDERATION:

The current project is within the scope of work for the Negative Declaration that was filed with the County Clerk on June 1, 1990. The initial study prepared May 17, 1990 supporting the Negative Declaration, found that the Richards Boulevard Project will not have a significant impact on the environment.

City Council
Richards Boulevard AD
August 22, 1995

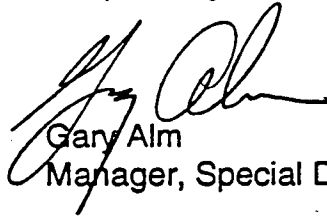
POLICY CONSIDERATION:

The procedures under which this district is being formed are set forth in the California Streets and Highways Code, specifically Division 12 entitled, "*Municipal Improvement Act of 1913*" and Title 75 of the Sacramento City Code.

MBE/WBE:


To encourage minority participation, plans and specifications were sent to 8 plan rooms and construction services organizations for publication. Four were directly involved with MBE/WBE construction firms. Staff recruited available MBE/WBE firms to participate in the bid process. The process was announced on the City of Sacramento Project Information Line, which contains information on Public Works and Utility Department projects. Project notices were sent to 29 organizations involved in MBE/WBE recruitment.

Respectfully submitted,



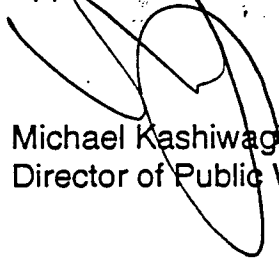
Gary Alm
Manager, Special Districts Division

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

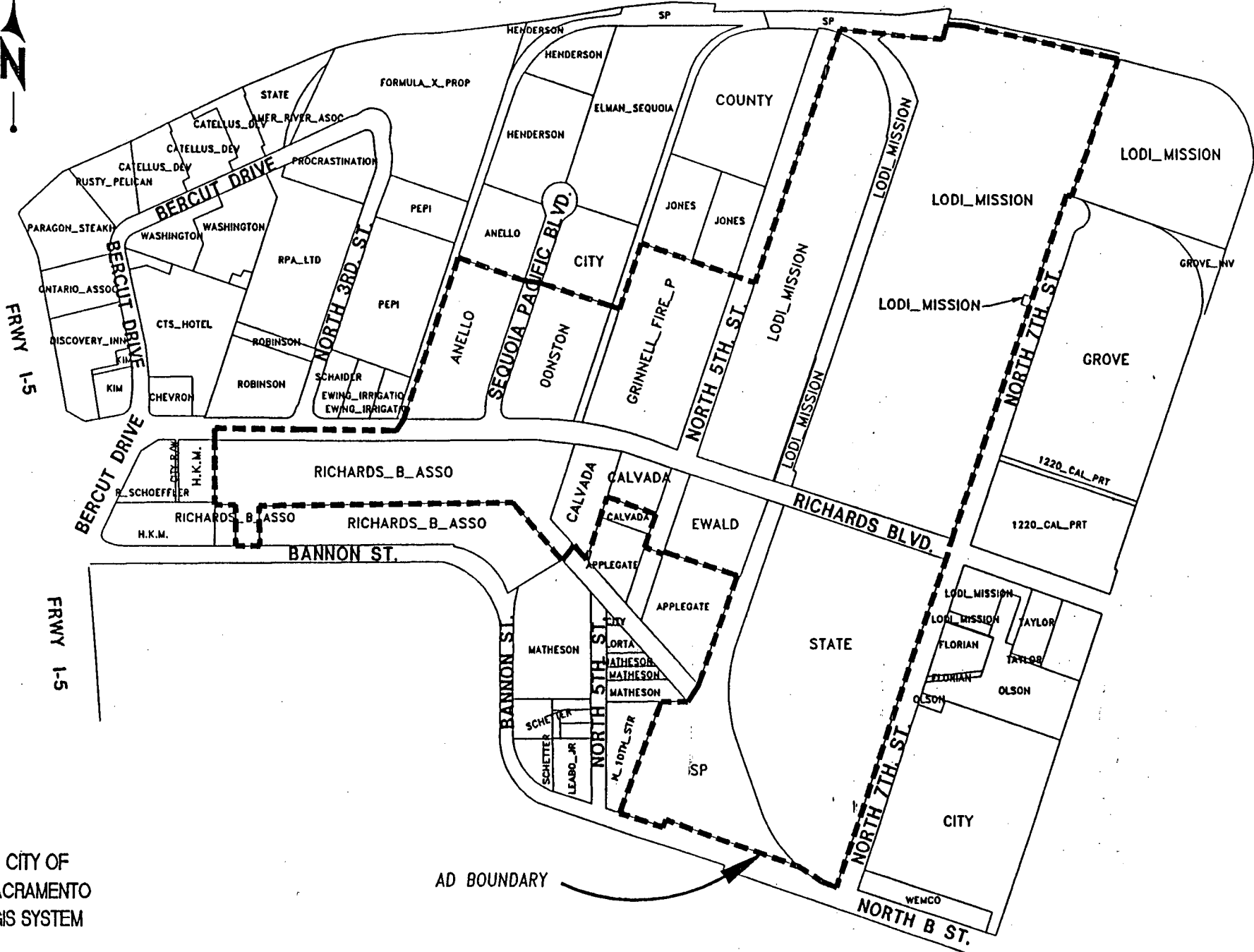
Approved:



Michael Kashiwagi
Director of Public Works, Technical Services

SD1-001.CC

PROPOSED RICHARDS BOULEVARD ASSESSMENT DISTRICT



CITY OF
SACRAMENTO
GIS SYSTEM

AD BOUNDARY

EXHIBIT B

**RICHARDS BOULEVARD ASSESSMENT DISTRICT NO. 95-03
SCHEDULE**

June 2, 1995 Project Design Completed

June 27, 1995 Council Adopts Resolution of Intention and Sets Hearing Date

June 29, 1995 Boundary Map Recorded with County Recorder

June 29, 1995 Notice of Hearing Published and Mailed

August 2, 1995 Ordinance Amending Title 75 Passed for Publication

August 2, 1995 Receive Bids

August 8, 1995 Adopt Ordinance to Allow the City to Collect Annual Payments

August 8, 1995 Public Meeting (Hearing #1)

August 22, 1995 Hold Public Hearing (Hearing #2)

**COUNCIL CONSIDERS RESOLUTIONS TO OVERRULE
PROTESTS, LEVY ASSESSMENTS, AND AWARD
CONTRACT**

August 1995 Record Assessment Diagram and Notice of Assessment with
County Recorder

Liens Placed on Affected Properties

September 1995 Contractor Notice to Proceed

May 1996 Estimated Completion Date for Improvements

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION OVERRULING PROTESTS

RICHARDS BOULEVARD ASSESSMENT DISTRICT NO. 95-03

The City Council of the City of Sacramento resolves:

On August 22, 1995, the City Council opened a public hearing on the Resolution of Intention and the Engineer's Report on the proposed improvement in Richards Boulevard Assessment District No. 95-03. The hearing was continued from time to time.

At or before the time set for hearing, certain interested persons made protests or objections to the proposed improvement, the extent of the assessment district or the proposed assessment.

The City Council hereby overrules each of these protests, written or oral.

The City Council finds that the protest against the proposed improvement (including all written protests not withdrawn in writing before the conclusion of the protest hearing) is made by the owners of less than one-half of the area of the land to be assessed for the improvement.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 7 _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING AMENDED REPORT AND ASSESSMENT AND ORDERING IMPROVEMENT

RICHARDS BOULEVARD ASSESSMENT DISTRICT NO. 95-03

The City Council of the City of Sacramento resolves:

This Council has taken a series of actions preliminary to ordering the improvement in Richards Boulevard Assessment District No. 95-03, City of Sacramento, Sacramento County, California, and now makes the following findings and orders:

1. The Council adopted a map showing the boundaries of the land benefitted by the proposed improvement. A copy of the boundary map was filed in the office of the County Recorder of the County of Sacramento in the Book of Maps of Assessment and Community Facilities District.
2. The Council adopted its Resolution of Intention to order the improvement described therein under the Municipal Improvement Act of 1913 and directed the Director of Public Works, as the Engineer of Work for the assessment district, to prepare the report required by Section 10204 of the Streets and Highways Code.

The improvement is generally described as follows:

- a. The construction of street improvements, including reconstruction and widening of existing pavement, including clearing and grubbing, relocation of existing improvements as required, roadway excavation, overlay transition, and traffic signing and striping; construction of curb, gutter, and sidewalk, along with driveways; associated storm drainage collection facilities including drop inlets, drain leads, and manholes; installation of street lighting on Richards Boulevard, currently a partially improved road from a point on Richards Boulevard 280 feet, more or less, east of the intersection of Richards Boulevard and Bercut Drive to a point on Richards Boulevard 62 feet, more or less, west of the point of intersection of Richards Boulevard and

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RESOLUTION NO.: _____

DATE ADOPTED: _____

North 7th Street; and the construction of traffic signals at the intersection of Richards Boulevard and Sequoia Pacific, currently an unsignalized intersection; and at the intersection of Richards Boulevard and North 5th Street, currently an unsignalized intersection; and traffic signal modifications at the intersection of Richards Boulevard and North 7th Street, currently a signalized intersection.

- b. The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.
- 3. The Engineer of Work filed the report as directed, and the City Council called a hearing on the report as required by Section 10301 of the Streets and Highways Code. Notice of the hearing was given by publication and by mailing to affected property owners, all according to the Municipal Improvement Act of 1913. Affidavits of publication and mailing were filed with the City Clerk.
- 4. At the time and place for which notice was given, the City Council conducted a public hearing and gave every interested person an opportunity to object to the proposed improvement, the extent of the assessment district, or the proposed assessment. Following the hearing, at the direction of the City Council, the Engineer of Work filed an amended report.
- 5. The Council finds that written protests against the proposed improvement have not been made by owners representing more than one-half of the area of the land to be assessed for the improvement.
- 6. The documents and events described in paragraphs 1 to 4, inclusive, are stated here in tabular form with their dates and, where appropriate, their numbers. All documents are now on file with the City Clerk.

<u>Document or Event</u>	<u>Date</u>	<u>Number</u>
a. Resolution Approving Boundary Map	6/27/95	95-375
b. Boundary Map Filed with County Recorder	6/29/95	
c. Resolution of Intention	6/27/95	95-376
d. Filing of Engineer's Report	6/27/95	
e. Resolution Accepting Report	6/27/95	95-377
f. Certificate of Mailing Notice of Improvement	6/29/95	
g. Affidavit of Publication of Notice of Improvement	7/03/95	
h. Public Hearing Closed	8/22/95	
i. Amended Engineer's Report Filed	8/22/95	

- 7. The Council approves the Amended Engineer's Report and each component part of it, including each exhibit incorporated by reference in the report.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

8. The Council finds that the Engineer of Work in the Amended Engineer's Report has fairly and properly apportioned the cost of the improvement to each parcel of land in the assessment district in proportion to the estimated benefits to be received by each parcel, respectively, from the improvement. The City Council hereby confirms and levies each individual assessment as stated in the Amended Engineer's Report.
9. This Council orders the improvement described in paragraph 2 and as detailed in the Amended Engineer's Report.
10. The procedure for the billing and collection of assessments shall be as provided in Title 75 of the Sacramento City Code, and an interest rate of 5.27 percent per annum shall be added to the remaining principal for a period of 13 years. The assessments will be payable in principal amounts in proportions consistent with maturities of the Series 1995A Sacramento City Financing Authority Gas Tax Revenue Bonds. Interest will be payable on maturities at the coupon interest rates of the Gas Tax Revenue Bonds.

MAYOR

ATTEST:

CITY CLERK

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RESOLUTION NO.: _____

DATE ADOPTED: _____ .10

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AWARDING CONTRACT

RICHARDS BOULEVARD ASSESSMENT DISTRICT NO. 95-03

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

The City of Sacramento has received public bids for the construction of improvements in Richards Boulevard Assessment District No. 95-03.

The Engineer of Work has reviewed the bids and now recommends award of the construction contract to the lowest responsible bidder, RGW Construction Co., whose bid price is \$1,133,591.65.

The City Council therefore awards the contract to that bidder. All other bids are rejected.

The City Council directs the City Clerk to publish a notice of award of contract.

The City Council authorizes and directs the Mayor and the City Clerk to sign the written contract for this construction when it is presented to them for signature, along with the surety bonds and insurance certificates required by the construction specifications. Said written contract will provide that the contractor agrees to comply with the provisions of Section 1770 of the Labor Code of the State of California, and particularly with Sections 1776 and 1777.5 thereof.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE CITY CAPITAL IMPROVEMENT PROGRAM BY ESTABLISHING RICHARDS BOULEVARD ASSESSMENT DISTRICT #95-03 REVENUE AND EXPENDITURE BUDGET IN THE AMOUNT OF \$1,545,595.90

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The City Capital Improvement Program is hereby amended by establishing the project entitled "Richards Boulevard Assessment District #95-03 (T39D)."
2. The following appropriation increase is supported by revenue from the sale of Gas Tax Bonds sold in June of 1995.

The City Capital Improvement Program Budget is hereby amended by appropriating \$1,545,595.90 to the newly established project as follows:

\$1,133,591.65	709-ASD-T39D-4820	Construction Cost
164,695.08	709-ASD-T39D-4880	Engineering
25,000.00	709-ASD-T39D-4300	Special Districts
113,359.17	709-ASD-T39D-4414	Contingency
6,400.00	709-ASD-T39D-4813	Right of Way
3,750.00	709-ASD-T39D-4812	Appraisal Cost
15,000.00	709-ASD-T39D-4880	Real Estate
3,800.00	709-ASD-T39D-4812	Closing Costs
35,000.00	709-ASD-T39D-4802	Lodi Mission Partners
<u>35,000.00</u>	709-ASD-T39D-4802	Grove Investment
\$1,545,595.90		

These appropriations will provide sufficient funds to pay all incidental expenses associated with said Assessment District.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

3. Director of Finance is hereby authorized and directed to expend the total sum of \$1,545,595.90 as follows: \$1,133,591.65 to be paid to the contractor to construct improvements, \$342,004.25 to pay for engineering and other incidental expenses, and \$35,000.00 to Lodi Mission Partners and \$35,000.00 to Grove Investment for money advanced for consultant engineering.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____