



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 2, 2010

SUBJECT: Final Acceptance and Notice of Completion for Spring Lake
Backbone Infrastructure, Package "B-1", CIP 05-13

Report in Brief

On September 20, 2006, the City Council authorized the acquisition of Backbone Infrastructure in the Spring Lake Specific Plan Area by execution of an Acquisition Agreement (Agreement) with Centex Homes. The work has been completed in accordance with the terms of the Agreement and is ready for acceptance by the City.

Staff recommends that the City Council accept the improvements provided under the terms of the Acquisition Agreement between the City and Centex Homes as complete and authorize the City Clerk to file a Notice of Completion.

Background

Centex Homes commenced work at their own risk in the summer of 2006 and substantially completed major portions of the backbone infrastructure as follows:

- Sewer system completed in August 2006
- Water system and Storm Drain system completed in December 2006
- Street infrastructure completed in April 2007
- Landscaping on Heritage Parkway completed in spring 2008
- Remaining landscaping on Gibson Road was finished during summer 2009 and is complete now that the 90 day landscape warranty maintenance period has expired.

According to the terms of the Agreement, the City accepted the above major system components as they were completed and had passed the warranty periods.

The Street system components consist of all surface improvements (pavement, sidewalk, lighting, landscaping, paths, signs, striping, etc.):

- Heritage Parkway from boundary of Turn of the Century development (approx. ½ mile west of County Road 102) to the west end of Heritage Parkway.

The Water system components consist of large distribution mains in Heritage Parkway.

The Storm System components consist of large diameter storm pipes in Heritage Parkway.

The Sewer System components consist of large diameter collection mains in Heritage Parkway.

Centex Homes contracted with six different contractors for completion of these backbone improvements. Final payments were made to Centex Homes for the various portions of the infrastructure as components were completed in accordance with the terms of the Agreement.

Discussion

All improvements were completed in accordance with the approved plans and in accordance with City Standard Specifications and Details. Inspection was managed by CDD engineering staff via a consultant services contract with AEC consulting engineers. Public Works and Parks & Recreation staff participated in the final walk-through prior to acceptance.

Fiscal Impact

There is no impact to the General Fund. This project was funded from the Spring Lake Infrastructure Fund (SLIF), with minor amounts from the citywide development fee program and Gibson Ranch CFD, as authorized in the Capital Budget for FY 05/06. The final amount of all work on the project is \$6.37 million.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council accept the improvements provided under the terms of the Acquisition Agreement between the City and Centex Homes as complete and authorize the City Clerk to file a Notice of Completion.

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