



Agenda Report

File #: 19-0302

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/3/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of accepting off-site utility, public storm drain, and undergrounding of overhead wire improvements associated with Tract Map 36427, release the appropriate improvement securities, and approve the reduction of on-site public improvements - LCG Harrington LLC, a Delaware Limited Liability Company.

RECOMMENDED ACTION:

That the City Council:

1. Accept the off-site Public Sewer for Cota Street, the off-site Public Water & Sewer, the Public Storm Drain, and the Undergrounding of Overhead Wire Improvements.
2. Retain twenty-five percent of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair or replacement of any improvements that fail to meet City Standards at the end of the one-year period (Bond Nos. 4413210, 4415092, 4415093, and. 4415097).
3. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security unless any claims are filed (Bond Nos. 4413210, 4415092, 4415093, and 4415097).
4. Approve the reduction of the on-site Public Improvement Faithful Performance Security to \$893,600 effective immediately, and the associated Labor and Material Security to \$446,800 after six months unless any claims are filed (Bond No. 4415094).

ANALYSIS:

LCG Harrington, LLC is the developer of Tract Map 36427, which is located south of Harrington Avenue between North Lincoln Avenue and Cota Street, as shown on Exhibit "A." On June 5, 2013,

the City Council approved Tentative Tract Map (TTM) 36427, a subdivision for residential condominium purposes on approximately 7.27 acres. On April 6, 2016, the City Council approved the resubmitted tentative tract map to increase the subdivision boundary for a total of approximately 7.7 acres, and provide for the construction of 148 townhomes in the High Density Residential (HDR) Designation of the Township in Corona Specific Plan (SP82-01).

On September 19, 2017, the City Council approved Grading, Improvement, and Survey Monumentation Agreements for the project. Then on November 15, 2017, the City Council approved the Final Map for TTM 36427. The Map has since recorded, and a substantial amount of the on-site and off-site improvements have been completed for the project. Additionally, the City has issued occupancy to 38 units including the 4 models.

All off-site water and sewer utility improvements required to serve water and sewer to the development have been completed and inspected to ensure conformance with City specification. All public storm drains, located mostly on-site, have been completed and inspected to ensure conformance with City specifications.

The developer was conditioned to underground overhead wires across the property. On July 5, 2017, the City Council adopted Resolution No. 2017-063, establishing Underground Utility District No. 11 and designating work to be completed through the Southern California Edison's Rule 20A and 20B programs in three phases on Harrington Street. The developer's portion, Rule 20B, from Willow Creek Drive to the easterly tract boundary is now complete. All lines within the developer's area of responsibility have been placed underground and the poles have been removed in conformance with Southern California Edison's requirements.

Most of the on-site improvements have been constructed, but since the majority of the units have not been completed, the City is unable to fully test and accept the water and sewer services. Based on the engineer's estimate, the remaining construction cost for the improvements would be \$341,950, as shown in Exhibit "B." However, City staff recommends only reducing the Faithful Performance and Labor and Material Securities by 50 percent to \$893,600 and \$446,800 respectively, to retain sufficient securities to guarantee completion of the work.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer paid \$1,523 for a bond reduction fee, collected under PIM160036.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA), the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration

and Mitigation Monitoring Plan on June 5, 2013, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

PREPARED BY: CHRISTOPHER L. HORN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: MICHELE NISSEN, ACTING CITY MANAGER

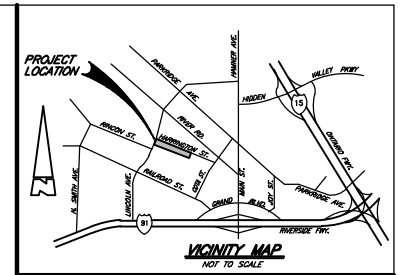
Attachments:

1. Exhibit "A" - Location Map
2. Exhibit "B" - Engineer's Cost Estimate for On-Site Improvements

Developer: LCG Harrington, LLC
27132 B Paseo Espada, Ste. 1206
San Juan Capistrano, CA 92675

Engineer: KWC Engineers
1880 Compton Ave., Suite 100
Corona, CA 92881

BOARDWALK TOWNHOMES SITE PLAN EXHIBIT EXHIBIT A



LINCOLN AVE.

WILLOW CREEK
DRIVE

HARRINGTON STREET

EX. BRIDGE

RIVERSIDE COUNTY
FLOOD CONTROL
TEMESCAL CREEK

MATCHLINE - SEE BELOW LEFT

N.T.S.

HARRINGTON STREET

RIVERSIDE COUNTY
FLOOD CONTROL
TEMESCAL CREEK

MATCHLINE - SEE ABOVE RIGHT

QUANTITY ESTIMATE FOR ONSITE IMPROVEMENTS - BALANCE TO COMPLETE

Project #: BOARDWALK TOWNHOMES, TRACT NO. 36427

Location: Harrington Street, City of Corona

9-May-2017

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
OTHER=	SF	\$1.00		\$ -
OTHER=	EA	\$2,000.00		\$ -
OTHER=	EA	\$800.00		\$ -
OTHER=		\$0.00		\$ -
			SUBTOTAL	\$ -
Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=	EA	\$1,200.00		\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Asphalt				
AC Berm 6"	LF	\$20.00		\$ -
AC Berm 8"	LF	\$24.00		\$ -
AC Fogseal	SY	\$3.00		\$ -
AC Overlay	SY	\$4.00		\$ -
AC Pavement	SF			\$ -
Asphalt (sf x depth x 0.075)	TON	\$75.00		\$ -
Base (sf x depth / 27)	CY	\$55.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Concrete					
Alley Approach, 8" PCC	SF	\$15.00		\$	-
Curb "0" Only	LF	\$10.00		\$	-
Curb Only 6"	LF	\$20.00		\$	-
Curb & Gutter 6"	LF	\$25.00		\$	-
Rolled Curb 6"	LF	\$25.00		\$	-
Cross Gutter & Spandrel	SF	\$16.00		\$	-
D/W Approach, Complete	EA	\$4,000.00		\$	-
D/W Approach, 6"	SF	\$11.00		\$	-
D/W Approach, 8"	SF	\$13.00		\$	-
Pavement, 6"	SF	\$11.00		\$	-
Pavement, 8" - Bus Turnout Area	SF	\$12.00		\$	-
Sidewalk, 4"	SF	\$10.00	15000	\$	150,000.00
Ribbon Gutter W= 3'	LF	\$45.00		\$	-
W/C Ramp	EA	\$2,500.00		\$	-
W/C Ramp	SF	\$10.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	150,000.00

Storm Drain					
Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00		\$	-
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$7,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$2,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00		\$	-
Manhole, H<8'	EA	\$4,500.00		\$	-
Manhole, H>8'	EA	\$5,500.00		\$	-
Pipe, 18" RCP	LF	\$150.00		\$	-
Pipe, 24" RCP	LF	\$180.00		\$	-
Pipe, 30" RCP	LF	\$190.00		\$	-
Pipe, 36" RCP	LF	\$200.00		\$	-
Pipe, 42" RCP	LF	\$220.00		\$	-
Pipe, 48" RCP	LF	\$230.00		\$	-

Pipe, 54" RCP	LF	\$300.00		\$ -
Pipe, 60" RCP	LF	\$325.00		\$ -
Pipe, 66" RCP	LF	\$350.00		\$ -
Pipe, 72" RCP	LF	\$400.00		\$ -
Pipe, 78" RCP	LF	\$420.00		\$ -
Pipe, 84" RCP	LF	\$450.00		\$ -
Pipe, 18" HDPE	LF	\$110.00		\$ -
Pipe, 24" HDPE	LF	\$130.00		\$ -
Pipe, 30" CMP	LF	\$150.00		\$ -
Pipe, 36" CMP	LF	\$180.00		\$ -
Pipe, 42" CMP	LF	\$190.00		\$ -
Pipe, 48" CMP	LF	\$200.00		\$ -
Pipe, 54" CMP	LF	\$220.00		\$ -
Pipe, 60" CMP	LF	\$250.00		\$ -
Pipe, 4" PVC	LF	\$20.00		\$ -
Pipe, 4" Perf PVC	LF	\$20.00		\$ -
Pipe, 6" PVC	LF	\$25.00		\$ -
Pipe, 8" PVC	LF	\$30.00		\$ -
Pipe, 10" PVC	LF	\$35.00		\$ -
Pipe, 12" PVC	LF	\$40.00		\$ -
Pipe, 18" PVC	LF	\$50.00		\$ -
Rip-Rap, Grouted	SF	\$10.00		\$ -
Rip-Rap, Grouted	Ton	\$75.00		\$ -
Transition Structure	EA	\$5,000.00		\$ -
Underwalk Drain, W<6'	EA	\$2,500.00		\$ -
Underwalk Drain, W>6'	EA	\$3,500.00		\$ -
OTHER= Tie to Existing Main	EA	\$5,000.00		\$ -
OTHER= Remove Existing CB	EA	\$1,200.00		\$ -
OTHER= Remove Existing S.D. Inlet	EA	\$500.00		\$ -
OTHER= Plug Existing S.D. Pipe	EA	\$400.00		\$ -
OTHER=		\$0.00		\$ -
			SUBTOTAL	\$ -

Street Lights

Pull Box No. 3 1/2	EA	\$300.00		\$ -
Pull Box No. 5	EA	\$400.00		\$ -
Service Point	EA	\$5,500.00		\$ -
St. Light, 501 - 1 only	EA	\$5,400.00		\$ -
St. Light, 501 - 2 to 5	EA	\$5,200.00		\$ -
St. Light, 501 - 5+	EA	\$4,500.00		\$ -
St. Light, 502 - 1 only	EA	\$5,800.00		\$ -
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$ -
St. Light, 502 - 5+	EA	\$5,000.00		\$ -
St. Lt. Conduit, 1" Sch 80				\$ -
<500 LF	LF	\$12.00		\$ -
>500 LF	LF	\$10.00		\$ -
St. Lt. Conduit, 1 1/2"				\$ -
<500 LF	LF	\$16.00		\$ -
>500 LF	LF	\$14.00		\$ -
OTHER= Relocate Street Lights	EA	\$6,000.00		\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Traffic				
Signal, 6 phse+MstrCont.	EA	\$240,000.00		\$ -
Signal, 8 phse+MstrCont.	EA	\$265,000.00		\$ -
Signal, Both+Intrconnect	LF	\$20.00		\$ -
Striping, 4" Sld wht/yw	LF	\$0.50		\$ -
Striping, 8" Sld wht/yw	LF	\$0.65		\$ -
Striping 12" Sld wht/yw	LF	\$2.50		\$ -
Sign - TB Lane	EA	\$273.00		\$ -
Traffic Arrows	EA	\$60.00		\$ -
			SUBTOTAL	\$ -

Walls				
Retaining Walls	SF	\$15.00		\$ -

Miscellaneous				
Barricade, 40'	EA	\$1,600.00		\$ -
Water Lateral	EA	\$5,000.00		\$ -
Water Meter Installation	EA	\$2,500.00		\$ -
Paving Replacement, Trench	LF	\$16.00		\$ -
Pressure Reducing Station	EA	\$90,000.00		\$ -
Shoring for Trenches > 5' Deep	LF	\$17.00		\$ -
Street Name Signs	EA	\$500.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Sewer				
Manhole, 5' dia., 12' to 20' deep	EA	\$7,000.00		\$ -
Manhole, 5' dia. > 20' deep	EA	\$9,000.00		\$ -
Manhole, 6' dia., 12' to 20' deep	EA	\$8,000.00		\$ -
Pipe, 4" VCP	LF	\$35.00	1770	\$ 61,950.00
Pipe, 6" VCP	LF	\$40.00		\$ -
Pipe, 8" VCP	LF	\$45.00		\$ -
Pipe, 10" PVC	LF	\$50.00		\$ -
Pipe, 12" PVC	LF	\$55.00		\$ -
Pipe, 15" PVC	LF	\$60.00		\$ -
Pipe, 4" DIP	LF	\$33.00		\$ -
Pipe, 6" DIP	LF	\$39.00		\$ -
Pipe, 8" DIP	LF	\$48.00		\$ -
Pipe, 10" DIP	LF	\$54.00		\$ -
Pipe, 12" DIP	LF	\$61.00		\$ -
Pipe, 15" DIP	LF	\$73.00		\$ -
			SUBTOTAL	\$ 61,950.00

Miscellaneous Sewer

Adjust Manhole	EA	\$1,550.00		\$	-
4" Clean Out	EA	\$1,060.00		\$	-
Saddle	EA	\$1,170.00		\$	-
OTHER=	EA	\$1,500.00		\$	-
OTHER=	EA	\$1,500.00		\$	-
OTHER=	SF	\$15.00		\$	-
SUBTOTAL				\$	-

Water

Pipe, 4" Class 150	LF	\$30.00		\$	-
Pipe, 6" Class 150	LF	\$36.00		\$	-
Pipe, 8" Class 150	LF	\$41.00		\$	-
Pipe, 8" D.I. Pipe Class 350	LF	\$55.00		\$	-
Pipe, 12" D.I. Pipe Class 350	LF	\$80.00		\$	-
Pipe, 12" Class 150	LF	\$55.00		\$	-
Valve, 8"	EA	\$2,675.00		\$	-
Valve, 10"	EA	\$3,000.00		\$	-
Valve, 12"	EA	\$3,300.00		\$	-
Valve, 16"	EA	\$3,750.00		\$	-
Blind Flange	EA	\$450.00		\$	-
SUBTOTAL				\$	-

Miscellaneous Water

Air & Vac, 1"	EA	\$2,950.00		\$	-
Blow Off, 2"	EA	\$1,500.00		\$	-
Blow Off, 6"	EA	\$6,300.00		\$	-
Fire Hydrant, 6"	EA	\$5,295.00		\$	-
Fire Service, 6"	EA	\$10,500.00		\$	-
Fire Service, 8"	EA	\$14,750.00		\$	-
Hot Tap, 8"	EA	\$3,550.00		\$	-
Hot Tap, 10"	EA	\$3,900.00		\$	-
Hot Tap, 12"	EA	\$4,750.00		\$	-
Service, 1"	EA	\$1,300.00	100	\$	130,000.00
Service, 1-1/2"	EA	\$2,250.00		\$	-
Service, 2"	EA	\$3,500.00		\$	-
Trench Backfill & Pavement Repair	LF	\$16.00		\$	-
OTHER= 12"x12" D.I. Tee	LF	\$1,550.00		\$	-
OTHER= 12"x8" D.I. Tee	LF	\$1,400.00		\$	-
OTHER= 8"x8" D.I. Tee	LF	\$1,375.00		\$	-
OTHER= 8"x8" D.I. Cross	LF	\$1,350.00		\$	-
OTHER= 12" D.I. 45 Degree Bend	LF	\$350.00		\$	-
OTHER= 12" D.I. 90 Degree Bend	LF	\$350.00		\$	-
OTHER= 12"x8" D.I. Reducer	LF	\$375.00		\$	-
OTHER= 8" D.I. 45 Degree Bend	LF	\$350.00		\$	-
OTHER= 8" D.I. Blind Flange	LF	\$300.00		\$	-
OTHER= Two Wire Test Station	EA	\$1,950.00		\$	-
OTHER=	LF	\$300.00		\$	-
SUBTOTAL				\$	130,000.00

TOTAL COST \$ 341,950.00

Victor Elia 3-4-19
Victor Elia

KWC Engineers

Company

951-734-2130 x220

Telephone Number

