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**DEPARTMENT OF  
PUBLIC WORKS**

ENGINEERING DIVISION

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

**CITY OF SACRAMENTO**  
CALIFORNIA

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

916-449-8220

CONSTRUCTION SECTION  
640 BERGUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

916-449-5282

February 28, 1989

Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

SUBJECT: Robla Viejo Assessment District No. 89-01 (JN:9877/PN:XC11) - Appropriation  
of Funds

SUMMARY

It is requested that the Budget and Finance Committee recommend approval of the appropriation resolution to transfer funds for the 1988/89 Budget. This transfer of funds will allow the Department of Public Works to acquire and construct improvements in the Robla Viejo Assessment District 89-01. The district is bounded by Raley Boulevard, Main Avenue, Claire Avenue and Vinci Avenue.

BACKGROUND

On January 10, 1989, the Council adopted several resolutions commencing proceedings for said assessment district which set a hearing date for February 28, 1989. The project is being financed jointly by the City contributing \$96,500.00, and the property owners being assessed \$5,059,383.66.

This project will be constructed in two phases. Phase I will acquire certain improvements already completed and will construct various sewer, water, storm drainage, street and other related improvements. Bids for this work have been received, and the contract will be awarded after the bonds are sold.

Phase II will contribute \$1 million dollars (\$1,000,000) to the Magpie Creek Diversion project. The Magpie Creek Diversion project is currently under planning and environmental review. It is needed to eliminate currently existing flooding in the vicinity of Raley Boulevard. The project is a joint project with McClellan Air Force Base. It will also resolve flooding problems on the base. This work on McClellan Air Force Base is fully funded by the Federal government. Magpie Creek Diversion project funding will be provided by the assessment district, approved Federal funds, and City drainage funds. Property owner contributions to this project are limited to their property assessment. The project will be advertised for bids in late 1989, after completion of project environmental review and design.

On February 14, 1989, bids were received and the results are as follows:

Teichert Construction	\$2,067,106.00
Granite Construction Co.	\$2,298,160.10
R.C. Collett, Inc.	\$2,386,878.50
Lund Construction Co.	\$2,481,841.75
Dorfman Construction	\$2,536,217.00
Antovich Construction Co.	\$2,640,822.00
Mcguire-Hester	\$2,750,075.00
Hard Rock & Cox, Inc.	\$3,025,404.43

The low bid by Teichert Construction of \$2,067,106.00 is 32.3% below the Engineer's estimate.

The amounts proposed to be assessed to individual properties in the Engineer's report adopted January 10, 1989, have been revised lower to reflect the low bid prices. The Amended Engineer's report is included with the resolutions to be adopted.

This project facilitates infill development and job creation in the Robla area, and facilitates its transition from residential uses to light industrial uses in accordance with City policy adopted in the General Plan. The project meets the socially desirable project criteria established for assessment district formation using 1915 bonds and is exempt from the Fiscal Feasibility Report requirement established last November.

The 30 day cash collection period will begin within the next few days following the formation of the district on February 28, 1989.

#### FINANCIAL DATA

This project will be jointly financed by the property owners within the district and the City with the total cost of the project being \$5,155,883.66.

The City's contribution for this project is in the current Capital Improvement Program budget under Overwidth Pavement Reimbursement program and \$96,500.00 of Major Street Funds has been reserved for this project. The balance of the funds necessary for this project are forthcoming from the possible payoffs of the assessment in the 30-day cash collection period; and, proceeds from the sale of the bonds on the unpaid assessments. A summary of the project costs based on our Engineer's estimate are as follows:

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Estimated Contract Cost	\$2,067,106.00
Magpie Creek Diversion	1,000,000.00
Acquisition of Existing Improvements	232,458.65
Acquisition of Rights-of-Ways	68,340.00
Contingency	248,000.00
Engineering	757,000.00
Other Incidentals	<u>656,494.42</u>
Estimated Expenditures	\$5,029,399.07
City Cost (from fund 209 Major Street Overwidth Pavement Reimbursement)	96,500.00
Sub-Total	\$4,932,899.07
Bond Discount	<u>126,484.59</u>
Totals Assessed to Property Owners	\$5,059,383.66

The appropriation resolution and the final Engineer's Report will be presented to Council for consideration at the public hearing on the assessment district formation on February 28, 1989.

POLICY CONSIDERATIONS

There are no policy considerations associated with this item.

MBE/WBE EFFORTS

There are no goods or services being purchased at this time.

RECOMMENDATION

It is requested that the Budget and Finance Committee recommend approval of the appropriation of funds for the Robla Viejo Assessment District No. 89-01 and forward the report to the full City Council for adoption of the attached resolution.

Respectfully submitted,



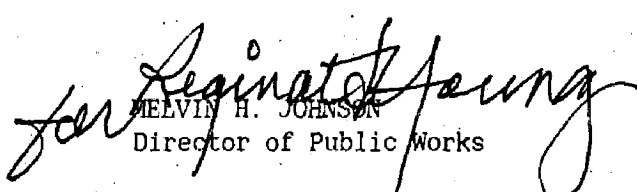
THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:



JACK R. CRIST  
Deputy City Manager

Approved:



MELVIN H. JOHNSON  
Director of Public Works

CONTACT PERSON

Ronald Wicky, Engineering Technician  
449-5628

February 28, 1989  
District No. 1

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING AND APPROPRIATING FUNDS  
FOR THE FY 1988-89 CITY CAPITAL IMPROVEMENT  
PROGRAM BUDGET FOR ROBLA VIEJO  
ASSESSMENT DISTRICT NO. 89-01

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

1. The following appropriation increase is to be supported by revenue that is forthcoming from the payment of the assessment by the property owners during the 30 day collection period and from the sale of bonds to be issued on all unpaid assessments and by a City Contribution from the existing 1988/89 Capital Improvement Program budget for Overwidth Pavement Reimbursement. The 1988/89 Revenue Budget is hereby amended by increasing fund 657-ASD-20AD-3712 Robla Viejo Assessment District No. 89-01 by the amounts of \$3,932,899.07 (\$5,059,383.66), the amount charged to property owners minus \$126,484.59 bond discount), and increasing Fund \*\*\*\*\* by the amount of \$1,000,000.00.
2. The City Capital Improvement Program budget is hereby amended by appropriating \$5,029,399.07, supported by revenue to be received, and transferring \$96,500.00 in Major Street Construction funds from Overwidth Pavement Reimbursement program, (209-500-TE41-XXXX) to 209-ASD20AD-4820 Robla Viejo Assessment District.

The following is a breakdown of the actual amounts to be appropriated.

\$ 1,000,000.00	to	XXXXXXXXXXXXXXXXXXXX
248,000.00	to	657-ASD-20AD-4414
1,970,606.00	to	657-ASD-20AD-4820
232,458.65	to	657-ASD-20AD-4820
2,000.00	to	657-ASD-20AD-4820
10,000.00	to	657-ASD-20AD-4812
96,500.00	to	209-ASD-20AD-4820
68,340.00	to	657-ASD-20AD-4813
455,344.53	to	657-ASD-20AD-4852
9,500.00	to	657-ASD-20AD-4213
59,000.00	to	657-ASD-20AD-4321
44,759.13	to	657-ASD-20AD-4287
75,890.76	to	657-ASD-20AD-4802
573,000.00	to	657-ASD-20AD-4252
184,000.00	to	657-ASD-20AD-4880
\$ 5,029,399.07		

These transfers will provide sufficient funds to pay the contractor, Teichert Construction progress payments for work to be performed, construction of Magpie Creek Diversion and to pay all incidental expenses associated with said assessment district.

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3. The Director of Finance is hereby authorized and directed to expend the total sum of \$5,029,399.07. The amount of \$232,458.65, is to be paid to Caplan to acquire a water line. The amount of \$2,067,106.00, is to be paid to Teichert Construction to construct improvements in the Robla Viejo Assessment District. The amount of \$1,000,000.00 for Magpie Creek Diversion (JN:2048) and the balance of \$1,729,834.42 will be paid as follows: \$248,000.00 in Contingency to cover any cost overruns and \$1,481,834.42, to pay the engineering and other incidental expenses charged to the assessment district.

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MAYOR

ATTEST:

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CITY CLERK

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February 28, 1989  
CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Improvement )  
Robla Viejo Assessment District #89-01 )

ENGINEER'S FINDINGS

A Public Hearing is scheduled for this date pertaining to the proposed public improvement work in Robla Viejo Assessment District #89-01.

This public improvement proceeding has been undertaken due to the following facts:

1. That on January 10, 1989, the City Engineer presented to the Council the Resolution of Intention, Resolution Declaring Public Convenience and Necessity, a Report and Resolution Accepting Report which set a hearing on the project for this date and a resolution Inviting Sealed Bids to be received on February 14, 1989.
  2. The project will consist of the construction of roadways, sewer collectors, drainage pipe, water main and shared financing towards the cost of Maggie Creek Diversion in the area general bounded by Raley Boulevard on the west, McClellan Air Force Base on the east, Main Avenue on the south and Ascot Avenue on the north.
- The purpose of the project is to construct these improvements in order to allow this area to be developed.
3. That on January 19, 1989, Notices were mailed to all the property owners within the proposed Assessment District informing them of the proposed assessment on their property and the date of the Hearing on the Report and confirming of the assessment.
  4. That on January 19, 1989, copies of the Notice of Improvement were posted on all streets and alleys within the proposed Assessment District pursuant to existing law.
  5. That on January 13th, and January 20th, 1989, the Notice of Improvement for the proposed project was published in the Daily Recorder.
  6. That as of February 23, 1989, one protest has been received by Anne Wheeler, 1916 Main Avenue, Sacramento, California 95838.
  7. It is my opinion that said improvements will improve the aesthetics, health and safety of the neighborhood.

Executed this 28th day of February, 1989.

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MELVIN H. JOHNSON  
CITY ENGINEER



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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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ENGINEERING DIVISION

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THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

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February 28, 1989

City Council  
Sacramento, California

Honorable Members In Session:

SUBJECT: Proposed Robla Viejo Assessment District No. 89-01 (JN:9877)  
Report on Bids and Hearing on Assessment

SUMMARY

A hearing has been set for this date on the formation of the assessment district. It is requested that the City Council adopt the various attached resolutions which approves the formation of the district and levies the assessment. The adoption of the resolution Finding and Determining that the Public Convenience and Necessity Require the Improvement to be Made. This requires a 4/5 vote of the City Council.

BACKGROUND

This is a public hearing to consider formation of the Robla Viejo Assessment District No. 89-01. On January 10, 1989, the Council commenced the assessment proceedings for the proposed district by adopting several resolutions and setting a hearing for this date. On January 19, 1989, a public notice was mailed to property owners advising them of the proposed assessment district.

Last week, staff received, from a major property owner, a request to delete the construction of Distribution Drive from the assessment district. This request is under review. Staff anticipates recommending approval of this deletion. If recommended, the necessary resolutions and amended Engineer's Report will be presented to Council within the next two weeks for approval. The change would result in lower assessments for the two property owners who are currently being assessed for the improvements associated with the construction of Distribution Drive.

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City Council  
Robla Viejo Assessment District 89-01  
February 28, 1989  
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Bids for the construction work were received on February 14, 1989, and the results are as follows:

Teichert Construction	\$2,067,106.00
Granite Construction Co.	\$2,298,160.10
R.C. Collett, Inc.	\$2,386,878.50
Lund Construction Co.	\$2,481,841.75
Dorfman Construction	\$2,536,217.00
Antovich Construction Co.	\$2,640,822.00
Mcguire-Hester	\$2,750,075.00
Hard Rock & Cox, Inc.	\$3,025,404.43

The low bid by Teichert Construction of \$2,067,106.00 is 32.3% below the Engineer's estimate.

We have been informed by the City Clerk that as of February 23, 1989, one protest has been received, which represents 0.6% of the entire district.

Please see attached report to the Budget and Finance Committee for additional information.

#### FINANCIAL DATA

See attached report to the Budget and Finance Committee.

The Amended Engineer's Report is on file in the City Clerk's office.

#### POLICY CONSIDERATIONS

Approval of the assessment district will fund the construction of privately financed infrastructure which will allow development of this portion of the West of McClellan area in accordance with the General Plan, and will provide partial funding of flood control improvements to eliminate flooding.

#### MBE/WBE EFFORTS

See attached report to the Budget and Finance Committee.

#### RECOMMENDATIONS

It is recommended that the amended report and assessment be approved by the adoption of the following resolutions:

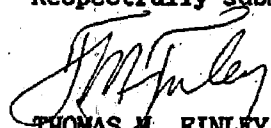
1. Amended Engineer's Report
2. Resolution Overruling Protests
3. Resolution Finding and Determining that the Public Convenience and Necessity Requires the Improvement to be Made



City Council  
Robla Viejo Assessment District 89-01  
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- 4. Resolution Approving Amended Report and Ordering Assessment
- 5. Resolution Authorizing Change Orders
- 6. Resolution Amending and Appropriating Funds for the Fy 1988/89 Capital Improvement Program Budget

Respectfully submitted,

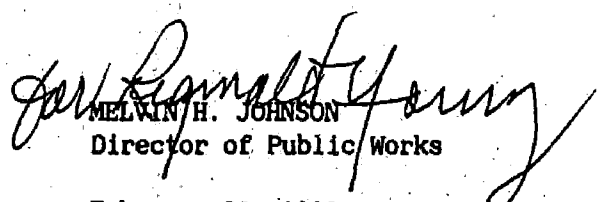


THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:

WALTER J. SLIPE  
City Manager

Approved:



MELVIN H. JOHNSON  
Director of Public Works

February 28, 1989  
District 1

CONTACT PERSON

Ronald Wicky, Engineering Technician  
449-5628

RW:yg  
RE6-12AD:C  
02-2389.1