



Staff Report

November 14, 2023

TO: Honorable Mayor and Members of the Town Council
FROM: Merrill Buck, Town Engineer
RE: Accept the Hunter Oaks Rockery Wall Improvements Project

Recommendation

Staff recommends that the Town Council adopt a Resolution accepting the improvements completed by Osborn General Engineering and Construction, Inc. for the Hunter Oaks Rockery Wall Improvements Project; file a Notice of Completion with the Placer County Recorder's Office; and authorize an additional project appropriation to increase the construction budget by \$10,000.

Issue Statement and Discussion

On May 9, 2023 the Town Council approved the plans and specifications and authorized the solicitation of bids for both the Hunter Oaks Landscape Improvements Project and the Hunter Oaks Rockery Wall Project for a combined project construction budget of 225,000.

The project involving the rockery wall construction was awarded to Osborn General Engineering and Construction of Meadow Vista, California, for their low bid amount of \$33,357.50. This was for work that involved the removal of large rip rap boulders and reusing them with additional rock to create two parallel 4-foot high, terraced rockery walls. The project mitigated an erosion problem while also providing planting pockets for new landscaping.

As part of the project, a layer of unforeseen, existing rock was encountered below grade and had to be removed before the rockery wall could be built. This work was authorized on a time and materials basis and resulted in an additional cost of \$7,746.69. The rockery wall was then able to be built to conform with the existing hillside topography. The amount of rockery wall built was estimated at 550 square feet and was slightly exceeded by 34 feet. At the bid unit price of \$52.85 per square foot, this resulted in an additional cost of \$1,796.90.

In total, \$9,543.59 of additional costs were expended on the rockery wall project. This was within the \$23,000 contingency that was established for both the rockery wall and landscape improvement's project. However, it is recommended that an additional \$10,000 be appropriated to the combined project's construction budget so that the Hunter Oaks Landscape Improvements project, still under construction, has the added capacity to accommodate additional changes as the construction efforts wrap up later this month.

CEQA Requirements

The two projects, which involve replacing existing landscape improvements, are exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304, Minor Alterations to Land.

Financial and/or Policy Implications

Sufficient funds are available in the Hunter Oaks Maintenance District (Fund 459) to authorize an additional appropriation of \$10,000 to the construction budget. If approved, this would increase the combined construction budget for the Hunter Oaks Landscape Improvements Project and Hunter Oaks Rockery Wall Project to \$235,000.

Attachment

- A. Resolution
- B. Notice of Completion

TOWN OF LOOMIS

RESOLUTION 23 - _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ACCEPTING THE HUNTER OAKS ROCKERY WALL IMPROVEMENTS PROJECT AS COMPLETE AND AUTHORIZING AN ADDITIONAL \$10,000 APPROPRIATION FROM THE HUNTER OAKS MAINTENANCE DISTRICT TO THE PROJECT'S CONSTRUCTION BUDGET

WHEREAS, on May 9, 2023, the Town Council approved the plans and specifications and authorized the solicitation of bids for both the Hunter Oaks Landscape Improvements Project and the Hunter Oaks Rockery Wall Project for a combined construction budget of \$225,000; and

WHEREAS, the project involving the rockery wall project was awarded to Osborn General Engineering and Construction, Inc. of Meadow Vista, California, for their low bid of \$33,357.50; and

WHEREAS, Osborn General Engineering and Construction, Inc. has successfully completed the Rockery Wall Improvements Project in accordance with the plans and specifications and to the satisfaction of the Town Engineer; and

WHEREAS, during construction, contract change orders were authorized in the amount of \$9,543.59 due to unforeseen conditions that involved the removal of unsuitable material, and the construction of an additional 35 square feet of additional wall at the bid unit price; and

WHEREAS, the Town Engineer recommends that an additional \$10,000 be appropriated to the Hunter Oaks Landscape Improvements Project and the Hunter Oaks Rockery Wall Project combined construction budget, bringing the total to \$235,000.

WHEREAS, sufficient funding is available in the Hunter Oaks Maintenance District (Fund 459) for the recommended appropriation.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Loomis does hereby accept the Hunter Oaks Rockery Wall Improvements Project as complete; and be it

FURTHER RESOLVED that the Town Clerk is authorized and hereby directed to record a Notice of Completion with the Placer County Recorder's Office; and be it

FURTHER RESOLVED that the Town Council of the Town of Loomis hereby appropriates an additional \$10,000 to the Hunter Oaks Landscape Improvements and the Hunter Oaks Rockery Wall Projects construction budget, from the Hunter Oaks Maintenance District (Fund 459).

PASSED AND ADOPTED this 14th day of November 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mayor

ATTEST:

Deputy Town Clerk

Item 12 Attachment B

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Town Clerk
Town of Loomis
3665 Taylor Road
P.O. Box 1330
Loomis, CA 95650

APN(s): 045-290-082-000

(THIS SPACE ABOVE FOR RECORDER'S USE ONLY)
[Exempt from recording fee per Gov. Code § 27383]

NOTICE OF COMPLETION

(Cal Civ. Code §§ 8180-8190, 8100-8118, 9200-9208)

- A. The Town of Loomis, a California municipal corporation, entered into a written contract with Osborn General Engineering and Construction, Inc. dated July 17, 2023, to complete the Hunter Oaks Rockery Wall Improvements Project. There was no surety on said contract. The contractor posted a cashier's check payable to the Town of Loomis, to guarantee performance.
- B. NOTICE IS HEREBY GIVEN THAT:
- (1) The name and address of the owner or reputed owner is:
Town of Loomis, 3665 Taylor Road, P.O. Box 1330, Loomis, CA 95650
 - (2) The name and address of the direct contractor are:
Osborn General Engineering and Construction, Inc., 16946 Placer Hills Road, Meadow Vista, CA 95722
 - (3) The name and address of the construction lender, if any are: Not applicable
 - (4) A description of the site sufficient for identification, including the street address, if any: 4055 Hunter Oaks Lane in the Town of Loomis, County of Placer, State of California.
 - (5) The name, address and relationship to the parties of the person giving notice:
Town of Loomis, a California Municipal Corporation, which has jurisdiction over the property and has contracted directly with the contractor to have the work performed.
 - (6) The person giving this notice is not a claimant.
 - (7) This notice is given for (check one):
 Completion of the work of improvements as a whole.
 Completion of a contract for a particular portion of the work or improvements. If the notice is given only for completion of a contract for a particular portion of the work of improvements as provided in California Civil Code Section 8186, provide the following information:
 - (a) The name and address of the direct contractor under that contract.
 - (b) A general statement of the work provided pursuant to the contract.
 - (8) If signed by the owner's successor in interest, the name and address of the successor's transferor: Not applicable
 - (9) The nature of the interest or estate of the owner (property or easement): Property
 - (10) The date of completion: November 14, 2023

I, Merrill Buck, am the Town Engineer for the Town of Loomis, which has jurisdiction over the interest or estate in the property described above, and as such, make this verification on behalf of the Town of Loomis, that I have read the above Notice of Completion and know the contents thereof and that the facts stated therein are true of my own knowledge. I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Executed on _____, 20____, at
Loomis, California

Attest:

Merrill Buck, Town Engineer
(Signature)

Carol Parker, Deputy Town Clerk in and for
the Town of Loomis, California (Signature)