



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: Joanna Kwok, Senior Engineer
April Miller, Public Works Director

City Manager Approval: _____

TOPIC: SPINNAKER POINT PARKING MODIFICATION PROJECT NOTICE OF COMPLETION

SUBJECT: ACCEPT COMPLETION OF THE SPINNAKER POINT PARKING MODIFICATION PROJECT (CITY PROJECT NO. 11363), AND AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION

RECOMMENDATION:

Accept completion of the Spinnaker Point Parking Modification Project and authorize the City Clerk to file the Notice of Completion.

BACKGROUND:

The City had identified the opportunity to increase on-street parking spaces along Spinnaker Point Drive by converting the existing parallel parking on the north side of the street, adjacent to the Albert J. Boro Community Center, into angled parking. The project incorporated angled parking in the street by reconfiguring the existing roadway, narrowing the median, and shifting the sidewalk to the north to align with the future Tiscornia Marsh Habitat Restoration project led by the Marin Audubon Society. The conversion to angled parking on the north side of Spinnaker Point Drive between Bahia Way and the crosswalk west of Portsmouth Cove resulted in 42 parking spaces, two of which are accessible parking spaces. This nearly doubled the number of existing parallel parking spaces that were replaced at this location. Other completed improvements include new curb and gutter, widened sidewalk to enhance the pedestrian experience, and streetlights to improve visibility and safety of the area.

A portion of the sidewalk was temporarily paved with asphalt and will be finished with concrete upon adjustment of utility box by PG&E. Installation of the project bioretention area was deferred to not delay the project construction as unforeseen utility conflicts were being resolved. As such, City staff will procure a contractor to complete both the concrete sidewalk and install the project bioretention area at a later time in coordination with the utility box adjustment.

The Spinnaker Point Parking Modification Project was advertised in accordance with San Rafael's Municipal Code on June 23, 2022, and sealed bids were publicly opened and read aloud on July 19, 2022. On [August 1, 2022](#), the City Council adopted a resolution authorizing the City Manager to enter

FOR CITY CLERK ONLY

Council Meeting: _____

Disposition: _____

into an agreement with the low bidder, Michael Paul Company Inc., in the amount of \$844,693 and approving a construction contingency of \$125,307 for a total appropriation in an amount of \$970,000.

City staff have performed the final inspection and determined that all work has been satisfactorily completed in accordance with the project plans and specifications. City staff recommends that the City Council accept the project.

ANALYSIS:

Pursuant to Civil Code Section 8182, the City records a Notice of Completion upon City acceptance of the improvements. This acceptance initiates a time period during which project subcontractors may file Stop Notices seeking payment from the City from the funds owed to the Contractor for the project work.

FISCAL IMPACT:

No fiscal impact is associated with accepting this report.

RECOMMENDED ACTION:

Accept completion of the Spinnaker Point Parking Modification Project and authorize the City Clerk to file the Notice of Completion.

ATTACHMENTS:

1. Notice of Completion

Recording Requested By:
The City of San Rafael

When Recorded Mail To:
Lindsay Lara, City Clerk
1400 Fifth Avenue, 209
San Rafael, CA 94901

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE § 27383

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

NOTICE OF COMPLETION
Civil Code §§ 8182, 8184, 9204, and 9208

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the agent of the owner of the Project described below.
2. Owner's full name is City of San Rafael ("City")
3. City's address is 1400 Fifth Ave., San Rafael, CA 94901
4. The nature of City's interest in the Project is:
___ Fee Ownership ___ Lessee ___ Other: Public Right-of-Way Easement
5. Construction work on the Project performed on City's behalf is generally described as follows:
Spinnaker Point Parking Modification Project: Scope of work includes excavation/demolition, off-haul of materials, reconfiguring Spinnaker Point Drive to incorporate angled parking, narrowing median, widening sidewalk, realigning curb and gutter, and installing new streetlights.
6. The name of the original Contractor for the Project is: Michael Paul Company, Inc. located at 1200 Casa Grande Rd., Petaluma, CA 94954.
7. The Project was accepted as complete on: May 1, 2023.
8. The Project is located at: Spinnaker Point Drive from Bahia Way to the crosswalk west of Portsmouth Cove.

Verification: In signing this document, I, the undersigned, declare under penalty of perjury under the laws of the State of California that I have read this notice, and I know and understand the contents of this notice, and that the facts stated in this notice are true and correct.

Date and Place

Signature

Name and Title

*EXEMPT FROM NOTARY ACKNOWLEDGMENT REQUIREMENTS PER
GOVERNMENT CODE § 27287 AND CIVIL CODE § 9208*

For internal use only: do not include in Project Manual

[Project Title]
[Project Number]

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