

REPORT

To the Honorable Mayor and City Council
From the City Manager

July 9, 2007

SUBJECT

Final Acceptance of Construction Improvements for 3201 – 3215 Oak Knoll Drive

RECOMMENDATION

Accept, by motion, the construction improvements for 3201 – 3215 Oak Knoll Drive, release the security deposit upon the City’s receipt of a maintenance bond in the amount of \$16,000, approve tree maintenance agreement, and authorize City Manager to execute same.

BACKGROUND

The developer has completed the improvements for 3201 – 3215 Oak Knoll Drive (Emerald Market) in accordance with the plans and specifications and in compliance with the City’s Engineering standards with the exception of the installation of street trees which was not completed as specified by the previously approved set of plans. As a result, street tree installation at this location is subject to a separate “tree maintenance” agreement between the property owner and the City. The agreement requires an extended maintenance period of ten years and replacement, if the existing street trees should fail, to compensate for potential deficiencies.

The City approved permits for construction improvements required the developer to install accessibility ramps, curb, gutter, driveways, sidewalks, and landscaping. The developer provided a security deposit in the amount of \$160,000, which can be released following the City’s receipt of a maintenance bond in the amount of \$16,000. The maintenance bond for construction improvements will be held by the City for one year, after which, maintenance of structures constructed in the right-of-way will become the City’s responsibility.

ALTERNATIVES

Council may choose not to accept the construction improvements which would be inconsistent with the City’s accepted processes and procedures. Council may choose not to approve the tree maintenance agreement which would require the developer to comply with the City’s original street tree requirements.

FISCAL IMPACT

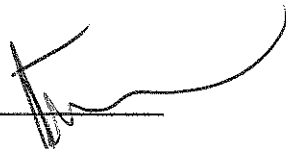
There is no fiscal impact to the City.



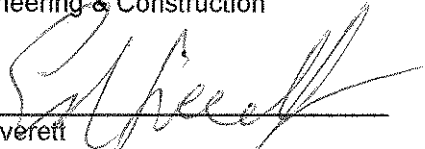
Paul Willis, P.E.
Senior Civil Engineer



Chu Chang, P.E., Manager
Engineering & Construction



Peter Ingram, Director
Community Development Services



Ed Everett
City Manager

ATTACHMENTS

None

RELATED DOCUMENTS IN CITY CLERK’S OFFICE

Proposed Agreement