

RESOLUTION NO. 2024-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE PERMANENT SHARED HOUSING CONVERSION OF 8679 ADAMSTOWN WAY PROJECT – PHASE 3 (NEW CONSTRUCTION) (NSP-2022-01); AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ALL ABOUT BUILDINGS, INC. FOR THE PROJECT IN THE AMOUNT OF \$474,989; AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS NOT TO EXCEED \$47,499; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH THE SECOND LOWEST BIDDER, IF THE FIRST LOWEST BIDDER DOES NOT MEET FILING OBLIGATIONS (CEQA EXEMPT)

WHEREAS, the Permanent Shared Housing Conversion of 8679 Adamstown Way Project – Phase 3 (New Construction) (NSP-2022-01) (Project) will result in site and tenant improvements including an interior remodel of the existing house to convert a portion of the garage into habitable space, convert the living room into a new bedroom, add new exterior patios, walkways, and landscaping; and

WHEREAS, an invitation to bid was duly advertised on July 19, 2024, and July 26, 2024, and electronic bids were received on August 20, 2024; and

WHEREAS, All About Building, Inc. was determined to be the responsible bidder submitting the lowest responsive bid; and

WHEREAS, the Project is a project under California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code, hereinafter referred to as CEQA), which requires that cities consider the environmental consequences of their actions before approving a project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby:

- 1) Finds the Permanent Shared Housing Conversion of 8679 Adamstown Way Project – Phase 3 (New Construction) (NSP-2022-01) exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facilities) of the State CEQA Guidelines based upon the following finding:

Section 15301 (Existing Facilities) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations) provides an exemption from CEQA for projects involving the minor alteration of existing public or private facilities when the alteration involves negligible or no expansion of an existing use. This Project involves conversion of 2,728 square feet of residential space to permanent shared housing within an existing City property, 8679 Adamstown Way. The conversion includes interior remodel of the existing house to convert a portion of the garage into habitable space and converting the living room into a new bedroom. The completed Project will have seven bedrooms and two and a half bathrooms. Construction will also involve the installation of new appliances, HVAC equipment, ductwork, casework, fixtures, and finishes. Site improvements to the exterior of the property include constructing new exterior patios, an accessible entrance, walkways, minor landscaping, and fence replacement.

As the Project does not involve alterations that would result in an expansion of use and as the alterations are converting the interior and exterior of an existing City facility, it qualifies for the identified exemption, and no further environmental analysis is required; and

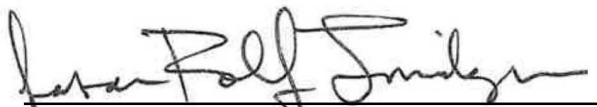
- 2) Approves the Project; and
- 3) Authorizes the City Manager to execute a construction contract with All About Buildings, Inc. for the Permanent Shared Housing Conversion of 8679 Adamstown Way Project – Phase 3 (New Construction) (NSP-2022-01) in the amount of \$474,989 upon receipt of all required bonds and insurance and the approval of such bonds and insurance by the City Attorney; and,
- 4) Authorizes the Public Works Director to approve change orders not to exceed \$47,499; and,
- 5) Authorizes the City Manager to execute a construction contract with the second lowest responsive bidder, Kingsley Buildings, Inc., if All About Buildings, Inc., does not meet filing obligations.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 25th day of September 2024




BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-175

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 25, 2024 by the following vote:

AYES: COUNCILMEMBERS: Singh-Allen, Brewer, Robles, Spease, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


Jason Lindgren, City Clerk
City of Elk Grove, California