

RESOLUTION NO. 2025-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE 9260 ELK GROVE BOULEVARD LIBRARY IMPROVEMENTS PROJECT (WFC046) (REBID); AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH SC BUILDERS, INC. FOR THE PROJECT IN THE AMOUNT OF \$9,346,000; AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS NOT-TO-EXCEED \$934,600; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH THE SECOND LOWEST RESPONSIVE BIDDER IF THE FIRST LOWEST RESPONSIVE BIDDER DOES NOT MEET FILING OBLIGATIONS (CEQA EXEMPT)

WHEREAS, the 9260 Elk Grove Boulevard Library Improvements Project (WFC046) (Rebid) (Project) includes renovation of a former pharmacy building and temporarily homeless shelter into a library. It is a full interior renovation with associated on site flatwork, landscaping, parking lot improvements, library stack systems, dedicated areas for children and teens, and limited exterior modifications to add and expand openings; and

WHEREAS, an invitation to bid was duly advertised on November 15, 2024 and November 15, 2024, and electronic bids were received on December 12, 2024; and

WHEREAS, SC Builders, Inc. was determined to be the responsible bidder submitting the lowest responsive bid; and

WHEREAS, Mesa Energy Systems, Inc. was determined to be the responsible bidder submitting the second 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; and

WHEREAS, the Project is included in the approved 2024-2029 Capital Improvement Program and is budgeted with funds in the approved Fiscal Year 2024-25 Budget.

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

- 1) Finds the 9260 Elk Grove Boulevard Library Improvements Project (WFC046) 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(a) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations) provide specific exemptions from CEQA. Section 15301(a) provides an exemption for projects which involve interior and exterior alterations of existing structures with negligible expansion of use. The proposed Project would renovate the interior of a previous commercial building to convert the space into a library. Some exterior modifications may be needed to add and/or expand openings to accommodate

the library layout. The surrounding area is urbanized and is not environmentally sensitive. The building is already connected to all required public services, such as utilities, and no additional services or facilities are required to make the facility operational. The building also does not have substantial amounts of hazardous substances, such as lead based paint or asbestos containing building materials. As the proposed work would include interior and exterior alterations to an existing structure with negligible expansion of use, it qualifies for the 15301(a) exemption. No further environmental analysis is required; and

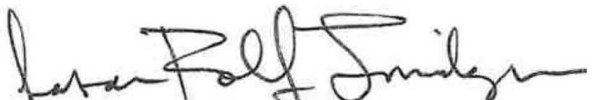
- 2) Approves the Project; and
- 3) Authorizes the City Manager to execute a construction contract with SC Builders, Inc. for the 9260 Elk Grove Boulevard Library Project (WFC046) (Rebid) in the amount of \$9,346,000 upon receipt of all required bonds and insurance and the approval of such bonds and insurance by the City Attorney; and
- 4) Authorizes the Public Works Director to approve change orders not-to-exceed \$934,600; and
- 5) Authorizes the City Manager to execute a construction contract with the second lowest responsive bidder, Mesa Energy Systems, Inc., if SC Builders, Inc., does not execute and return the contract, along with other specified requirements, within the time specified following receipt of the Notice of Award (filing obligations).

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of January 2025




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. 2025-004

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 January 8, 2025 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Suen



Jason Lindgren, City Clerk
City of Elk Grove, California