



CITY OF CARSON

Legislation Text

File #: 2017-853, Version: 1

Report to Mayor and City Council

Tuesday, December 04, 2018

Consent

SUBJECT:

CONSIDER BOND RELEASE FOR TRACT MAP NO. 71533: MIXED-USE DEVELOPMENT LOCATED AT 616 EAST CARSON STREET (CITY COUNCIL)

I. SUMMARY

On September 2, 2014, the City Council approved Item No. 17 Tract Map No. 71533: Mixed-Use development comprised of two four-story mixed use buildings; 14 two-and three-story townhouse buildings, a community building, and a recreation area in the center of the property; and 15 detached two-story homes on a 9.51-acre site developed by Community Dynamics, located at 616 East Carson Street. The construction of offsite improvements for Tract Map No. 71533 has been completed in compliance with the approved plans and specifications and in a manner satisfactory to the City's engineering staff.

The developer requests the release of the bonds to reflect the completed work. Staff recommends that the City Council approve the work as complete and authorize staff to release the surety bond in the amount of \$4,789,132.00 for Tract Map No. 71533.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the work as complete.
2. ACCEPT the new off-site improvements for public use.
3. AUTHORIZE the release of the surety bonds in the amount of \$4,789,132.00 for construction of off-site improvements for Tract Map No. 71533.
4. INSTRUCT the City Clerk to send a copy of the City Council action to the principal, surety and the County of Los Angeles Department of Public Works.

III. ALTERNATIVES

DO NOT APPROVE the release of the bond. However, it is standard procedure to release the bond once the work is completed.

IV. BACKGROUND

Tract Map No. 71533 allowed for the construction of two four-story, mixed use buildings; 14 two- and three-story townhouse buildings, a community building, and recreation area in the center of the property; and 15 detached two-story homes on a 9.51-acre site, located at 616 East Carson Street. Residential uses surround the subject property to the north, south and west, and commercial uses are located to the east.

The Faithful Performance Bond being requested for release is comprised of the following completed work: \$4,320.00 for storm drain improvements; \$687,719.00 for water improvements; \$780,800.00 for sewer improvements; \$810,065.00 for road improvements; and \$111,662.00 for signing and striping. The Labor and Material Bond being requested for release is comprised of the following work: \$4,320.00 for storm drain improvements; \$687,719.00 for water improvements; \$780,800.00 for sewer improvements; \$810,065.00 for road improvements; and \$111,662.00 for signing and striping.

City Public Works Inspectors have inspected and approved the completion of the required improvements within the public right of way, such as driveways, curb, gutter and sidewalk, including landscaped median and planter areas abutting the development. According to the letter received from the County of Los Angeles Department of Public Works, the sewer improvements have been completed per approved plans and specifications, and are recommended for acceptance for public use (Exhibit No. 2).

The developer has now requested that the City of Carson release the Faithful Performance Bond and the Labor and Material Bond for the completed work. The City engineering staff and the County of Los Angeles Department of Public Works recommends their release.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Location Map - 616 East Carson Street (pg. 3)
2. Letter from the County of Los Angeles Department of Public Works, dated October 22, 2018 (pgs. 4 - 5)

Prepared by: Raymond Velasco, PE, Senior Civil Engineer