

RESOLUTION NO. 2025-078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AUTHORIZING AN INCREASE TO THE CHANGE ORDER AUTHORITY FOR THE PERMANENT SHARED HOUSING CONVERSION OF 8679 ADAMSTOWN WAY PROJECT – PHASE 3 (NEW CONSTRUCTION) (NSP-2022-01) BY \$135,000 (CEQA EXEMPT)

WHEREAS, All About Building, Inc., was the lowest responsive and responsible bidder for the Permanent Shared Housing Conversion of 8679 Adamstown Way Project – Phase 3 (New Construction) (NSP-2022-01) (Project) with a total bid price of \$474,989; and

WHEREAS, a construction contract for the Project was awarded to All About Building, Inc., on September 25, 2024, in the amount of \$474,989; and

WHEREAS, the 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. The site improvements include an accessible entrance, minor landscaping, and fence replacement; and

WHEREAS, the completed Project will have seven bedrooms, two and a half bathrooms, new fixtures, new appliances, new HVAC equipment including ductwork, new casework, and new finishes throughout; and

WHEREAS, since award of the contract, additional accessibility improvements are needed to comply with the requirements of California Building Code (CBC) Chapter 11B and the Americans with Disabilities Act (ADA); and

WHEREAS, additional change order authority in the amount of \$135,000 is needed to cover the cost of the additional improvements and potential additional change orders; and

WHEREAS, the estimated total project cost is not anticipated to exceed the approved budget; and

WHEREAS, the Project was previously determined exempt under CEQA Categorical Exemption 15301(c) (Class 1: Existing Facilities) and approved by City Council on September 25, 2024 in resolution No. 2024-175. The proposed additional work includes construction of an accessible ramp (1:12 max slope) with handrails instead of the previously proposed sloped walk in the front yard, installation of a French door instead of a glass slider, construction of an access ramp in the rear yard, construction of an accessible concrete walk for access to the side yard gate, and accessibility improvements to bedroom doors, closets, hall bathroom, and kitchen cabinets. As the proposed work consists of interior/exterior improvements to an existing facility and would not result in an expansion of use, the previous exemption still applies to the proposed work and no further environmental analysis is required.

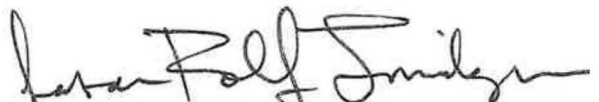
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby authorizes an increase to the change order authority for the Project by \$135,000, and authorizes the Public Works Director to approve change orders not to exceed \$182,499 for the Project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of May 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. 2025-078

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 May 14, 2025 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California