



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and Release of Security for Plot Plan 2017-042, Wellquest Senior Living, by Wellquest Menifee, LLC

MEETING DATE: January 18, 2023

TO: Mayor and City Council

PREPARED BY: Run Chen, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Accept the public improvements for streets/drainage, water, recycled water, and sewer systems for Plot Plan 2017-042, Wellquest Senior Living, located on the east side of Antelope and north of Aldergate Drive; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

Wellquest Menifee, LLC ("Wellquest") is the developer of Wellquest Senior Living, a 118-unit assisted living facility on a 4.86 acre property. The property is located on the east side of Antelope Road and north of Aldergate Drive as depicted in the attached project map. As part of the development requirements, Wellquest constructed streets and drainage, water, recycled water and sewer system improvements.

Wellquest has now completed construction of these facilities and is requesting acceptance of the completed improvements into the City's maintenance system. Staff has inspected the completed improvements and have determined that the improvements have been constructed in accordance with City specifications and standards, and that all project conditions of approval have been met to release the performance security and labor and materials security in accordance with City policy. A 10% warranty security would be held for a period of one year in accordance with the City Municipal Code. The original posted security improvements are listed in Table 1 on the following page.

Table 1 - Original Posted Security Improvements

| Improvement | Security No. Performance / Material | Faithful Performance | Material and Labor |
|-----------------------|--|-------------------------|-----------------------|
| Streets/Drainage | 9310532 / 9310534 | \$ 488,500 | \$ 244,250 |
| Water System | 9310532 / 9310534 | \$ 46,500 | \$ 23,250 |
| Recycled Water System | 9310532 / 9310534 | \$ 29,000 | \$ 14,500 |
| Sewer System | 9310532 / 9310534 | \$ 159,000 | \$ 79,500 |
| Total | | \$ 723,000 | \$ 361,500 |

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The developer has paid all necessary fees and deposits to cover the costs of the required inspection of the completed improvements. Ongoing maintenance costs for the improvements will be supported through approved Fiscal Year 2022/2023 operating budgets in Community Facilities District (CFD) 2015-2, Zone 36.

ATTACHMENTS

1. Project Map
2. Agreement – Streets and Drainage
3. Agreement – Water System
4. Agreement – Recycled Water System
5. Agreement – Sewer System
6. Bonds