



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 2/12/2013

Report Type: Consent

Title: 16th Street Streetscape Plan Phase 1 Final Design

Report ID: 2013-00085

Location: 16th Street from Fremont Park to N Street, District 4

Recommendation: Pass a Resolution: 1) authorizing the City Manager to execute an agreement for funding with the Capitol Area Development Authority (CADA); and 2) appropriating funds.

Contact: Jesse Gothan, Associate Civil Engineer, (916) 808-6897; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

Presenter: None

Department: Public Works Department

Division: Funding & Project Development

Dept ID: 15001121

Attachments:

- 1-Description/Analysis
- 2 - Background Information
- 3 - Resolution
- 4 - Exhibit A - Location Map
- 5 - CADA Agreement

City Attorney Review

Approved as to Form
Gerald Hicks
1/31/2013 3:18:38 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Janelle Gray
1/29/2013 10:56:26 AM

Approvals/Acknowledgements

Department Director or Designee: Jerry Way - 1/29/2013 5:36:21 PM

Description/Analysis

Issue: The Capitol Area Development Authority (CADA) wishes to provide funds for the design of the 16th Street Streetscape Plan Phase 1. Execution of an agreement with the CADA is necessary to receive the funds and begin work.

This phase of the project consists of the design and preparation of bid documents for Phase 1 which includes the construction of three bulbouts at 16th Street and N Street, a stormwater planter at 16th Street and O Street, and four stormwater planters at Fremont Park.

Policy Considerations: This project is in accordance with the City operating principles of promoting safety and enhancing livability. This project complies with the General Plan goal M.2.1.3 for Streetscape Design which states the City shall require that pedestrian-oriented streets be designed to provide a pleasant environment for walking. Also, construction of stormwater planters will help fulfill the federally mandated requirements of the National Pollutant Discharge Elimination System (NPDES) permit, which is essential to meet the City's 2030 General Plan goals for environmental resources, and is consistent with the citywide policies for stormwater quality, new development and post-development runoff control.

Environmental Considerations:

California Environmental Quality Act (CEQA): City Council approved the Categorical Exemption for the 16th Street Streetscape 30% plan set on May 8, 2012. For final design of Phase 1, the execution of an agreement and appropriation of funds are not subject to the provisions of CEQA. Under CEQA general rule 15061-B-3, CEQA applies only to projects which have the potential for causing a significant effect on the environment. These actions will have no effect on the environment, thus are not subject to CEQA.

Sustainability Considerations: This project is consistent with Sustainability Master Plan goals to enhance pedestrian facilities in the public right-of-way. Also, the streetscape plan will construct stormwater planters which fulfill the sustainability goals to conserve the use of and protection of sources of water, and to protect and restore the City's urban creeks.

Other: None.

Commission/Committee Action: None

Rationale for Recommendation: The City has a goal of improving the walking environment. The execution of an agreement, and appropriation of funds are necessary to complete final design of Phase 1.

Financial Considerations: Currently, the 16th Street Streetscape Plan (T15116600) has a total budget of \$160,000, consisting of a CADA contribution. As of January 11, 2013, the 16th Street Streetscape Plan (T15116600) has an unobligated balance of \$2,390.

The estimate cost to complete the phase one design is \$110,000. Execution of the agreement with CADA in the amount of \$110,000 and the appropriation of funds will increase the 16th Street Streetscape Plan (T15116600) budget to \$270,000 and the unobligated balance to \$112,390, which is sufficient to complete the Phase 1 design.

There are no general funds planned or allocated for this project.

Emerging Small Business Development (ESBD): None, since no goods or services are being procured with this action.

Background

In 1997, CADA, the City of Sacramento, the State of California, and the Sacramento Housing and Redevelopment Agency (SHRA) sponsored a streetscape planning study addressing the entire length of 16th Street. While funds were not made available at that time for further design work or implementation of the study's suggestions, the study helped CADA provide limited streetscape design guidance to developers within its area of jurisdiction, which includes 16th Street from L to S Street.

Building on the preliminary planning work of 1997, CADA is now leading an effort to design and make physical improvements to the public right-of-way of 16th Street between the Capitol Avenue-N Street Alley and S Streets. The first step was to prepare a conceptual streetscape plan that would result in a more complete, more environmentally sustainable, and more walkable street as it is implemented. An upgraded 16th Street would improve the pedestrian experience and more directly mark 16th Street as a spine of a unique and desirable mixed-use district.

In 2011/12 the Department of Public Works (DPW) collaborated with CADA and developed the 30% plan and in May of 2012 the City Council approved CEQA clearance to the plan and approved 30% plans. In November 2012, the CADA Board of Directors approved a resolution to execute an agreement with the City of Sacramento for the expenditure of \$110,000 for preparation of the 100% construction drawings for Phase 1 of the improvements.

The Phase 1 project includes three bulbouts at N Street and 16th Street, a stormwater planter at 16th Street and O Street, and four stormwater planters adjacent to Fremont Park. Upon completion of the final design of Phase 1, a subsequent agreement must be established for all Phase 1 construction activities. The improvements are further described within the agreement.

RESOLUTION NO.

Adopted by the Sacramento City Council

EXECUTION OF AN AGREEMENT AND APPROPRIATION OF FUNDS FOR THE 16TH STREET STREETScape PLAN PHASE 1 FINAL DESIGN

BACKGROUND

- A. The Capitol Area Development Authority (CADA) approved a resolution to establish an agreement to grant \$110,000 in funds for final design of Phase 1 improvements along 16th Street between Fremont Park and N Street.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

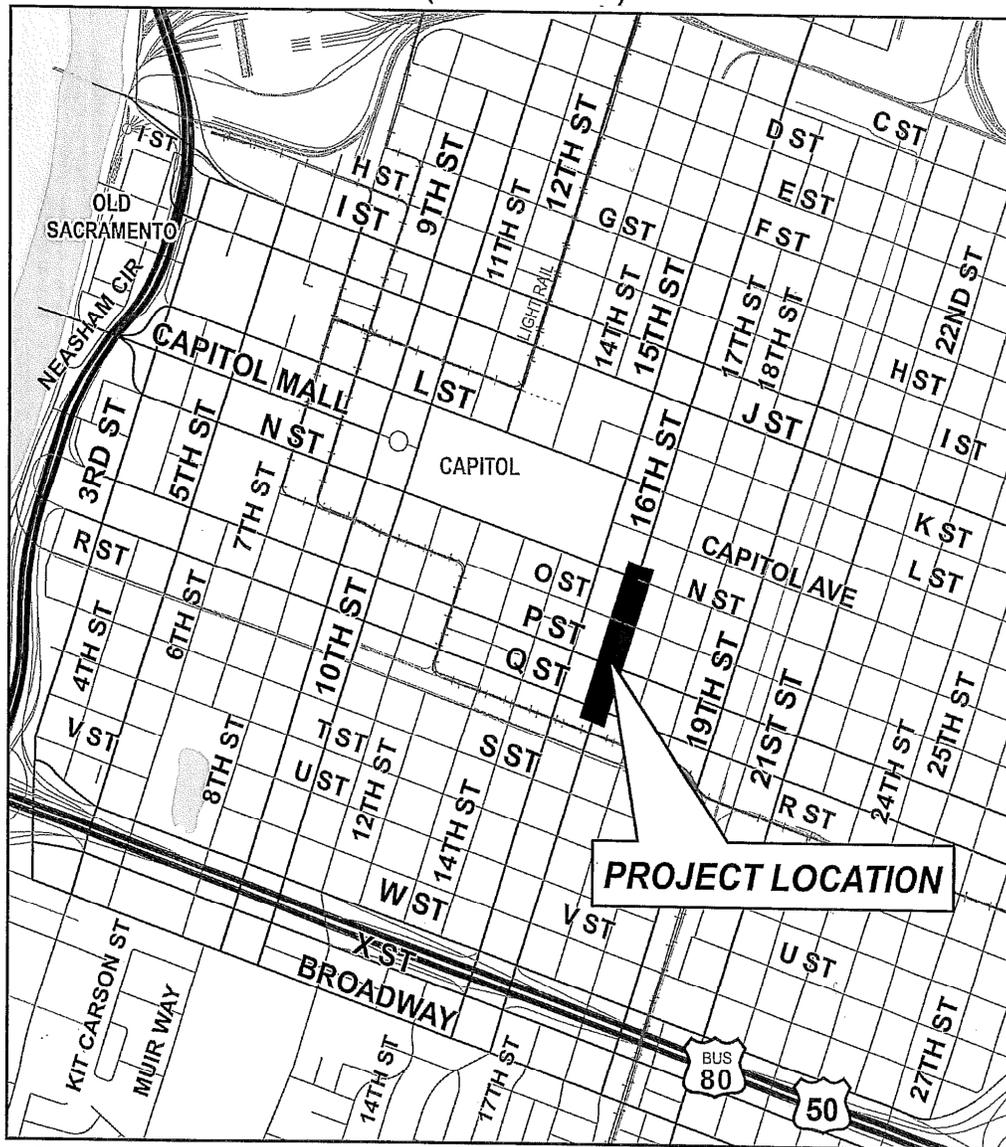
- Section 1. The City Manager is authorized to execute an agreement with the Capitol Area Development Authority (CADA) to receive \$110,000 (Fund 3702) for the design of Phase 1 of the 16th Street Streetscape Plan (T15116600) which encompasses 16th Street from N Street to Q Street.
- Section 2. The FY12/13 Capital Improvement Program is amended by appropriating \$110,000 (Fund 3702) to the 16th Street Streetscape Plan (T15116600).
- Section 3. Exhibit A is hereby incorporated into and is a part of this Resolution.

Table of Contents:

Exhibit A: Location Map

EXHIBIT A

Location Map for 16th Street Streetscape Plan Phase One (T15116600)



Public Works
CITY OF SACRAMENTO

Map Contact: S. Tobin; Map Date: DECEMBER'12

0 500 1,000 2,000
Feet



CITY OF SACRAMENTO

AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND THE CAPITOL AREA DEVELOPMENT AUTHORITY TO GRANT FUNDS FOR THE FINAL DESIGN OF THE 16TH STREET STREETScape PLAN PHASE ONE IMPROVEMENTS

THIS AGREEMENT is made and entered into this _____ day of _____, 2013, by and between the City of Sacramento, a California Charter City ("CITY") and the Capitol Area Development Authority ("CADA"), a Joint Powers Authority of the City of Sacramento and the State of California.

1. PURPOSE OF THE PROJECT

In cooperation with CITY, CADA wishes to design and construct improvements to a portion of 16th Street to implement CADA's 16th Street Streetscape plans. Staff has completed 30% plans and will move forward with final plans, specification bid documents, and estimates of the improvements within the Phase One Implementation strategy ("PROJECT"). **EXHIBIT A** graphically depicts the PROJECT elements to be designed as part of this phase.

2. PROJECT DEFINED

PROJECT shall be defined as the following streetscape improvements which were included as part of the 16th Street Streetscape 30% plan.

(i) Bulbouts will be designed at the following three corner locations, exact limits of construction will be determined in final design:

- (1) The northeast corner of the intersection of "N" Street and 16th Street;
- (2) The southeast corner of the intersection of "N" Street and 16th Street;
- (3) The southwest corner of the intersection of "N" Street and 16th Street.

(ii) Storm water planters will be designed as follows:

Four (4) storm water planters will be designed within the existing planter area of Fremont Park between the back of curb and the sidewalk adjacent to 16th Street. Sidewalk and curb will be reconstructed to match the existing type and character of the park improvements as determined in final design. The exact limits of the curb, planter, and sidewalk reconstruction will be determined in final design.

(iii) Storm water planter / rain garden planter at the following location: A planter will be constructed on "O" Street in the hatched-out no parking area adjacent to the parking on the southeast corner of the 16th and "O", exact limits of construction will be determined in final design.

3. PROJECT DELIVERABLES

CITY, acting through its Department of Public Works ("DOPW"), agrees to manage the final engineering design of the PROJECT. PROJECT activities in support of such design

shall include, but not be limited to: fund management, project management, final design plans, specifications, estimates and construction documentation. Specific PROJECT deliverables include:

3.1. 100% Final Plans, Specifications, and Estimates

CITY shall develop 100% design plans and specifications for the PROJECT. 100% design plans and specifications will comply with the CITY’s Design and Procedures Manual and Standard Specifications.

If during the CITY-managed final design there are substantial changes to the PROJECT in order to comply with CITY department staff review comments, CITY shall notify and provide reasons to CADA why an element of the plan was modified or removed. If CADA does not agree with the changes to the plan, CADA may, by written notice, order CITY to stop work on the PROJECT. CITY will not approve improvements that create unacceptable operational impacts or unwarranted design exceptions, or that may otherwise compromise public safety. CITY reserves the right to veto improvements that are deemed not to be in the public’s best interest.

CITY shall coordinate the engineering design of the PROJECT with CADA staff through regular telephone and email communications and meetings. CITY shall include CADA in all PROJECT development meetings including the selection of any consultants, consultant coordination, and design of the PROJECT.

3.2 Competitively Bid the Project

Upon completion of a supplement agreement for construction of the PROJECT, CITY shall competitively bid the PROJECT and award the construction to the lowest responsive and responsible bidder that complies with all CITY requirements. CITY will advertise and award the project per CITY policy and procedures established in the Project Delivery Manual Chapter 8 for Contracts. Funding for construction will be established with a supplement agreement.

3.3 Construction Inspection

Upon completion of a supplement agreement for construction of the PROJECT, CITY shall inspect the project to insure quality of work and compliance with the final plans and per CITY requirements. Funding for construction inspection will be established with a supplement agreement.

CADA agrees to deliver the following permissions and maintenance agreements:

3.4 Community Outreach

CADA will manage and facilitate any desired PROJECT public outreach and documentation of public comments. This may include meeting with property owners to discuss project impacts or presenting the PROJECT to the community at large.

CADA will provide the CITY with written documentation or meeting minutes and a sign-in sheet from meetings with property owners. When necessary to provide specific technical information and answer technical and other questions that the CITY or its consultants may be uniquely equipped to answer, CADA may request CITY staff to be present at information meetings. However, both parties recognize that the PROJECT elements have been approved per CEQA notification guidelines and no community meetings are necessary per regulatory requirements. CITY or contractors will provide construction notifications which are typical of construction projects.

3.5 Storm Water Planter and Landscape Maintenance Agreement

Both parties acknowledge the necessity for a maintenance agreement to be established between the Midtown Property and Business Improvement District ("Midtown PBID") or other pertinent parties and the CITY and/or CADA for the on-going maintenance of the proposed stormwater planters, bulbout landscaping, and rain garden. Prior to PROJECT construction, the CITY shall require an executed maintenance agreement to the CITY's satisfaction for the maintenance of all PROJECT features. The agreement will include the annual budget allocated for maintaining the PROJECT, the intended maintenance schedule, and the contact representative to ensure maintenance.

3.6 Permissions to Irrigate Landscaped Bulbouts and Rain Garden

CADA will contact each owner/occupant/tenant adjacent to the PROJECT bulbouts (2.i) and rain garden/storm water planter (2.iii) in order to obtain letters of permission for the CITY to tap existing irrigation lines. If there is no irrigation line, then CADA will request permission for the CITY to connect to existing on-site water lines to provide irrigation to the bulbout. Letters of permission to construct irrigation lines to the bulbouts from each owner/occupant/tenant will be provided to the CITY within three months of contract execution. If permission cannot be obtained for the CITY to use adjacent on-site water lines, or existing irrigation lines, then the CITY and CADA will agree to an alternate landscape material that does not require irrigation.

3. COMPLETION PROCESS AND TIMELINE FOR COMPLETION

CITY shall complete all elements of project delivery in accordance with the CITY processes and procedures for final design.

The Project Schedule is attached to this agreement as **Exhibit B**. CITY shall make all reasonable efforts to complete final design of the project within one year of the execution date of this agreement. Upon completion of a supplemental agreement for construction of the PROJECT, CITY shall endeavor to complete construction in one season.

4. SHARING OF PLANS AND DOCUMENTS

CITY shall supply a copy of all designs, reports, surveys and other documents prepared as part of plans, specifications, and estimates to CADA. CADA in cooperation with CADA developers and consultant firms are developing plans to implement final design and construction of other Phase One Implementation Elements of the 16th Street Streetscape Plan including the frontage of CADA development sites 1, 2, 3, and 4. These frontage improvements include storm water planters similar to the storm water planters that will be designed at Fremont Park as part of the PROJECT. For purposes of consistency along the corridor, CADA shall supply to the CITY electronic CAD file details of the storm water planters developed as part of the CADA sites 1, 2, 3, or 4. To the extent possible, CITY shall design similar storm water planters in front of Fremont Park.

5. USE OF CONSULTANTS

CITY may, in its discretion, use CITY staff or consultants to complete the above deliverables. If a consultant is selected per CITY contracting procedures, a CADA staff member will notified of the consultant firms qualifications and the consultant tasks and fee.

6. DELIVERY OF GRANT FUNDS TO CITY

CADA shall provide PROJECT funding in an amount of \$110,000 in accordance with the terms and conditions of this Agreement for the design of the PROJECT. The PROJECT estimate is attached to this agreement as **Exhibit C**. Costs have been estimated by the CITY and reviewed by CADA and are not-to-exceed amounts for final design. For final design the disbursements shall be made in three payments according to the disbursements schedule shown in **Exhibit D**. The first disbursement shall be in the amount of \$60,000 to begin work, at 60% plans the second disbursement shall be \$40,000, and at 90% plans the final disbursement for final design shall be \$10,000. A supplement agreement will be completed between both parties for Construction costs and Construction Management prior to public advertising.

9. EXPENDITURES OF FUNDS AND PROJECT STATUS REVIEWS

CITY shall provide CADA with quarterly accountings of fund expenditures. CITY and CADA shall meet on a quarterly basis to review PROJECT expenditures in relation to the PROJECT budget, and shall meet on at least a monthly basis to review the status of the PROJECT and accomplishment of the deliverables. The CITY shall refund to CADA any unused funds from CADA disbursements within ninety (90) days after the project is closed out by the CITY.

10. COST OVERRUNS

The current estimate to design the PROJECT is \$110,000. In the event the costs are higher than the estimate, CADA will coordinate with the CITY to reduce the scope of the PROJECT and/or provide the funds necessary to award to the lowest responsive and responsible bidder; also, nothing in this Agreement obligates CADA or CITY to provide additional funding to cover any cost overruns or shortfalls in funding unless CITY, CADA

or both agree to a written amendment to this Agreement under which CITY, CADA or both commit to provide additional funding. At key milestone points during the Project CADA and CITY will meet to reassess scope and budget. Parties agree that scope may need to be adjusted based on available budget and anticipated costs.

11. SACOG FUNDING

Nothing in this agreement shall be construed as a commitment by the CITY to apply for SACOG funding, or any other funding, for the 16th Street project. The 16th Street project will be required to submit to the standard competitive process, and council approval, for an application for grant funding.

12. INDEMNITY

City shall protect, defend (with the City Attorney's Office or legal counsel reasonably acceptable to CADA), indemnify and hold harmless the State of California and CADA, and their respective officers, agents, and employees from any and all claims, damages, losses, costs, expenses (including reasonable attorney's fees and actual court costs), injuries, or liabilities or every kind on account of damage to property or injury to person (including death), which directly or indirectly arise from or relate to the acts or omissions of CITY, its officers, agents, employees, contractors and subcontractors with respect to renovation of the PROJECT, except to the extent that such claims, damages, losses, costs, expenses or liabilities result from failure to provide funding or the sole, negligence or willful misconduct of the State of California or CADA. Notwithstanding anything in the Agreement to the contrary, the obligations of this paragraph shall survive the termination of this Agreement.

13. INSURANCE

The CITY at its sole cost and expense, shall carry insurance, or self-insure its activities in connection with this Agreement, and obtain, keep in force and maintain, insurance or equivalent programs of self-insurance, for general liability, workers compensation and business automobile liability adequate to cover its potential liabilities hereunder.

14. NOTICES

All notices and other communications under this Agreement must be in writing and will be deemed to have been given (i) on the date of delivery, if delivered personally to the party to whom notice is given, or if made by telecopy or e-mail directed to the party to whom notice is to be given at the telecopy number or e-mail address listed below, or (ii) at the earlier of actual receipt or the second business day following deposit in the United States mail, postage prepaid. A party may change its person designated to receive notice, its telecopy number, or its address from time to time by giving notice to the other party in accordance with the procedures set forth in this Article. Notices and other communications will be directed to the parties at the addresses shown below.

CITY: Department of Public Works
915 I St, Room 2000
Sacramento, CA 95814
ATTN: Jesse Gothan, Associate Civil Engineer

AUTHORITY: Capitol Area Development Authority (CADA)
1522 14th Street
Sacramento, CA 95814-5958
ATTN: Todd Leon, Development Manager

Such notice shall be deemed given when deposited into the United States mail, postage prepaid, addressed to the parties at the addresses above. Nothing shall preclude the giving of personal notice.

15. AMENDMENT OF THIS AGREEMENT

This Agreement may only be amended by a written document signed and executed by each of the parties.

16. ENFORCEMENT OF THIS AGREEMENT

This Agreement shall be constructed and interpreted under and governed and enforced according to the laws of the State of California.

17. SCOPE OF THIS AGREEMENT

This Agreement contains the entire agreement of the parties hereto with respect to the matters covered hereby, and supersedes all prior arrangements, understandings or agreements between the parties, and no other agreement, statement or promise made by either party hereto which is not contained herein shall be binding or valid.

18. OPPORTUNITY TO CURE

Either party may terminate this Agreement immediately following written notice if the other party is in default as to any of its material obligations hereunder, provided that: (a) the defaulting party has received a written notice containing a reasonably complete description of the default; and (b) the defaulting party has failed to cure the default within 30 calendar days after receiving such notice; provided that if such failure is capable of cure but cannot be cured during such 30-day period, no event of default may occur so long as the defaulting party is diligently attempting to cure and does so within such additional period of time as is approved in writing by the non-defaulting party.

19. TERMINATION FOR CONVENIENCE

Any party to this Agreement may terminate this Agreement for its convenience in whole or in part at any time upon 30 days advance written notice to the other parties specifying the effective date of termination. In the event of termination of this agreement by the City or

by CADA, any CADA funds that have been advanced but remain unspent will be returned to CADA.

20. MODIFICATION

No waiver, alteration, modification, or termination of this Agreement will be valid unless made in writing and signed by the authorized parties thereof.

21. THIRD PARTIES

Each party will be solely liable to third parties with whom it enters into contracts to effectuate this Agreement and shall (i) pay directly the third party for all amounts owed, and (ii) indemnify and hold harmless the other party from any amounts owed to that third party. Nothing set forth in this Agreement will establish a standard of care for, or create any legal rights in, any person not a party to this Agreement.

22. WORKERS COMPENSATION

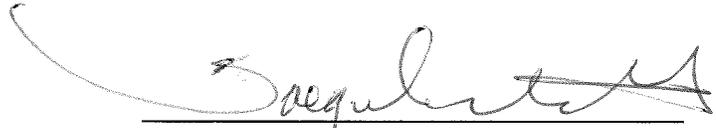
None of the parties to this Agreement will be responsible for providing payments or benefits to the other parties' employees, including without limitation, workers compensation insurance or any other protective insurance coverage that is based upon the relationship of employer and employee.

23. RELATIONSHIP BETWEEN THE PARTIES

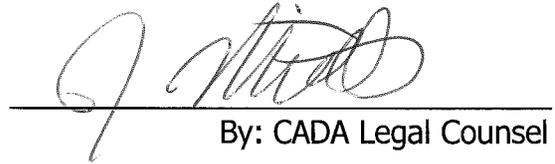
Nothing in this Agreement is intended to or will be construed to create any contractual or other relationship, whether expressed or implied, joint venture, partnership, principal-agent, independent contractor, or master-servant.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CAPITOL AREA DEVELOPMENT
AUTHORITY

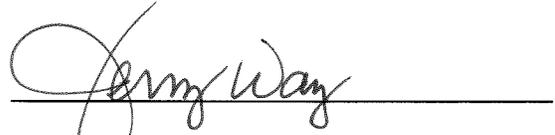


Jacqueline Whitelam, Interim Executive Director
Approved as to Form for CADA:



By: CADA Legal Counsel

CITY OF SACRAMENTO
a California Charter CITY

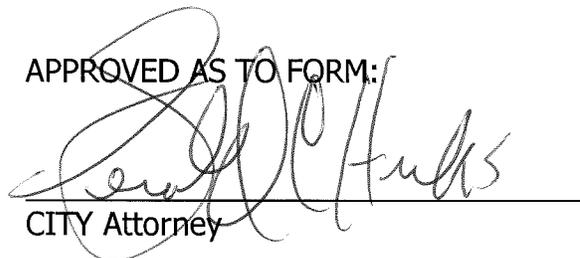


For John F. Shirey, CITY Manager

ATTEST:

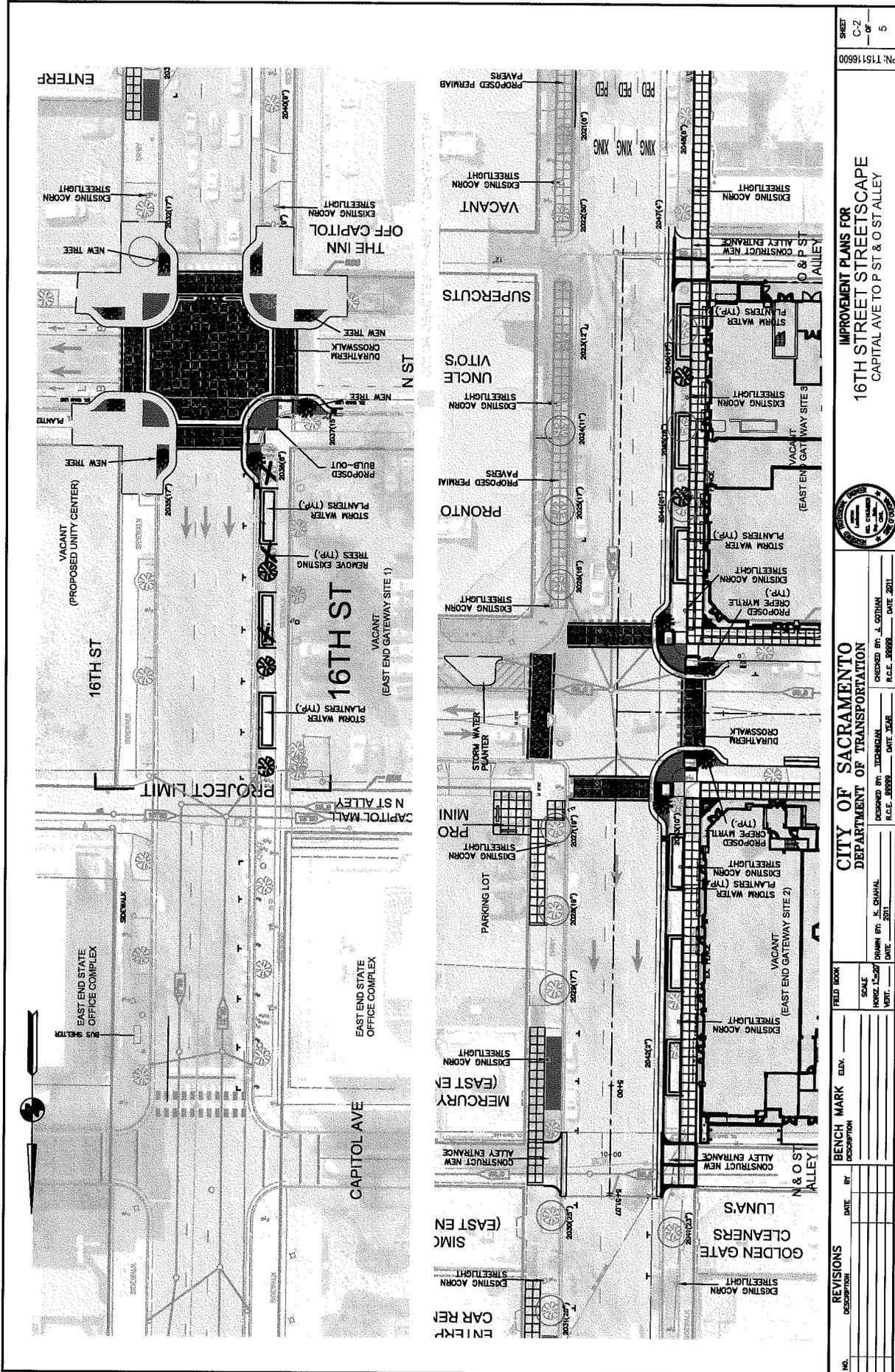
CITY Clerk

APPROVED AS TO FORM:

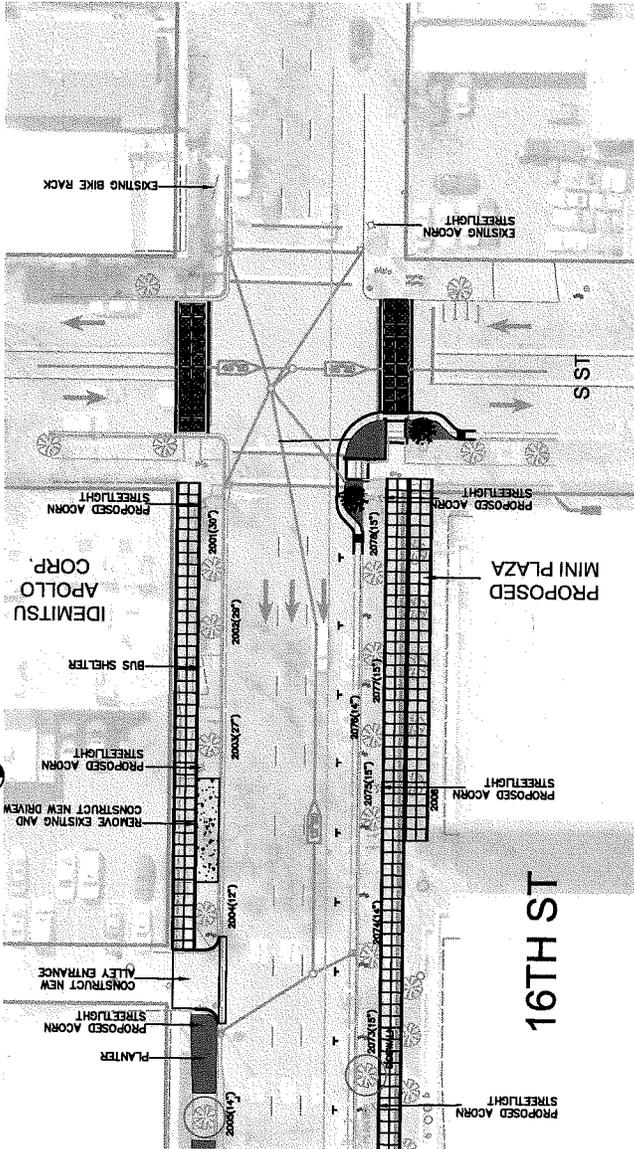


CITY Attorney

CADA Attorney



NO. _____		DATE _____		BENCH MARK _____		ELEV. _____		DESCRIPTION _____	
REVISIONS		FIELD BOOK _____		SCALE _____		DRAWN BY: J.L. SHAWAL		DATE: _____	
DESCRIPTION		HORIZ. 1"=30'		VERT. _____		DESIGNED BY: TECHNICAL		DATE: _____	
		R.C.E. 08099		DATE: YEAR _____		CHECKED BY: J. GOTHAM		DATE: 2011 _____	
		R.C.E. 08099		DATE: YEAR _____		CITY OF SACRAMENTO		DEPARTMENT OF TRANSPORTATION	
						16TH STREET STREETSCAPE		CAPITOL AVE TO P ST & O ST ALLEY	
						SHEET C-2		OF 5	
						PN: T15116600			



SHEET
C-4
OF
5

PN: T15116800

**IMPROVEMENT PLANS FOR
16TH STREET STREETSCAPE
R ST TO S ST**



**CITY OF SACRAMENTO
DEPARTMENT OF TRANSPORTATION**

DESIGNED BY: ENGINEER
CHECKED BY: ENGINEER
R.C.E. 20099 DATE: YEAR

DRAWN BY: TECHNICIAN
R.C.E. 20099 DATE: YEAR

FIELD BOOK
SCALE
HORIZ. 1"=100'
VERT. 1"=10'

BENCH MARK
ELEV.
DESCRIPTION

NO.	REVISIONS DESCRIPTION	DATE	BY

EXHIBIT B- PROJECT SCHEDULE

Begin Final Design	February 2013
Letters of Permission	May 2013
60% Design Complete	June 2013
Maintenance Agreement w/ Midtown PBID	July 2013
90% Design Complete	November 2013
100% Plans Complete	December 2013
Supplement Agreement for Construction Funding	January 2014
Public Contracting Advertised	March 2014
Contract Award	April 2014
Begin Construction	May 2014
Complete Construction	July 2014

16th Street Streetscape - Phase One
Project Estimate

Exhibit C

	LOCATION	PROJECT ELEMENT DESCRIPTION	UNIT PRICE	UNITS OF MEASURE	QUANTITY	TOTAL	
GENERAL COSTS		Mobilization	\$15,000.00	LS	1	\$15,000	
		Traffic Control	\$15,000.00	LS	1	\$15,000	
		Irrigation: bulbouts, rain garden, & SWPs	\$15,000.00	LS	1	\$15,000	
		Slurry and striping	\$20,000.00	LS	1	\$20,000	
		Interpretive/Acknowledgment Signage	\$335.00	EA	3	\$1,005	
			Sub-Total				\$66,005
"N" Street & 16th Street Intersection	Bulbouts at NE,SE,SW Corners	Sidewalk and Planters Excavation & Grading	\$120.00	CY	220	\$26,400	
		4" PCC Sidewalk	\$10.00	SF	2,115	\$21,150	
		Curb & Gutter Type 2	\$20.00	LF	300	\$6,000	
		Curb Ramp	\$5,000.00	EA	6	\$30,000	
		Soil preparation at new planting areas	\$1.25	SF	867	\$1,084	
		Landscape Planting to Place - Ground Cover	\$4.50	SF	867	\$3,902	
		Landscape Planting to Place - 1 Gallon Shrubs	\$15.00	EA	36	\$540	
		Landscape Planting to Place - 5 Gallon Shrubs	\$37.50	EA	15	\$563	
		24" Box Trees to Place	\$350.00	EA	6	\$2,100	
				Sub-Total			
Rain Garden	Rain garden planter within "O" Street hatched out parking isle	Excavation & Grading	\$200.00	CY	50	\$10,000	
		Curb Stem Wall	\$200.00	LF	45	\$9,000	
		Top Soil	\$100.00	CY	40	\$4,000	
		Drainage	\$6,000.00	LS	1	\$6,000	
		Shrubs and Trees	\$3,000.00	LS	1	\$3,000	
		Sub-Total				\$22,000	
Fremont Park Frontage	Four storm water planters and associated frontage	Sidewalk and Planters Excavation & Grading	\$120.00	CY	200	\$24,000	
		4" PCC Sidewalk w/ Fremont Park scoring pattern	\$10.00	SF	660	\$6,600	
							\$0
		Curb & Gutter Type 2	\$20.00	LF	110	\$2,200	
		Landscape Planting to Place - Ground Cover	\$4.50	SF	390	\$1,755	
		Landscape Planting to Place - 1 Gallon Shrubs	\$15.00	EA	25	\$375	
		Storm Water Planter	\$8,000.00	EA	4	\$32,000	
		Sub-Total				\$66,930	
ESTIMATED CONSTRUCTION COST						\$246,700	
Contingency/Change Orders						\$28,500.00	
ESTIMATED CONSTRUCTION TOTAL						\$275,200	
Final Design/Project Management						\$110,000.00	
Construction Management						\$43,000.00	
ESTIMATED LABOR TOTAL						\$153,000.00	
GRAND TOTAL						\$428,200	

**EXHIBIT D– PAYMENT DISBURSEMENT SCHEDULE
(CADA to City of Sacramento)**

<u>Payment</u>	<u>Milestone</u>	<u>Amount</u>
1.	Begin Final Design	\$60,000
2.	60% Plan Completion	\$40,000
3.	90% Plan Completion	\$10,000
	Prepare Supplement Agreement for Construction Funding	\$0