



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



10

February 1, 1988

Budget & Finance Committee of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Hyatt Regency Hotel-Mall/Public Improvements

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolutions approving the proposed modifications to the plan, conceptual approval of the change in the scope of development and approval of the proposed agreement.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

Jack R. Crist

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



January 27, 1988

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Hyatt Regency Hotel-Mall/Public Improvements

SUMMARY

This report regards the public improvements immediately surrounding the Hyatt Regency Hotel Project along 12th, 13th, K and L Streets. Specifically the report regards: (1) approval of changes to the Preliminary Design Plan relative to color, texture and materials; (2) conceptual approval of additional scope of development by including a 15" sewer line replacement project in the "K" street Mall and (3) authorization for the Executive Director to execute a contract with the City of Sacramento for design/construction management services.

BACKGROUND

On November 17, 1987 the Redevelopment Agency approved an amendment to the Disposition/Development Agreement (DDA) dated September 16, 1986, which provided for the financing and construction of the subject public improvements. The Agency also approved the preliminary design plan attached as Exhibit I.

Changes in Preliminary Design

The Preliminary Design Plan was reviewed by the City Design Review Board on December 9, 1987. The Board raised a few concerns regarding the color, texture and materials of the proposed surface treatment. The Board also requested to review the landscaping, irrigation and exterior lighting plans for the proposed public improvements. To address the color, texture and material concerns, the Board appointed a three-member subcommittee to review actual color, texture and material samples poured on the project site. The appointed subcommittee and representatives of the City, Agency, developer and contractor met on the site on December 16 and 23, 1987 to review several actual sample pours. Based on these meetings a consensus was reached as follows:

(1)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
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Page Two

1. The bands shall be colored with Bomanite, with a broom finish. The surface and score lines shall be as shown on the final construction plans.
2. The diamonds in the bands shall be single pieces of granite to match the wainscot on the hotel building.
3. The fields within the bands on 12th Street and "L" Street shall be colored with Bomanite standard shale gray and stamped with a Bomanite shale texture. The fields shall be scored into four equal quadrants.
4. The fields within the bands on the "K" Street Mall and 13th Street Mall areas shall be colored with Bomanite standard shale gray and stamped with a Bomanite shale texture with the exception of the areas noted where the finish should be a wood float finish. The surface and score lines shall be as shown on the final construction plans.

These changes are reflected in the plans attached as Exhibit II. A large-scale color display plan will be presented at your scheduled meetings.

The landscaping, irrigation and exterior lighting plans are to be presented to the City Design Review Board on February 3, 1988 for approval.

Scope of Development

The proposed change in scope of development regards addition of a 15" sewer line replacement along "K" street Mall which is a project that needs to be accomplished prior to the commencement of the "K" Street Mall surface improvements. The City Public Works Department feels it is more appropriate to have this sewer line replacement accomplished as part of the subject public improvement project rather than as a separate project. The City would provide the Agency with sufficient funds from the City Flood and Sewer fund to pay the cost of the sewer line replacement. The developer, JB and LE Venture, is agreeable to include this activity with the overall subject public improvements. At the time a specific cost for the sewer line replacement is determined, the Section 8,(K) of the Hyatt Regency Hotel DDA will have to be amended to reflect the change in scope of development as indicated above.

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Contract with City of Sacramento

Attached as Exhibit III is a contract with the City of Sacramento to have the City provide design and construction management services for the subject project. Because the project is a public improvement activity and because the City will own the subject improvements upon completion, the Agency staff felt it logical to have the City Public Works Department handle the construction plan review and manage the construction on behalf of the Agency. This arrangement is the same as used for construction of the Old Sacramento Waterfront project.

Specifically the City will provide the Agency with construction management, and coordination of City Departments to facilitate smooth progress of design and construction of the project improvements; coordination to assure that responsibilities for the various elements of the project are clearly defined; identify information and provide design criteria to the project architect; provide plan review during design; review of proposed change orders and recommended action; and provide inspection services during construction. In addition, the City will inspect construction project improvements for conformance to City standards prior to final acceptance of project by Agency and City.

ENVIRONMENTAL REVIEW

The proposed action does not require environmental review. Public improvements as a part of the overall Hyatt Regency Hotel project were addressed in the context of the Environmental Impact Report previously certified by the City of Sacramento.

POLICY IMPLICATIONS

The proposed action is consistent with previously approved Agency policy, and no policy changes are recommended.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
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January 27, 1988
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FINANCIAL DATA

The proposed changes in the preliminary design regarding color, texture and materials, will slightly increase the cost of the public improvements. However, based on the architect's current estimate, the total cost is within the \$1,250,000 budget established pursuant to Section 8,(K) of the DDA. A final construction cost estimate is now being developed for the subject improvements.

The cost for the 15" sewer line replacement is currently being developed by the City Public Works Department and the developer's contractor. The amount would be added to the \$1,250,000 budget pursuant to Section 8,(K) of the DDA. The funding would be provided by the City from the City Flood and Sewer Fund in an amount sufficient to cover the cost of the improvement. This provision is included in the contract with the City as Exhibit III.

The estimated cost for services to be provided by the City pursuant to the contract attached as Exhibit III is \$75,000. The funding for these estimated costs is available in the Hyatt Regency Hotel Project, Cost Code A00831.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of February 1, 1988, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

The staff recommends: (1) approval of the changes to the Preliminary Design Plan relative to color, texture and material as described in this report; (2) conceptual approval of the change in the scope of development by addition of the 15" sewer line replacement project; and (3) authorization for the City Manager and Executive Director to execute the agreement attached as Exhibit III regarding design/construction management services.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE, City Manager

1100WPP1(316)

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

HYATT REGENCY HOTEL PUBLIC IMPROVEMENTS PROJECT
REVISED PRELIMINARY DESIGN PLAN AND
DESIGN/CONSTRUCTION MANAGEMENT SERVICES

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF
SACRAMENTO:

Section 1: The Changes to the Preliminary Design Plan relative to color, texture and materials as indicated on the staff report dated February 1, 1988, are hereby approved.

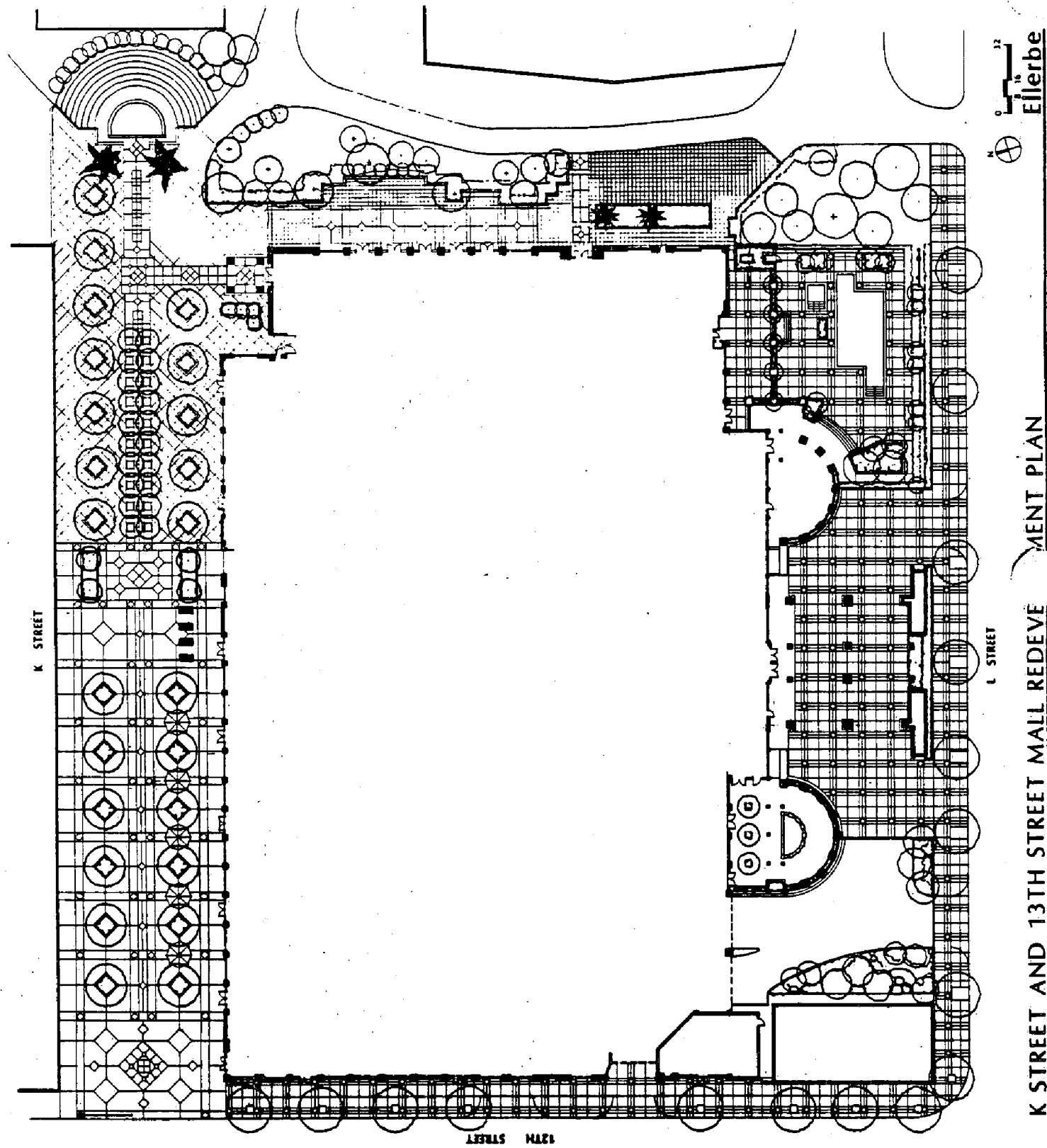
Section 2: The Executive Director is hereby authorized to execute the contract attached as Exhibit III to the staff report dated February 1, 1988 between the City of Sacramento and the Redevelopment Agency of the City of Sacramento for design/construction management services for the subject project.

CHAIR

ATTEST:

CLERK

1100WPP1(317)



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MENT PLAN

K STREET AND 13TH STREET MALL REDEVELOPMENT PLAN

CITY OF SACRAMENTO
AGREEMENT FOR CONTRIBUTION OF FUNDS
FOR
FRONTAGE AND MALL IMPROVEMENTS ASSOCIATED
WITH THE CAPITOL CENTER HYATT REGENCY HOTEL PROJECT

THIS AGREEMENT is made and entered into this _____ day of _____, 1988, by and between the CITY OF SACRAMENTO, a municipal corporation, hereinafter referred to as "CITY", AND THE REDEVELOPMENT AGENCY of the CITY OF SACRAMENTO, a public corporation, hereinafter referred to as "AGENCY."

WITNESSETH

WHEREAS, AGENCY is responsible for design, construction, and financing of public improvements for the block bounded by 12th/13th/K/L Streets as part of the Capitol Center Hyatt Regency Hotel Project; and

WHEREAS, AGENCY has contracted with Donald Celli and Associates for design of curb, gutter, and sidewalk improvements for 12th Street and L Street; and

WHEREAS, AGENCY has contracted with Ellerbe Associates for design of the 13th Street and K Street Mall improvements and architectural treatment of the sidewalk along 12th and L Streets; and

WHEREAS, AGENCY desires the CITY to provide technical and project management services; and

WHEREAS, AGENCY desires CITY to contribute funds for design and construction of street related public improvements; and

WHEREAS, CITY agrees to design and prepare construction documents for the replacement of the 15-inch combined sewer in K Street; and

WHEREAS, CITY agrees to contribute Major Street Construction Tax Funds for street related public improvements and funds for the construction of sewer improvements under the terms and conditions hereinafter set forth.

NOW, THEREFORE, it is mutually agreed as follows:

SECTION 1: AGENCY agrees to cause to be constructed as an AGENCY project the proposed public improvements for the block bounded by 12th/13th/K/L Streets as part of the Capitol Center Hyatt Regency Hotel Project, HEREAFTER referred to as "PROJECT", as well as CITY required sewer replacement (as per details in Exhibit A), and to do all things necessary for said construction including, but not limited to providing contract plans, construction cost estimates, contract specifications and special provisions; acquiring all necessary permits; preparing and processing all required environmental documents; arranging for utility coordination and all necessary utility alterations and/or relocations; and performing all functions of contract administration.

SECTION 2: AGENCY agrees that CITY shall review and approve the plans and contract specifications for the PROJECT prior to AGENCY approval of final construction plans for the Project as well as provide plans for the sewer replacement.

SECTION 3: CITY agrees to provide the AGENCY with construction management, and coordination of City Departments to facilitate smooth progress of design and construction of the PROJECT improvements. The City Department of Public Works will provide PROJECT coordination to assure that responsibilities for the various elements of the PROJECT are clearly defined, identify information and provide design criteria to the PROJECT architect, provide plan review during design; review of proposed change orders and recommended action; and provide inspection services during construction.

SECTION 4: AGENCY agrees that CITY shall inspect constructed PROJECT improvements for conformance to CITY standards prior to final acceptance of PROJECT by AGENCY and CITY.

SECTION 5: Upon PROJECT completion, CITY shall receive dedication of all improvements within the public right-of-way.

SECTION 6: CITY agrees to contribute \$235,000 in Major Street Construction Tax funds for the construction of the PROJECT. These funds shall only be used for street related public improvements within the public right-of-way. In addition, CITY agrees to contribute Flood Control and Sewer funds in amount sufficient to construct sewer improvements as delineated in Exhibit A.

SECTION 7: AGENCY and CITY agree that CITY will be reimbursed for actual direct and indirect salary, fringe benefits, and overhead costs, as well as all nonsalary benefits, for providing services described in Section 3 above not to exceed seventy five thousand dollars (\$75,000.00) without prior written authorization by the AGENCY. CITY will accumulate and bill the AGENCY for non-salary expenses and labor charges. Payment by AGENCY to CITY for services described in Section 3 above will be payable to CITY based upon monthly billings prepared by the CITY. AGENCY agrees to pay within 30 days of billing by CITY. If AGENCY fails to proceed with or terminates the PROJECT, AGENCY agrees to reimburse CITY for all expenses incurred by CITY during the performance of work described by the agreement. Services to be provided and estimated costs shall be as defined in Exhibit B.

SECTION 8: CITY agrees to make payment of the Major Street Construction Tax contribution in one lump sum payment. CITY will make payment to AGENCY prior to completion of project improvements.

SECTION 9: AGENCY agrees to provide evidence that Major Street Construction Tax Funds are expended per criteria of Section 6, above, and provide evidence that construction work is executed in accordance with applicable AGENCY requirements.

SECTION 10: AGENCY agrees, by execution of this agreement, to assume the defense of, indemnify and hold harmless, CITY, its officers, employees, and agents, from and against all actions, damages, claims, losses, or expenses of every type and description to which they may be subject or put, by reason of, or resulting from, the construction or installation of improvements until such time

SECTION 11: AGENCY agrees that the project is not a CITY project and finds that the obligations arising from this agreement are not a debt of CITY, nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or any of its income, receipts, or revenues, except the amount designated for the project as reflected in Section 5 of this agreement. AGENCY further agrees that neither the General fund nor any other funds of CITY, except as previously described in Section 6, shall be liable for payment of any obligations arising from this agreement. AGENCY further agrees that the credit or general taxing power of CITY is not pledged for the payment of any obligations arising from this agreement and that AGENCY shall not compel the exercise of CITY'S taxing power or the forfeitures of any of its property to satisfy any obligations arising from this agreement.

SECTION 12: Modifications or amendments affecting the terms and conditions contained in this agreement shall be in writing and executed by all parties.

ATTEST:

corporation

By _____

CITY CLERK

APPROVED AS TO FORM:
OF

CITY ATTORNEY

CITY OF SACRAMENTO,
a municipal

By _____

REDEVELOPMENT AGENCY

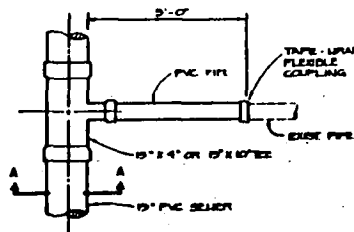
THE CITY OF SACRAMENTO
a public corporation

By _____

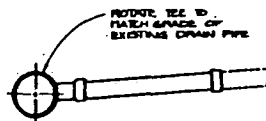
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GENERAL NOTES

1. ALL CONTRACTOR MATERIALS & EQUIPMENT SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, EDITION MAY, 1983.
2. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BARRICADES, BARRICADES, PLANNING, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND ROAD, AND TO PROVIDE FOR THE PROPER MOTION OF VEHICLES AND PEDESTRIAN TRAFFIC AS DIRECTED BY THE ENGINEER. CONTRACTOR OPERATIONS SHALL CONFORM WITH THE WORK AREA AND TRAFFIC CONTROL MANUALS (MUTCD). THE CONTRACTOR SHALL ADVISE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL, BARRICADE LOCATIONS AND OTHER TRAFFIC CONTROL MEASURES TO BE PROVIDED PRIOR TO THE BEGINNING OF THE "WORK TO BE DONE WITH CONTRACTORS", SIGN PLACED BY THE CITY.
3. CONTACT CITY OF SACRAMENTO INSPECTION SECTION OR ENGINEER FOR SERVICE AND CONSTRUCTION PERMITS.
4. PIPE AND MANHOLE INSTALLATION AND THE GENERAL, MINIMUM PROVISIONS HEREIN.
5. FOR ALL SERVICE CONNECTIONS & PIPES TO BE MADE IN EXISTING, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INSPECTION, SAFETY (DAS) UNDER THE CITY OF SACRAMENTO - FROM THE CITY ENGINEER. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT CONSTRUCTION SITES AT ALL TIMES.
6. THE PIPE ENGINEERING SPECIFICATIONS MUST BE OBTAINED AND REVIEWED FOR ALL PIPELINES. CONTACT TRAFFIC ENGINEER FOR PERMITS AND APPROVAL FOR LEGAL RECONNECTION UNDER PERMITS TO CONSTRUCTION OF PIPE.
7. COVER AND BENCH OF MANHOLES TO BE RECONSTRUCTED SHALL BE OBTAINED AND REVIEWED APPROVED BY THE CITY ENGINEER AND ENGINEER BEFORE INSTALLATION OF COVER, BENCH, AND SETTING POINTS.
8. PIPES TO BE RECONSTRUCTED SHALL BE INSTALLED TO THE CITY ENGINEER'S SPECIFICATIONS. PIPES TO BE RECONSTRUCTED SHALL BE INSTALLED TO THE CITY ENGINEER'S SPECIFICATIONS. PIPES TO BE RECONSTRUCTED SHALL BE INSTALLED TO THE CITY ENGINEER'S SPECIFICATIONS. PIPES TO BE RECONSTRUCTED SHALL BE INSTALLED TO THE CITY ENGINEER'S SPECIFICATIONS.
9. MANHOLES AND BENCH SHALL BE TO BE RECONSTRUCTED; REMOVE PORTION OF MANHOLE WITHIN 2 FEET OF MANHOLE; THE LOWER PORTION MAY BE REUSED WITH MANHOLE MATERIAL TO ACCORDANCE WITH SPECIFICATIONS AND REQUIREMENTS FOR BENCH. ALL EXISTING AND EXPOSED SHALL BE RECONSTRUCTED WITH CONCRETE IN STANDARD MANNER. PERMITS SHALL BE AT THE CITY ENGINEER'S OFFICE, AND SHALL INCLUDE ALL MANHOLES, TIE-INS, AND RECONSTRUCTION TO COMPLETE THIS ITEM.
10. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND DEPTH OF DAMAGE TO SUCH EXISTING UTILITIES. SERVICE MUST BE 3'-0" TO 4'-0" DEEP, OR SHALL BE 3'-0" TO 4'-0" DEEP.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MANHOLES AND BENCH FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE RECONSTRUCTION IS COMPLETE AND FUNCTIONING. PERMITS SHALL BE OBTAINED AT THE CITY ENGINEER'S OFFICE.
12. TRUCKS, TRUCKS AND CRITICAL MANHOLES FOR ALL SERVICE AND BENCH PIPES SHALL BE COVERED WITH ROCK ONLY AND SHALL BE COVERED WITHIN 24 HOURS OF THE RECONSTRUCTION TO PREVENT THE USE OF SAND AND GRAVEL. PERMITS SHALL BE OBTAINED AT THE CITY ENGINEER'S OFFICE FOR PIPE INSTALLATION.
13. TRUCKS SHALL BE TO BE APPROVED AND RECONSTRUCTED AND SHALL CONFORM TO SECTION 11-14 OF THE STANDARD SPECIFICATIONS. RELATIVE COMPACTNESS ABOVE THE CRITICAL MANHOLE SHALL BE AS PERMITTED EXCEPT THAT THE RICE INDEX BELOW FILLING MANHOLES SHALL BE A RELATIVE COMPACTNESS OF 90 PERCENT.
14. CONNECTIONS SHALL BE OBTAINED BY USE OF STANDARD CONNECTION SERVICES BY 4" MANHOLE LISTS.
15. ALL MANHOLES SHALL BE PLACED ON A TWO FOOT BENCH OF COVERED ROCK. CONTRACTOR SHALL BE OBTAINED WITHIN SECTION 11 OF THE STANDARD SPECIFICATIONS AND STANDARD BENCHES TO 4" IN. PERMITS SHALL BE AT THE CITY ENGINEER'S OFFICE.
16. ANY OTHER SERVICES THE CONTRACTOR WANTS TO BE CONSTRUCTED UNDER THESE PLANS SHALL BE TO BE OBTAINED TO THE EXISTING SYSTEM. PLANS MUST BE OBTAINED AT THE CITY ENGINEER'S OFFICE AS PERMITTED TO PROTECT FROM THE USE OF SAND AND GRAVEL. PERMITS SHALL BE OBTAINED AT THE CITY ENGINEER'S OFFICE FOR SERVICE CONNECTIONS.
17. PVC BENCH PIPES AND FITTINGS SHALL CONFORM TO ASTM D 3025 (SEE 01) TYPE POLYETHYLENE GLYCOL (PECG). JOINTS SHALL BE OBTAINED WITH TYPE COUPLERS IN ALL RESPECTS TO THE PHYSICAL REQUIREMENTS OF ASTM D 3025. MANHOLE SHALL CONFORM TO ASTM D 3025. AN EXCEPT AS RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED FOR CONNECTIONS OF PIPES TO MANHOLES. PERMITS SHALL BE AT THE CITY ENGINEER'S OFFICE FOR LEGAL PIPE AND SHALL INCLUDE ALL MANHOLES, TIE-INS, AND RECONSTRUCTION TO COMPLETE THIS ITEM.
18. JOINTS FOR RECONSTRUCTED SERVICE PIPES: AN APPROVED FLEXIBLE MECHANICAL CONNECTION FOR JOINT COUPLERS WITH NO. 300 GALVANNEED STEEL BANDS MANUFACTURED BY JOINTS, INC. (CALIF.) OF SACRAMENTO, CALIFORNIA OR BENTONITE SEALANT CO., OF FERNANDO, CA. OR EQUAL. COUPLERS SHALL BE OBTAINED WITHIN 4" TO 6" LAPS MUST BE 4" TO 6" LAPS. LAPS MUST BE OBTAINED BY CITY ENGINEER'S OFFICE. POLYETHYLENE - BACKED TAPE IS PROVIDED BY POLYMER DIVISION OF THE STANDARD COMPANY, SACRAMENTO, CA. SERVICE MANHOLES, INC., PITTSBURGH, PA. IS EQUAL.
19. SERVICE CONNECTIONS: POINTS TO BE OBTAINED WITHIN 2 FEET OF APPROVED MANHOLE TO JOINT SERVICE CONNECTION PIPES. PERMITS SHALL BE AT THE CITY ENGINEER'S OFFICE FOR SERVICE CONNECTIONS AND SHALL INCLUDE ALL MANHOLES, TIE-INS, AND RECONSTRUCTION TO COMPLETE THIS ITEM.
20. PIPE TO BE PLACED SHALL BE RECONSTRUCTED WITH EACH SERVICE CONNECTION THE PIPE SHALL BE OBTAINED TO THE CITY ENGINEER'S OFFICE ALL THE STANDARD SPECIFIED SERVICE MATERIALS. THIS PIPE IS ACCORDANCE WITH SECTION 11-7 OF STANDARD SPECIFICATIONS.



PLAN



SECTION A-A

RECONNECTION OF SERVICE

APPROVED PIPE SPECIFICATIONS

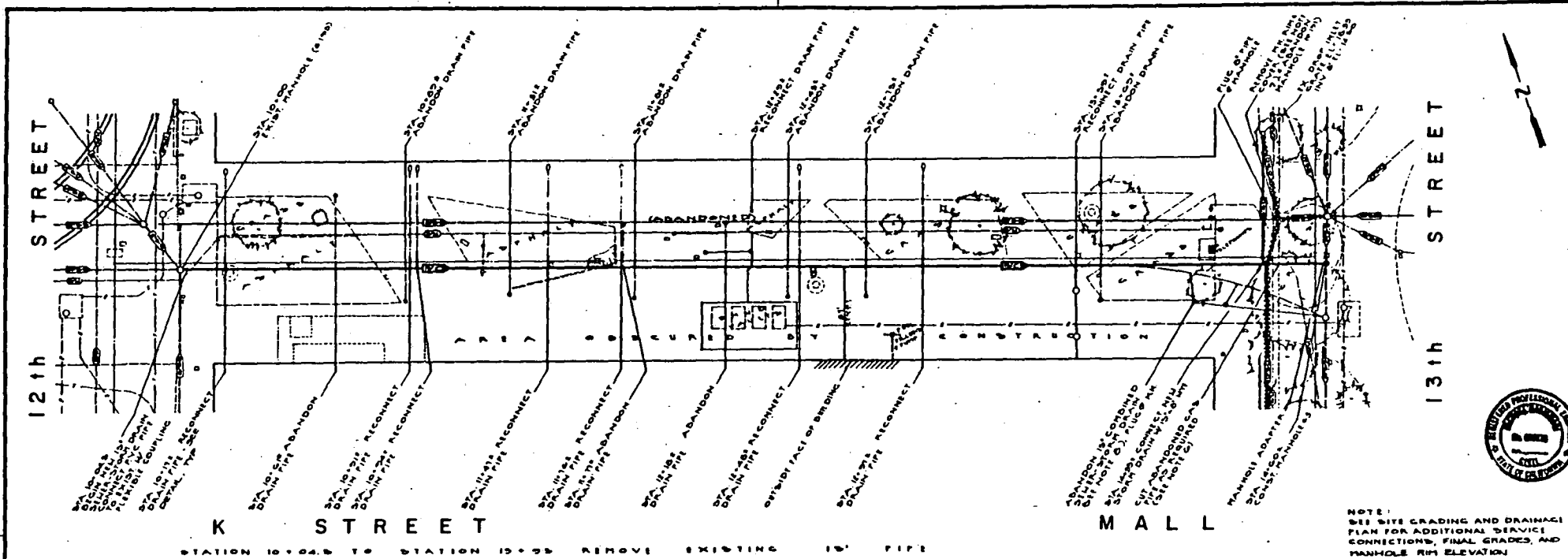
12-INCH DIAMETER, PVC, 80 LB	400 L.F.
8-INCH DIAMETER, PVC, 80 LB	60 L.F.
4-INCH DIAMETER, PVC, 80 LB	100 L.F.
2-INCH DIAMETER, PVC, 80 LB	150 L.F.
1-INCH DIAMETER, PVC, 80 LB	200 L.F.

LEGEND

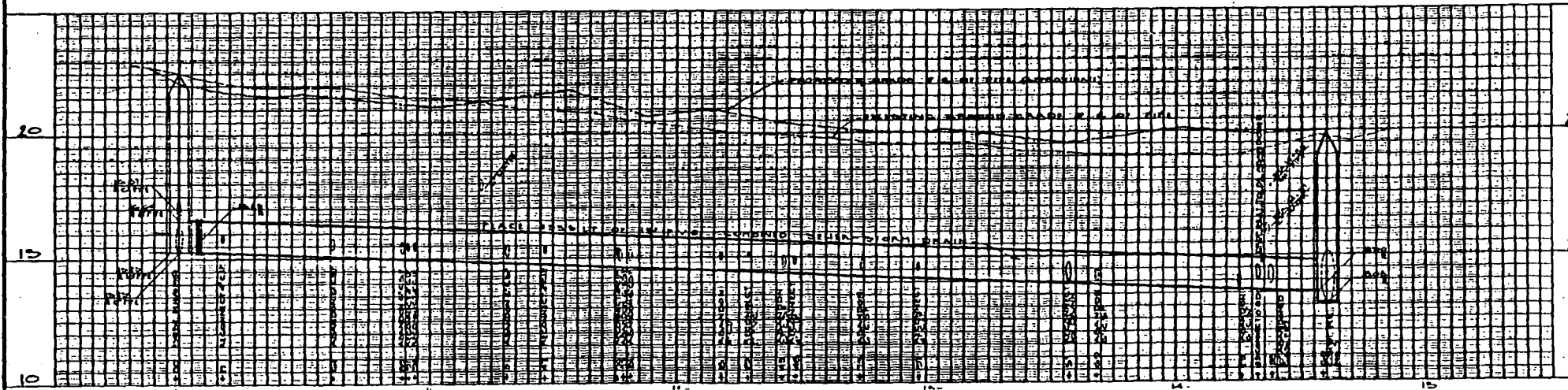
- EX. COMBINED SEWER-STORM DRAIN
- PROPOSED COMBINED SEWER-STORM DRAIN
- EXIST. STORM DRAIN LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- EXIST. ELECTRICAL LINE
- EXIST. MANHOLE
- EXIST. LIGHT
- EXIST. UTILITY POLE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. CONC. BENCH & ELECT. OUTLET
- EXIST. DRAIN INLET
- EXIST. CLEANOUT
- EXIST. FIRE ALARM BOX
- EXIST. FIRE BOX
- EXIST. LIGHT RAIL CABLE STANDARD
- EXIST. LIGHT UTILITY VALVE
- EXIST. RED TRAFFIC SIGNAL
- EXIST. TREE



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE	BY									<p>BENCH MARK</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>ELV.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	ELV.							<p>FIELD BOOK</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>				<p>CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS</p>	<p>PROPOSED IMPROVEMENTS K STREET MALL SEWER REPLACEMENT BETWEEN 12TH STREET & 13TH STREET</p>	<p>NOTES & DETAILS</p>	<p>SHEET 1 OF 2</p>
NO.	DESCRIPTION	DATE	BY																											
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<p>SCALE: _____</p>				<p>DRAWN BY: <i>[Signature]</i></p>	<p>DESIGNED BY: _____</p>	<p>CHECKED BY: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>																						



NOTE:
SEE SITE GRADING AND DRAINAGE
PLAN FOR ADDITIONAL SERVICE
CONNECTIONS, FINAL GRADES, AND
MANHOLE RIM ELEVATION



REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK SEE JOB DESCRIPTION TOP OF FOUNDATION AND AT P.I. OF 100' INTERVAL 2.5 METER GALL		FIELD BOOK SCALE HORIZ. 1"=40' VERT. 1"=4'		CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: [Date]		PROPOSED IMPROVEMENTS PLAN & PROFILE K STREET MALL SEWER REPLACEMENT BETWEEN 12TH STREET & 13TH STREET		SHEET 2 OF 2
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(13)

EXHIBIT A

EXHIBIT B

Services to be provided by the City

SCOPE OF WORK

DESIGN PHASE

• Design coordination	}	
• Plan review and approval		
• Coordination with property owners		\$26,300
• <u>Retention of consultant for Topographic Survey</u>		<u>7,700</u>
		\$34,000

CONSTRUCTION PHASE

• Inspection	}	\$38,000
• Coordination with property owners		
• <u>Change order review and comment</u>		<u>3,000</u>
		\$41,000
	TOTAL:	\$75,000

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