



## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

[www.cityofsacramento.org](http://www.cityofsacramento.org)

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**File ID:** 2019-01103

July 30, 2019

**Consent Item 07**

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**Title: Agreement: Development Grant Agreement for the Del Paso Heights Sports Complex**

**Location:** District 2

**Recommendation:** Pass a Motion authorizing the City Manager or the City Manager's designee to execute a Development Grant Agreement for the Del Paso Heights Sports Complex with Mutual Assistance Network of Del Paso Heights and Sierra Health Foundation: Center for Health Program Management for an amount not-to-exceed \$350,000.

**Contact:** Raymond Costantino, Park Planning and Development Services Manager, (916) 808-1941, Department of Youth, Parks, & Community Enrichment; Melissa Anguiano, Economic Development Manager, (916) 808-5864, Office of Innovation and Economic Development

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-Development Grant Agreement

## Description/Analysis

**Issue Detail:** On February 5, 2019, the City Council approved the FY2018/19 Midyear Budget Report. The report included funding priorities directly aligned with youth programming and investment, neighborhood inclusive economic development, and projects with clear citywide impact. Amongst the priorities was an allocation of a \$350,000 development grant for the Del Paso Heights Sports Complex.

The grantee, Mutual Assistance Network of Del Paso Heights (MAN), currently operates three centers in Del Paso Heights: The Main Office at 811 Grand Avenue, the Firehouse Community Resource Center at 810 Grand Avenue, and the Johnston Community Center at 231 Eleanor Avenue. Aside from these three centers, MAN also leases the Robertson Community Center at 3525 Norwood Avenue from the City. MAN is also entering a long-term lease with the City to construct and operate three baseball fields at Robertson Park at 3525 Norwood Ave, Sacramento, CA 95838 (the "Del Paso Heights Sports Complex"), surrounding Robertson Community Center.

MAN plans to rebuild the existing baseball and soccer field and construct two new baseball fields on vacant land that is to become part of the park. Soccer fields will be included within all of the baseball fields, for use at times when baseball or softball is not in season. The proposed project is broken into two development phases: Phase 1 is the reconstruction of the existing baseball field, and Phase 2 is the construction of new fields.

Under this grant agreement, The Sierra Health Foundation: Center for Health Program Management (The Center), will serve as MAN's fiscal agent and project administrator, providing capacity building to support reporting and evaluation requirements. The Center is uniquely qualified to function as project administrator by leveraging the relationships and operational infrastructure of the Sierra Health Foundation, including over 30 years of grant making experience.

This grant will support the design and construction work for Phase 1 of the Del Paso Heights Sports Complex, such as architectural drawings, necessary city permits, re-sodding or re-seeding of grass, irrigation upgrades, and other required infrastructure improvements, along with planning activities related to Phase 2, such as development of a hazardous substance remediation plan. Renovation of the existing field will restore the field to playable conditions for baseball, softball and soccer.

**Policy Considerations:** As noted in the FY2018/19 Midyear Budget Report, funding these initiatives are directly aligned with youth programming and investment, neighborhood inclusive economic development, and projects with clear citywide impact.

**Economic Impacts:** Ensuring economic and community development opportunities exist for all can result in greater economic growth for the residents, businesses, and youth of Sacramento.

**Environmental Considerations:** The proposed Phase 1 project has been determined to be exempt from environmental review under California Environmental Quality Act (CEQA) Section 15304, Minor Alterations to Land. The project consists of renovation of the existing baseball and soccer field including new landscaping and does not include the removal of any healthy, mature, or scenic trees. Additionally, the initial investigation of site conditions and preparation of plans for the Phase 2 project on the vacant land is exempt under the CEQA Guidelines Section 15262, Feasibility and Planning Studies.

**Sustainability:** None

**Commission/Committee Action:** Not applicable.

**Rationale for Recommendation:** The City Council has made it clear, through multiple actions, its commitment to prioritize and implement strategies, programs and projects that increase inclusive community and economic capacities throughout our City. To achieve this, the City must focus its support and investments to strengthen our people, business, and place capacities.

This catalyst project combines youth and economic development to build a path for success. The Del Paso Heights Sports Complex will be home to local youth sports leagues and a regional attraction for tournaments that generate revenue to sustain the fields and youth programs. With increased activity, vacant land surrounding the complex could be used for small retail, creating a traffic-heavy location for local businesses.

**Financial Considerations:** There is sufficient funding available in the Youth and Family Investments (I02001800) project to fund this development grant agreement with MAN and The Center. Funding for this initiative was approved in the FY2018/19 Midyear Budget Report.

**Local Business Enterprise (LBE):** Not applicable.

## Development Grant Agreement

This development grant agreement, dated July 30, 2019, for purposes of identification, is between the CITY OF SACRAMENTO, a California municipal corporation (the “**City**”), THE MUTUAL ASSISTANCE NETWORK OF DEL PASO HEIGHTS, a California non-profit public benefit corporation (the “**Grantee**”), and SIERRA HEALTH FOUNDATION: CENTER FOR HEALTH PROGRAM MANAGEMENT, a California non-profit public benefit corporation (the “**Project Administrator**”).

### Background

The Grantee operates three Mutual Assistance Network Centers in Del Paso Heights: The Main Office at 811 Grand Avenue, Suite #A-3 Sacramento, CA 95838; the Firehouse Community Resource Center at 810 Grand Avenue Sacramento, CA 95838; and the Johnston Community Center at 231 Eleanor Avenue Sacramento, CA 95815. Aside from these three centers, the Grantee also leases the Robertson Community Center at 3525 Norwood Avenue, Sacramento, CA 95838 (the “**Robertson Community Center**”) from the City.

The Grantee is preparing to enter a long-term lease with the City to construct and operate three baseball fields at Robertson Park at 3525 Norwood Ave, Sacramento, CA 95838 (the “**Del Paso Heights Sports Complex**”), surrounding Robertson Community Center. The Grantee plans to rebuild the existing baseball field and construct two new baseball fields on vacant land next to the current park. Soccer fields will be included within all baseball fields, for times that baseball or softball is not operating. The proposed project is broken into phases: Phase 1 is the reconstruction of the existing baseball field; Phase 2 is the construction of new fields; and Phase 3 is the continued operation of the fields. The Grantee intends to use the funds provided under this agreement for design and construction work for Phase 1, such as architectural drawings, necessary city permits, re-sodding or re-seeding of grass, irrigation upgrades, and other required infrastructure improvements (the “**Project**”) and planning activities related to Phase 2, such as development of clean-up plans. Renovation of the existing field will restore the field to playable conditions for baseball, softball and soccer field.

This catalyst project combines youth and economic development to build a path for success. The Del Paso Heights Sports Complex will be home to local youth sports leagues and a regional attraction for tournaments that generate revenue to sustain the fields and youth programs. With increased activity, vacant land surrounding the complex could be used for small retail, creating a traffic-heavy location for local businesses.

The Project Administrator, Sierra Health Foundation: Center for Health Program Management (the “**Center**”) was founded by Sierra Health Foundation in 2012 as an independent 501(c)(3) nonprofit organization. The Center pursues the promise of equity for all by pursuing social, racial and economic inclusion in communities across California. Leveraging relationships, operational infrastructure, and funding from the Sierra Health Foundation, the Center incorporates learning communities into each of its initiatives to strengthen participating organizations’ capacity.

The Center draws upon Sierra Health Foundation's more than 30 years' experience as a grant maker in the social determinants of health field, by tapping into the Sierra Health Foundation's administration, and finance infrastructure. Since its founding in 2012, the Center has been able to cost effectively manage over 192 grants and contracts representing more than \$58 million dollars of investments from governmental and non-governmental entities. These experiences and background render the Center as uniquely qualified to function as the project administrator for this agreement.

The Grantee and Project Administrator intend to enter into a memorandum of understanding that identifies their rights and responsibilities regarding implementing the project to be funded under this agreement (the "**Project MOU**").

***With these background facts in mind, the City, Grantee, and Project Administrator agree as follows:***

1. **Term.** This agreement takes effect as described in section 9 and terminates on October 31, 2020, subject to early termination under section 7.
2. **Joint and Several Responsibility.** The Grantee and Project Administrator are jointly and severally responsible for the Grantee's and the Project Administrator's obligations under this agreement.
3. **Disbursement of Funds.**
  - (a) The City shall disburse to the Project Administrator a sum of \$350,000. The disbursement of the funds is to be made in two disbursements during the term of this agreement: the first disbursement of \$265,000 is to be made within 30 days after Grantee submits evidence of insurance required under section 11, but no earlier than 30 days after the effective date of this agreement; \$15,000 will be retained for costs of staff time and related expenses associate with the environmental clean-up plan under Phase 2; the remaining disbursement of \$70,000 is to be made within 30 days after a construction contract is awarded as reported under section 7(c).
  - (b) The Project Administrator shall transfer the funds to the Grantee, according to the Project MOU, to be used as provided in attachment 1 ("**Authorized Uses**") in accordance with the budget listed in attachment 2 (the "**Approved Budget**"). The Project Administrator shall provide the City with a fully-executed copy of the Project MOU no later than 30 days after the effective date of this agreement.
4. **Services and Budget.** The Grantee may expend the funds received under this agreement solely for Authorized Uses in accordance with the Approved Budget. The Grantee's use, receipt, and expenditure of funds received under this agreement are subject to the following additional conditions:

- (a) The Grantee may expend the funds only for Authorized Uses during the period between the effective date of this agreement and June 30, 2020.
- (b) The Grantee shall not use the funds to pay for services that would otherwise be paid for with other public funds (e.g., cannot use funds under this agreement to pay for services being provided through another City grant).
- (c) Within 60 calendar days after the termination of this agreement, the Grantee shall return all unexpended funds to the City by check payable to the City and delivered to the City at the address shown in section 8.

This section 4 will survive the termination of this agreement.

- 5. **Monitoring and Supervision.** The Project Administrator shall monitor and supervise the Grantee's performance under this agreement.
- 6. **Separate Accounts.** The Grantee shall keep all funds received under this agreement separate from all other funds under its control.
- 7. **Books and Records.** As required by the City's Accounting Manager (the "**Accounting Manager**"), the Grantee shall keep appropriate books, records, and accounts in connection with the funds received and activities performed under this agreement.
  - (a) During the term of this agreement, and for one year after the term expires or terminates, the Grantee shall maintain detailed records pertaining to performance of this agreement sufficient to provide the basis for an unqualified opinion by an independent auditor, including records concerning budgeting, expenditures, subcontracts, insurance, permits, administrative expenses, and overhead.
  - (b) The Grantee shall make its books, records, and accounts (both those that relate to this agreement and those that do not) available to the Accounting Manager at all reasonable times so that the Accounting Manager may audit them to determine whether the Grantee has complied with this agreement. If the City requests, the Grantee shall obtain and provide to the City, at the Grantee's sole cost, an independent financial audit of the Grantee's use of the funds received under this agreement for any or all years that the Grantee provided services under this agreement.
  - (c) No later than January 15, 2020 the Grantee shall provide the City with a report of all expenditures made between the effective date of this agreement and December 30, 2019. And no later than ten days before the termination of this agreement, the Grantee shall provide the City with a final report of all expenditures made during the term of this agreement. Each report must include a detailed statement explaining how the Grantee used the funds for Authorized Uses and any other information that the City may request. The Grantee shall attach to each report a

certification that the funds received under this agreement were used only for Authorized Uses and in accordance with Section 13. The Grantee's failure to provide each report and certification as required may result in the Grantee being barred from receiving City grant funding in future years.

- (d) Upon demand by the City, given in accordance with section 9, the Grantee shall reimburse the City for all funds received under this agreement that the Accounting Manager or an independent auditor determines were expended (i) for activities other than Authorized Uses or (ii) contrary to any of the provisions of section 4(a) – (b), with reimbursement to be by check payable to the City and delivered to the City at the address shown in section 8.

This section 7 survives termination of this agreement.

**8. Termination.** The City may terminate this agreement if the City Manager determines that:

- (a) Grantee has failed to provide the City with a copy of the fully-executed Project MOU within 30 days after the effective date of this agreement (see section 3);
- (b) Grantee has improperly used the funds (see section 4);
- (c) Grantee has failed to submit a report and certification on time and in proper form (see section 6);
- (d) Grantee has made (with or without knowledge) any material misrepresentation of any nature with respect to any information or statements furnished to City in connection with this agreement;
- (e) There is pending litigation with respect to the performance by Grantee of any of its duties or obligations under this agreement that may materially jeopardize or adversely affect its ability to use the funds for Authorized Uses;
- (f) Grantee has failed to perform, or has performed unsatisfactorily, any term of this agreement; or
- (g) Grantee has expended the entirety of the Approved Budget and submitted a final report in accordance with section 6(b) that, in the aggregate, account for all funds dispersed under this agreement.

**9. Notices.** Any notice, request, report, or demand under this agreement must be in writing and will be considered properly given and effective only when mailed or delivered in the manner provided by this section 8 to the persons identified below or their successors. A mailed notice, application, request, report, or demand will be effective or will be considered to have been given on the third calendar day after it is deposited in the United

States Mail (certified mail and return receipt requested), addressed as set forth below, with postage prepaid. A notice, application, request, report, or demand sent in any other manner will be effective or will be considered properly given when actually delivered. Any party may change its address for these purposes by giving written notice of the change to the other party in the manner provided in this section.

*If to the City:*

City of Sacramento,  
Office of the City Manager  
915 I Street, 5th Floor  
Sacramento, California 95814  
Email address: [RCostantino@cityofsacramento.org](mailto:RCostantino@cityofsacramento.org)  
Attention: Raymond Constantino

*If to the Grantee:*

Mutual Assistance Network  
811 Grand Avenue, Suite #A-3  
Sacramento, CA 95838  
Email Address: [dlawrence@mutualassistance.org](mailto:dlawrence@mutualassistance.org)  
Attention: Danielle Lawrence

*If to the Project Administrator:*

Sierra Health Foundation: Center for Health Program Management  
1321 Garden Hwy.  
Sacramento, CA 95833  
Email Address: [rdana@sierrahealth.org](mailto:rdana@sierrahealth.org)  
Attention: Richard Dana

10. **Effective Date.** This agreement is effective on the date that all parties have signed it, as indicated by the dates in the signature blocks below.
11. **Indemnity.** Grantee and Project Administrator shall defend, hold harmless and indemnify the City, its officers and employees, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, including, but not limited to, any fees and/or costs reasonably incurred by the City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (collectively, "**Liabilities**"), including Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way related to this agreement, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder or (ii) such Liabilities are litigated, settled or reduced to judgment, except that the foregoing

indemnity does not apply to liability for any damage or expense for death or bodily injury to persons or damage to property to the extent arising from the sole negligence or willful misconduct of the City, its agents, servants, or independent contractors who are directly responsible to City, except when such agents, servants, or independent contractors are under the direct supervision and control of Grantee or Project Administrator. The provisions of this section 10 will survive the termination of this agreement.

**12. Insurance.** During the term of this agreement, Grantee shall maintain insurance coverage as follows:

- (a) Commercial General Liability Insurance providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage, and personal injury, arising out of activities performed by or on behalf of Grantee, its subcontractors, products and completed operations of Grantee, its subcontractors, and premises owned, leased, or used by Grantee, its subcontractors, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy must provide contractual liability and products and completed operations coverage for the term of the policy. The policy must not include an exclusion for sexual abuse, physical abuse, or molestation.
- (b) The minimum limits of insurance required by section 11(a) may be satisfied by a combination of primary and umbrella or excess insurance coverage; provided that any umbrella or excess insurance must contain, or be endorsed to contain, a provision that it applies on a primary basis for the benefit of the City, and any insurance or self-insurance maintained by the City, its officials, employees, or volunteers is in excess of such umbrella or excess coverage and does not contribute with it.
- (c) The City, its officials, employees, and volunteers must be covered by policy terms or endorsement as additional insureds as respects general liability arising out of: activities performed by or on behalf of Grantee and its subcontractors; products and completed operations of Grantee and its subcontractors; and premises owned, leased, or used by Grantee and its subcontractors.
- (d) The policies must contain, or be endorsed to contain, the following provisions:
  - (1) Grantee's insurance coverage, including excess insurance, is primary insurance as respects the City, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officials, employees, or volunteers is in excess of Grantee's insurance and does not contribute with it
  - (2) Any failure to comply with reporting provisions of the policies does not affect coverage provided to the City, its officials, employees, or volunteers.

- (3) Coverage must state that Grantee's insurance applies separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (e) Grantee shall provide the City with 30 days' written notice of cancellation or material change in the policy language or terms.
- (f) Insurance must be placed with insurers with a Bests' rating of not less than A:VI. Self-insured retentions, policy terms, or other variations that do not comply with the requirements of this section 11 must be declared to and approved by the City in writing prior to execution of this agreement.
- (g) Grantee shall furnish the City with certificates and required endorsements evidencing the insurance required. The certificates and endorsements must be forwarded to the City representative named in section 8. Copies of policies must be delivered to the City on demand. Certificates of insurance must be signed by an authorized representative of the insurance carrier.
- (h) For all insurance policy renewals during the term of this agreement, Grantee shall send insurance certificates reflecting the policy renewals directly to:
- City of Sacramento  
c/o EXIGIS LLC  
P.O. Box 4668 ECM- #35050  
New York, NY 10168-4668  
Insurance certificates also may be faxed to (888) 355-3599, or e-mailed to:  
[certificates-sacramento@riskworks.com](mailto:certificates-sacramento@riskworks.com)
- (i) The City may withdraw its offer of contract or terminate this agreement if the certificates of insurance and endorsements required have not been provided prior to execution of this agreement. The City may withhold payments to Grantee or terminate the agreement if the insurance is canceled or Grantee otherwise ceases to be insured as required by this section 11.
- (j) Any available insurance proceeds in excess of the specified minimum limits and coverages must be made available to the City.
- (k) Grantee's liability to the City is not in any way be limited to or affected by the amount of insurance coverage required or carried by Grantee in connection with this agreement.

- 13. Conflicts of Interest.** Grantee, its officers, directors, employees, agents, and subcontractors shall not have or acquire any interest, directly or indirectly, that creates an actual or apparent conflict with the interests of the City or that in any way hinders Grantee's performance this agreement.
- 14. Prevailing Wages.** The parties acknowledge that because the City is providing funds to pay for work in the design and preconstruction phases of the Project, the Project is subject to the prevailing wage requirements contained in section 1720 et seq. of the California Labor Code. Grantee shall require its contractor and subcontractors to adhere to prevailing wage requirements in California Labor Code section 1720 et seq., including the following requirements: contracts between the contractor and subcontractors must include provisions requiring the payment of prevailing wage; the contractor shall monitor subcontractors' payment of prevailing wage by periodically reviewing certified payroll records and diligently taking corrective action if the subcontractors fail to pay prevailing wage; contractor and subcontractors shall maintain certified payroll records and time records. The contractor to whom a contract is awarded, and any subcontractor under him, shall not pay less than the specified prevailing wage; contractor and subcontractors are subject to penalties for violations of prevailing wage provisions. Grantee shall indemnify, hold harmless, and defend the City from all additional wages, benefits, fees, damages, penalties, fines, legal fees, court costs, arbitration costs, and other costs arising from Grantee's or its general contractor's improper application of California's prevailing wage laws to the Project.
- 15. Contractor License.** Neither the Grantee nor the Project Administrator shall engage in any activity in connection with the Del Paso Heights Sports Complex for which a license is required under the Contractors' State License Law (Cal. Bus. & Prof. Code, §7000 et seq.) without first obtaining the appropriate license or qualifying for an exemption from the license requirement.
- 16. Miscellaneous.**
- (a) *Assignment.* The Grantee may not assign or otherwise transfer this agreement or any interest in it without the City's written consent, which the City may grant or deny in its sole discretion. An assignment or other transfer made contrary to this section 16(a) is void.
  - (b) *Successors and Assigns.* This agreement binds and inures to the benefit of the successors and assigns of the parties. This section 16(b) does not constitute the City's consent to any assignment of this agreement or any interest in this agreement.
  - (c) *Interpretation.* This agreement is to be interpreted and applied in accordance with California law. Attachments 1 and 2 are part of this agreement.
  - (d) *Waiver of Breach.* A party's failure to insist on strict performance of this agreement or to exercise any right or remedy upon the other party's breach of this agreement

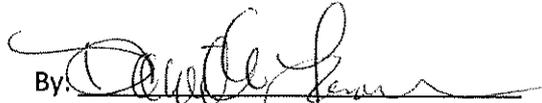
will not constitute a waiver of the performance, right, or remedy. A party's waiver of the other party's breach of any term or provision in this agreement is not a continuing waiver or a waiver of any subsequent breach of the same or any other term or provision. A waiver is binding only if set forth in writing and signed by the waiving party.

- (e) *Severability.* If a court with jurisdiction rules that any nonmaterial part of this agreement is invalid, unenforceable, or contrary to law or public policy, then the rest of this agreement remains valid and fully enforceable.
- (f) *Counterparts.* The parties may sign this agreement in counterparts, each of which is considered an original, but all of which constitute the same agreement. Facsimiles, pdfs, and photocopies of signature pages of the agreement have the same binding effect as originals.
- (g) *Time of Essence.* Time is of the essence in performing this agreement.
- (h) *Integration and Modification.* This agreement sets forth the parties' entire understanding regarding the matters set forth above and is intended to be their final, complete, and exclusive expression of those matters. It supersedes all prior or contemporaneous agreements, representations, and negotiations—written, oral, express, or implied—and may be modified only by another written agreement signed by both parties.

**CITY OF SACRAMENTO,**  
a California municipal corporation

**THE MUTUAL ASSISTANCE NETWORK OF DEL PASO HEIGHTS** a California non-profit public benefit corporation

By: \_\_\_\_\_  
Chris Conlin, Assistant City Manager

By:   
Danielle Lawrence, Executive Director

Dated: \_\_\_\_\_, 2019

Dated: 7/18, 2019

Attest  
Sacramento City Clerk

**SIERRA HEALTH FOUNDATION: CENTER FOR HEALTH PROGRAM MANAGEMENT,**  
a California non-profit public benefit corporation

By: \_\_\_\_\_  
Deputy City Clerk

By:   
~~Chet Hewitt, CEO~~ *Chet Alvarado,*  
*SUP FINANCE + ADMIN / CFO*

Approved as to Form  
Sacramento City Attorney

By:   
Michael Sparks *Senior Deputy City Attorney*  
Senior Deputy City Attorney

Dated: 7/18, 2019

# **Attachment 1**

## **Authorized Uses**

### **Authorized Uses of the Grant Funds**

The Grantee shall use the funds provided by the City under this agreement to solely do the following:

1. Pre-development and project management consultants;
2. Architectural services;
3. Construction drawings and cost estimates;
4. Inspection and land surveying work;
5. Environmental, soil, and other engineering studies, reports, or plans;
6. Obtaining governmental approvals necessary for development; and
7. Construction improvements and contract awards.

### **Unauthorized Use of Grant Funds**

The Grantee shall not use any of the funds provided by the City under this agreement for any of the following:

1. Projects restricted to private or exclusive participation, including restriction of access to programs on the basis of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, or sexual orientation;
2. Fundraising activities;
3. Capital campaigns or endowments;
4. General operating expenses that are not specific to the project;
5. Costs associated with proposal or grant application preparation;
6. Costs incurred or obligated outside of the grant period; or
7. Costs for lobbying.

## Attachment 2 Budget



Mutual Assistance Network	16171
Del Paso Heights	2018.06.01
Conceptual Estimate	
OVERALL SUMMARY	

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
1	PHASE 1	LS	LUMP SUM	569,100.00	569,100
2	PHASE 2	LS	LUMP SUM	1,636,808.00	1,636,808
<b>SUBTOTAL</b>					<b>\$2,205,908</b>

**OWNER'S/OTHER COSTS PHASE 1**

1	DESIGN FEE PHASE 1	LS	LUMP SUM	45,000.00	45,000
2	CITY PERMITS PHASE 1	LS	LUMP SUM	25,000.00	25,000
3	MATERIAL TESTING PHASE 1	LS	LUMP SUM	3,000.00	3,000
4	CONSTRUCTION CONTINGENCY PHASE 1 (5%)*	LS	LUMP SUM	28,455.00	28,455
<b>SUBTOTAL</b>					<b>\$101,455</b>
<b>PHASE 1 TOTAL</b>					<b>\$670,555</b>

**OWNER'S/OTHER COSTS PHASE 2**

1	DESIGN FEE PHASE 2	LS	LUMP SUM	45,000.00	45,000
2	CITY PERMITS PHASE 2	LS	LUMP SUM	25,000.00	25,000
3	MATERIAL TESTING PHASE 2	LS	LUMP SUM	3,000.00	3,000
4	CONSTRUCTION CONTINGENCY PHASE 2 (5%)*	LS	LUMP SUM	81,840.40	81,840
<b>SUBTOTAL</b>					<b>\$154,840</b>
<b>PHASE 2 TOTAL</b>					<b>\$1,791,648</b>

<b>GRAND TOTAL</b>					<b>\$2,462,203</b>
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1	ADD ALTERNATE (BATTING CAGES, BULLPEN, AND CONCRETE)	LS	LUMP SUM	100,000.00	100,000
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**EXPLANATION :**

- \* Construction Contingency is being added to protect from unforeseen conditions that may come up during construction



ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
1	MOBILIZATION	LS	LUMP SUM	10,000.00	10,000
2	TEMPORARY FENCE (TYPE CL-6)	LF	1700	4.00	6,800
3	CONSTRUCTION AREA SIGNS	LS	LUMP SUM	500.00	500
4	CONSTRUCTION STAKING	LS	LUMP SUM	4,000.00	4,000
5	SWPPP	LS	LUMP SUM	2,500.00	2,500
6	CLEAR AND GRUB	SF	83,500	0.10	8,350
7	ROUGH GRADING	SF	83,500	0.25	20,875
8	SEED	SF	57,700	0.20	11,540
9	BLECAVATOR AMENDMENTS	SF	83,500	0.50	41,750
10	FINISH GRADE	SF	83,500	0.20	16,700
11	INFIELD FINES	SF	25,800	4.50	116,100
12	IRRIGATION MODIFICATIONS	LS	LUMP SUM	25,000.00	25,000
13	REMOVE CONCRETE	SF	5,805	5.00	29,025
14	REMOVE / REPLACE ASPHALT	SF	490	15.00	7,350
15	REMOVE CHAINLINK FENCE	LF	290	5.00	1,450
16	REMOVE BACKSTOP	EA	1	5,000.00	5,000
17	4" PVC SUBDRAIN	LF	250	25.00	6,250
18	8" PVC STORM DRAIN	LF	175	40.00	7,000
19	STORM DRAIN CLEAN OUT	EA	2	1,000.00	2,000
20	CONNECT TO EXISTING STORM DRAIN INLET	EA	1	3,500.00	3,500
21	INSTALL PEDESTRIAN CONCRETE	SF	6,115	12.00	73,380
22	INSTALL CONCRETE MOW CURB	LF	810	20.00	16,200
23	INSTALL 6' PERIMETER CHAINLINK FENCE	LF	810	55.00	44,550
24	INSTALL 6' DUGOUT CHAINLINK FENCE	LF	96	55.00	5,280
25	INSTALL 8' DUGOUT / INFIELD CHAINLINK FENCE	LF	200	65.00	13,000

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
26	INSTALL DUGOUT CHAINLINK GATE	EA	2	1,500.00	3,000
27	INSTALL 8' PLAYER'S BENCH WITHOUT BACK	EA	4	800.00	3,200
28	INSTALL 20' HIGH BACKSTOP	LS	LUMP SUM	50,000.00	50,000
29	INSTALL BLEACHERS (5 ROWS MAX)	EA	2	2,000.00	4,000
30	INSTALL ACCESSIBLE PARKING SIGNAGE	EA	2	400.00	800
31	INSTALL ACCESSIBLE PARKING STRIPING	LS	LUMP SUM	1,000.00	1,000
32	INSTALL ACCESSIBLE RAMP	EA	2	2,000.00	4,000
33	INSTALL TRUNCATED DOMES	SF	24	100.00	2,400
34	TREE (DONATED AND INSTALLED BY OTHERS)	EA	25	0.00	0
35	INSTALL TREE BUBBLER	EA	25	75.00	1,875
36	LANDSCAPE MAINTENANCE (90-DAY ESTABLISHMENT PERIOD)	SF	83,500	0.10	8,350
37	BARK MULCH	CY	25	55.00	1,375
38	CONTRACTOR BONDING (2%)	LS	LUMP SUM	11,000.00	11,000
<b>SUBTOTAL</b>					<b>\$569,100</b>



ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
1	MOBILIZATION	LS	LUMP SUM	30,000.00	30,000
2	TEMPORARY FENCE (TYPE CL-6)	LF	2600	4.00	10,400
3	CONSTRUCTION AREA SIGNS	LS	LUMP SUM	500.00	500
4	CONSTRUCTION STAKING	LS	LUMP SUM	12,000.00	12,000
5	SWPPP	LS	LUMP SUM	5,000.00	5,000
6	CLEARING AND GRUB	SF	255,500	0.10	25,550
7	ROUGH GRADING	SF	255,500	0.25	63,875
8	SEED	SF	127,900	0.20	25,580
9	BLECAVATOR AMENDMENTS	SF	127,900	0.50	63,950
10	FINISH GRADE	SF	255,500	0.20	51,100
11	INFIELD FINES	SF	51,000	4.50	229,500
12	SOIL AMENDMENTS	SF	127,900	0.90	115,110
13	INSTALL IRRIGATION	SF	127900	1.25	159,875
14	IRRIGATION CONTROLLER	EA	1	15,000.00	15,000
15	DRAINAGE	SF	255,500	0.50	127,750
16	GRAVEL PARKING LOT	CY	515	65.00	33,475
17	INSTALL REDWOOD HEADER	LF	1,300	8.00	10,400
18	INSTALL ASPHALT (ACCESSIBLE PARKING)	SF	1,140	10.00	11,400
19	INSTALL PEDESTRIAN CONCRETE	SF	13,600	12.00	163,200
20	INSTALL VERTICAL CURB	LF	100	25.00	2,500
21	INSTALL CONCRETE MOW CURB	LF	1,240	20.00	24,800
22	INSTALL 6' PERIMETER CHAINLINK FENCE	LF	1,240	55.00	68,200
23	INSTALL 6' DUGOUT CHAINLINK FENCE	LF	190	55.00	10,450
24	INSTALL 8' DUGOUT / INFIELD CHAINLINK FENCE	LF	350	65.00	22,750
25	INSTALL DUGOUT CHAINLINK GATE	EA	4	1,500.00	6,000

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
26	INSTALL 8' PLAYER'S BENCH WITHOUT BACK	EA	8	800.00	6,400
27	INSTALL 20' HIGH BACKSTOP	EA	2	50,000.00	100,000
28	INSTALL BLEACHERS (5 ROWS MAX)	EA	6	2,000.00	12,000
29	ORNAMENTAL STREET FENCING	LF	600	100.00	60,000
30	INSTALL 16' FENCE WITH NETTING	LF	180	200.00	36,000
31	INSTALL ACCESSIBLE PARKING SIGNAGE	EA	4	400.00	1,600
32	INSTALL PARKING STRIPING	LS	LUMP SUM	3,000.00	3,000
33	INSTALL ACCESSIBLE RAMP	EA	2	2,000.00	4,000
34	INSTALL TRUNCATED DOMES	SF	150	100.00	15,000
35	TREE (DONATED AND INSTALLED BY OTHERS)	SF	45	0.00	0
36	INSTALL TREE BUBBLER	EA	45	75.00	3,375
37	LANDSCAPE MAINTENANCE (90-DAY ESTABLISHMENT PERIOD)	SF	127,900	0.10	12,790
38	BARK MULCH	CY	250	55.00	13,750
39	ELECTRICAL	LS	1	50,000.00	50,000
40	CONTRACTOR BONDING (2%)	LS	0	1,526,365.00	30,528
<b>SUBTOTAL</b>					<b>\$1,636,808</b>